



MAYOR’S MESSAGE:

Welcome to the Township of West Windsor—a full-service community with a Standard & Poor’s Triple A rating. The Township has moved forward with a significant number of projects to create a positive environment for our corporate and residential community. We have partnered with federal, state, county, and local entities to ensure the success of our initiatives. The Township continues to realize a healthy balance of commercial, residential, recreational, and infrastructure growth. A new Alexander Road Bridge and roundabout was recently constructed; the Grovers Mill Pond has been dredged and stocked with indigenous fish; the Township’s accredited Senior Center was expanded; and numerous park projects have been completed. A Redevelopment Plan has been approved for the 350 acres around the Princeton Junction Train Station at West Windsor where the first two projects are already being planned. The Township recently welcomed Trader Joe’s, Princeton Power Systems, and Otsuka America Pharmaceutical as new retail and commercial members of the community. Please contact us for more information on living and working in West Windsor.

Sincerely,

Shing-Fu Hsueh

FORM OF GOVERNMENT:

Mayor-Council

MAYOR:

Shing-Fu Hsueh

COUNCIL:

George Borek, President
Linda Geevers, Vice-President
Diane Ciccone
Kamal Khanna
Charles Morgan

INCORPORATED: 1797

AREA: 26.84 square miles

POPULATION: 26,507

TRAIN STATION:

Princeton Junction at West Windsor

OPEN SPACE: 8,313.95 acres (48.4%)

ROUTE ONE CORRIDOR: 4 miles

CONTACT:

Robert Hary
Business Administrator

M. Patricia Ward
Community Development Coordinator



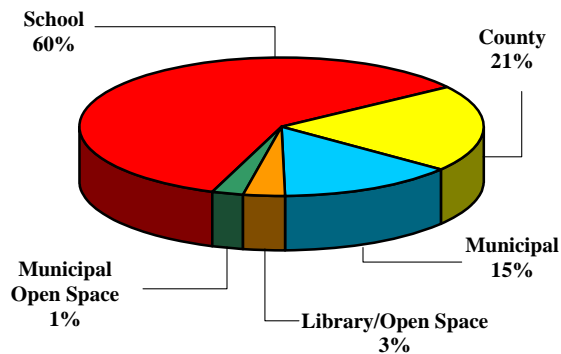
P.O. Box 38
271 Clarksville Road
West Windsor, NJ 8550
609.799.2400
www.westwindsornj.org

**WELCOME TO
WEST WINDSOR
TOWNSHIP**



FINANCIAL OVERVIEW:

The municipal budget represents approximately 15% of a taxpayer’s total tax bill. This covers all of the municipal services provided including public safety, public works, community development and human services. The Township of West Windsor is a full-service township.



Tax Rate
In cents per \$100 of Assessed Valuation

	2009
School	1.304
County	0.449
Municipal	0.331
Library/Open Space	0.076
Municipal Open Space	0.030
Total	2.190

LOCATION AND TRANSPORTATION:

The Township of West Windsor is centrally located in Mercer County. It is home to the 2nd busiest train station on the Northeast corridor of New Jersey and the 8th most heavily used AMTRAK station in the nation. There is excellent accessibility from major airports. In addition, major commutation routes like 95 and 295 as well as the NJ Turnpike from exits 9, 8a, and 8 and County Route 571 flow in and around the Township. Approximately four miles of the NJ State Route One run through West Windsor providing a location for superior commercial ratables.

TEN LARGEST BUSINESS PROPERTIES*

Company	Use
Avalon Properties	Apartments
Boston Properties, Ltd.	Office
Mack-Cali Real Estate Investment Trust	Office
Multi-Employer Property Trust	Office
Nassau Pavilion Assoc. - DDR	Retail
Princeton Junction Apartments LP	Apartments
Teachers Insurance and Annuity Association	Mall
W.W. Property Investors	Retail
West Windsor Developers & Plaza Association	Retail & Apartments
WW Commons-Roszel Road Investors	Office

*Based on taxes paid, listed alphabetically.

EXISTING LAND USE:

The Township of West Windsor is comprised of a little over 17,177 acres. A breakdown of the Township’s land use by acres and percentage is shown in the following table. This information has been taken from West Windsor’s Master Plan.

TABLE III-1
PERCENTAGE OF EXISTING LAND USE BY CATEGORY

Category	% of Total*
Vacant Land	5.1%
Residential (includes all multi-family, attached and detached single family)	23.7%
Commercial Property (includes all office, retail and related property)	6.4%
Research/Industrial	7.4%
Public/quasi public	6.1%
House of worship and charitable organizations	.7%
Undeveloped agricultural and agricultural residential	18.27%
Parks and preserved open space	25.33%
Other (local, county and state right-of-way, water bodies)	7.0%

*All totals approximate. Figures rounded. Development conditions as of April 2000.