

Master Plan Element Section IV

# Housing Element & Fair Share Plan

Appendices Book 05

Adopted June 25, 2025

Township of West Windsor | Mercer County, New Jersey

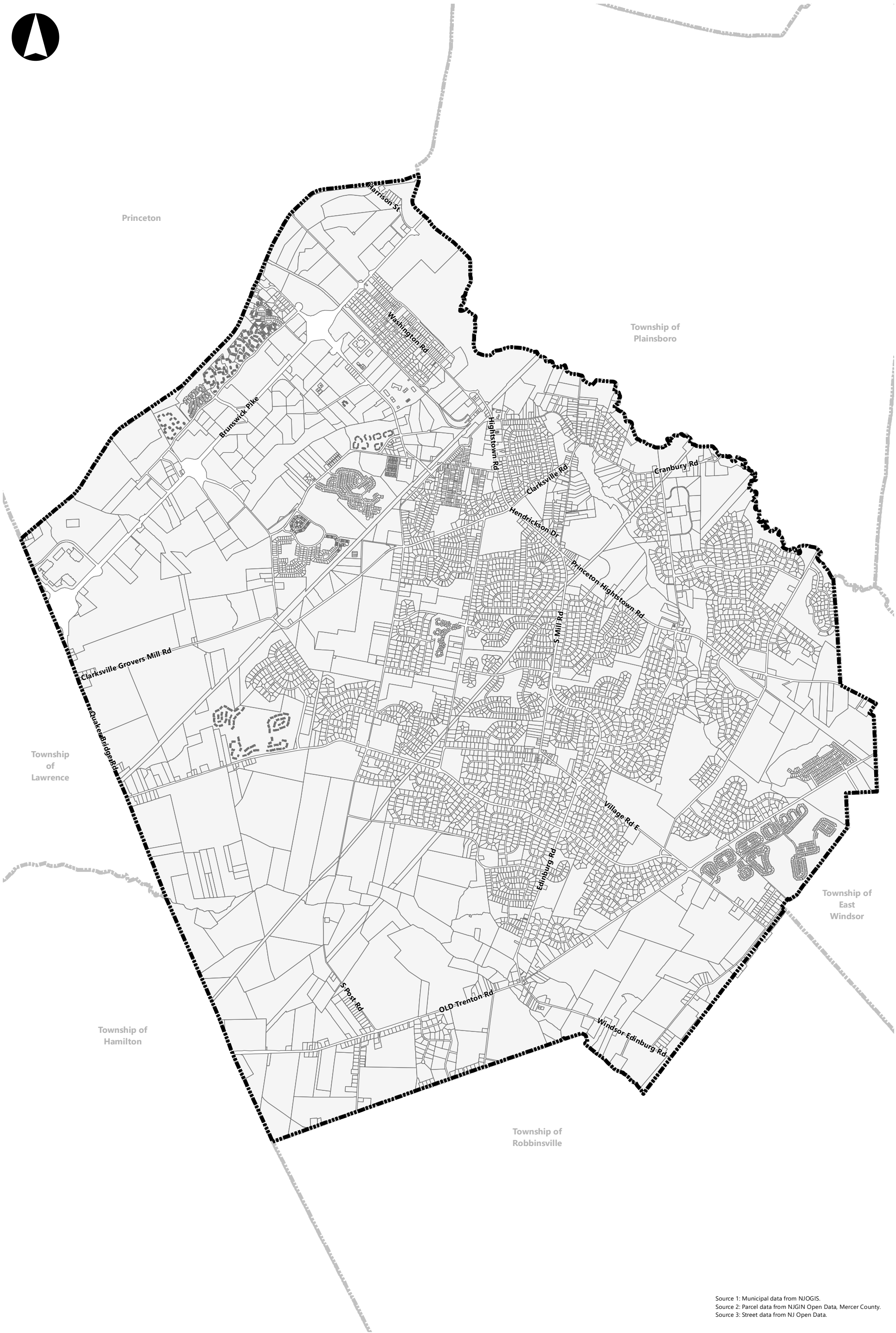


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Appendix G: Mapping..... 1



# Appendix G: Mapping



Source 1: Municipal data from NJOGIS.  
Source 2: Parcel data from NJGIN Open Data, Mercer County.  
Source 3: Street data from NJ Open Data.

