Transit Village Development Moving Forward

West Windsor Township Mayor Hemant Marathe has announced a settlement agreement with Avalon Bay Properties for the redevelopment of a twenty-five (25) acre site adjacent to the Princeton Junction train station between Washington Road, Station Drive and the “dinky” tracks. Avalon Bay is in contract to purchase the property and they have been engaged in a productive dialogue with the mayor since January to find a solution that meets their objectives and those of West Windsor. The mayor’s goal was to improve on the settlement reached earlier with the previous developer. This agreement increases the percentage of affordable housing units in the development from 12.5% to 16.5%, thus contributing 32 more affordable housing units to the township's affordable housing stock than originally envisioned, for a total of 132.

It will finally give West Windsor the downtown that residents have desired for a long time. The 37,000 sq. ft. of retail space included in the project will help increase the community’s commercial ratables and shopping options. The promenade and open pavilion will provide places for residents to gather. Both parties expect the development to be a vibrant downtown area that all residents can enjoy.

Avalon Bay has agreed to contribute to the township “Off-Tract Road Assessment Program” for infrastructure improvements in the Princeton Junction Redevelopment Area. The concept plan as envisioned will provide better traffic control near the train station and will make the adjacent section of Washington Road safer.

Mayor Marathe has consulted with the Township Council throughout negotiations with Avalon Bay. Their suggestions have been invaluable in making the project more resident friendly. In the coming weeks the council will vote on the ordinance and redevelopment agreement with Avalon Bay. West Windsor residents can review the concept plan on the township website.

In Mayor Marathe's words, “The transit village project will not only help us to satisfy our affordable housing obligation, it will finally give us the central focal point that the community has been seeking.”
REDEVELOPMENT CONCEPT PLAN

AVALON WEST WINDSOR AT PRINCETON JUNCTION

Project Location: Princeton Junction, West Windsor, New Jersey

April 20, 2018

All boundaries are approximate and will be confirmed upon updated property surveys.