

West Windsor Township Council Settlement with Fair Share Housing  
Regarding Affordable Housing  
Projected as of October 10, 2018

Property	Estimated Timeline/Notes	# of Units	# of AH	# of Bonus AH	A.H. Total	Types of Units	# of Projected Students	Sending Path - Elem.	Sending Path - Upper Elem.	Sending Path - MS	Sending Path - HS
Windsor Haven	Existing Property. Prior affordable housing round. Inclusionary development contains 37 affordable housing units (13 extended already).	0	24	0	24	N/A	0	N/A	N/A	N/A	N/A
Community Options	Community Options residents are an alternative living arrangements which is anticipated by the end of 2018. Home on West Kinkaid Drive.	0	4	4	8	N/A	0	N/A	N/A	N/A	N/A
Maneely Property (Toll Brothers)	Under construction. Permits approved. 12 - 18 months. Development is anticipated to be completed by the end of 2019. Located on south side of Bear Brook Road.	91	6	6	12	Apartments (.53) and Townhouses (.51)	47	MH	Vil	GMS	HSS
Project Freedom. Maneely Property (Toll Brothers)	100% of funding received by Federal Govt. Anticipated completion December 2019. Located on Old Bear Brook Road.	72	72	72	144	Apartments (.53) and Townhouses (.51)	37	MH	Vil	GMS	HSS
Ellsworth Center	Currently under construction. Located on the corner of Cranbury Road and Princeton-Hightstown Road.	20	4	4	8	Apartments (.53)	11	MH	Village	GMS/CMS	HSS/HSN
Avalon Bay Redevelopment Area - Transit Village (WW) - (Also Known as District 1)	Ordinance amending the Redevelopment Plan was approved June 2018. 800 dwellings approved with 16.5% affordable housing. (700 rental and 100 age restricted). Five year build out is expected. Application for site plan and/or subdivision approval expected in the 2019. Near Princeton Junction Train Station as an Area in Need of Redevelopment. Property located east along Washington Road.	700	132	99	231	Apartments (550)(.53); Age Restricted (100); Townhomes (150)(.51); Commercial	368	MH	Vil	GMS	HSS

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PTS/Woodstone (Princeton Theological Seminary)	Planning Board approved in June 2018. Resolution memorialized July 2018. would be next step. Construction anticipated to commence in Spring 2019. Located to the northwest of Wheeler Way and Canal Pointe Boulevard.	443	89	53	142	Apartments (.53)	235	MH	Vil	GMS	HSS
400 STEPS (Ellsworth Center)	100 apartments. Site plan application anticipated in Fall 2018. Construction span from 2019 to 2022. Located at 15 Cranbury Road.	100	20	0	20	Apartments (.53)	53	MH	Vil	GMS/CMS	HSS/HSN
American Properties / Heritage / Thompson Property	Site plan expected to WW Township by 2019. Construction is anticipated between 2021 to 2024. Parcels situated to the north of Old Trenton Road.	185	44	0	44	Townhomes (.51)	95	DN	Vil	GMS	HSS
American Properties Group Home	Site plan expected to WW Township by 2019. Construction is anticipated between 2021 to 2024. Parcels situated to the north of Old Trenton Road.	0	4	0	4	N/A	0	N/A	N/A	N/A	N/A
Princeton Ascend (next to Rite Aid on 571)	Construction is anticipated to commence in 2019 through 2021. Located at 43 Princeton-Hightstown Road.	17	5	5	10	Apartments (.53)	9	MH	MRS	GMS	HSS
Garden Homes (Lowes Center) (WW) aka Duck Pond Associates	West Windsor anticipated an application for development to be submitted in 2019 and construction to commence the same year. Potential Impact 2021. Located at 3478 Brunswick Pike (Route 1).	628	157	0	157	Apartments (.53)	333	MH	Vil	GMS	HSS

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Roseland/Mack Cali	West Windsor anticipates a site plan application in 2019 and 2020 for the entire project. Construction on the northern track to be completed by the end of 2023. Construction on the southern track cannot begin until January 2025. Located south of Carnegie Center Drive and north of Meadow Road.	600	164	0	164	TBD (Assume .53 Apartments)	318	MH	Vil	GMS	HSS
Sun Bank Property	47 Princeton Hightstown Road.	10	3	0	3	TBD (Assume .53 Apartments)	5	DN	Vil	GMS	HSS
Dr. Main Property	55 Princeton Hightstown Road.	18	4	0	4	TBD (Assume .53 Apartments)	9	DN	VIL	GMS	HSS
Bear Creek Senior Living	51 affordable units for assisted living facility. Located at 291 Village Road East.	0	51	0	51	N/A	0	N/A	N/A	N/A	N/A
Bear Brook Homes	Planning Board approved application in April 2018. Memorialized in July 2018. Construction anticipated Spring 2019. Located at 106 and 110 Bear Brook Road.	10	2	0	2	7 Single Family Homes; 3 Townhomes	10	MH	Vil	GMS	HSS

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Princeton Theological Seminary - Phase 2	Existing apartments totaling 240 units. "There is a possibility that PTS, as a component of its master planning process, may sell its campus in West Windsor Township." 20% affordable housing set-aside ordinance. "If not accomplished by Jan. 2025, W.W. will find another mechanism to address the shortfall." Located at existing PTS property.	240	48	0	48	TBD (Assume .53 Apartments)	127	MH	Vil	GMS	HSS
Special Needs Units/Market to Affordable	WW Township must solicit sponsor s to construct 39 units of special needs affordable housing.	0	32	0	32	N/A	0	N/A	N/A	N/A	N/A
<b>TOTAL</b>		<b>3134</b>	<b>865</b>	<b>243</b>	<b>1108</b>		<b>1657</b>				
Affordable Housing Credits	A.H. Credits for West Windsor Township affordable housing third round obligation (1999 - 2025) Exhibit C: Third Round Compliance Mechanisms		260	132	392						
<b>TOTAL Affordable Housing Obligation</b>			<b>1125</b>	<b>375</b>	<b>1500</b>		<b>1657</b>				
<b>Unknown Impact</b>											
Maneely Property (Toll Brothers)	Corporate Suites. Online starting by 2018/2019.	192				Hotel / Apartments for Extended Stays (1 month - 2 year)	Unknown	MH	Vil	GMS	HSS

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PLAINSBORO: Dey Road (Place at Plainsboro)	Potential Impact September 2019/January 2020	100				Apartments (.25)	25	TC	MR	CMS	HSN
PLAINSBORO: Forrestal Village	Received final subdivision and site plan approval in 2014. No groundbreaking has occurred. Impact to district TBD.	394				Apartments (.25) and Commercial	98	WC	MR	CMS	HSN
PLAINSBORO: Princeton Garden Homes	Two Homes are currently under construction	4				Single Family Homes (1.13)	4	WC	MR	CMS	HSN
<b>PLAINSBORO: Housing Growth</b>		<b>498</b>					<b>127</b>				

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Cherry Grove	Preliminary/Final Major Subdividing Pending	6				6 Single Family Homes (1.13)	7	MH	Vil	GMS	HSS