Map 14: Community Overview

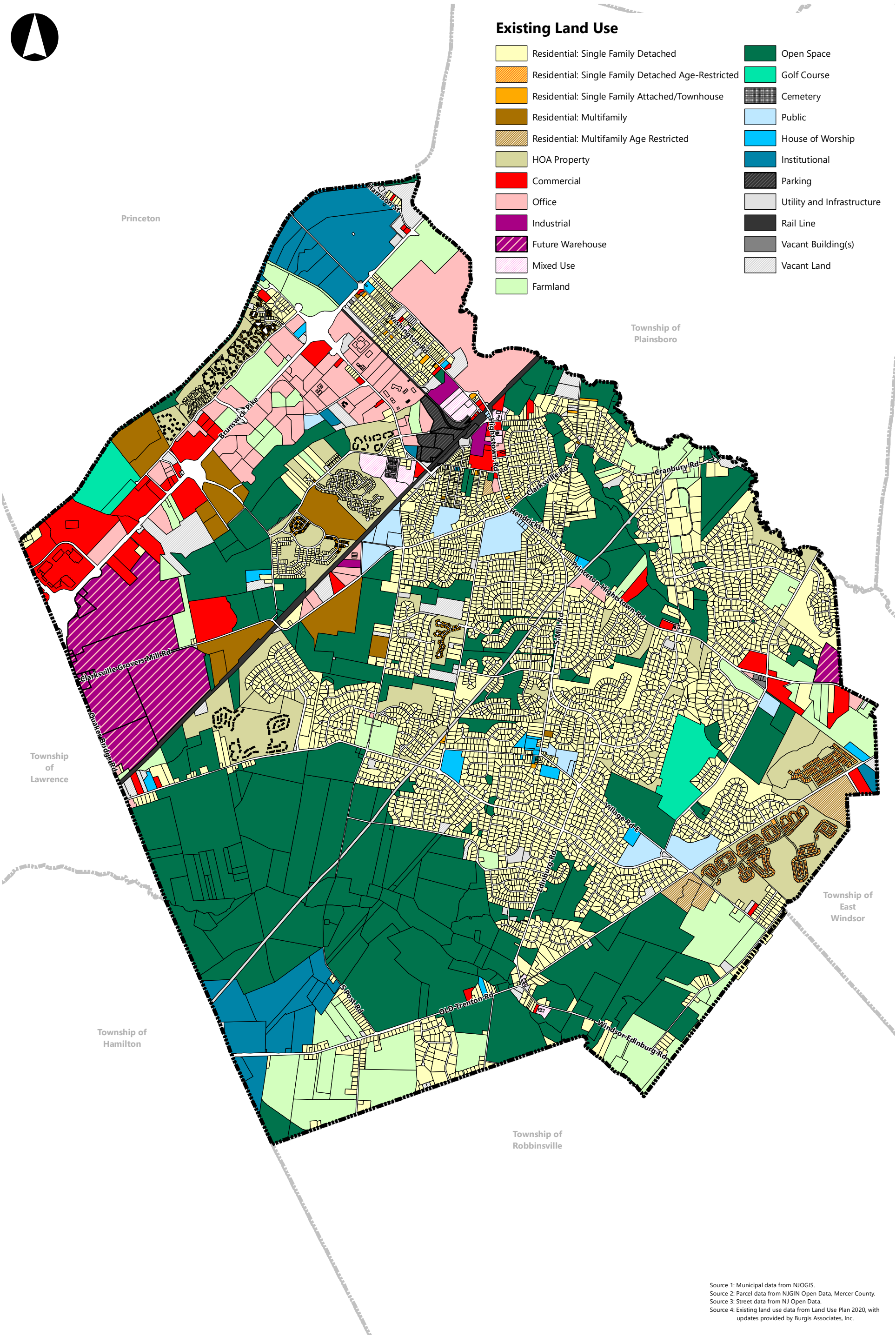
|                                                                                                                                                                                                                                                                                        |                                     |       |               |          |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------|---------------|----------|----------|
|  <div><div>BURGIS ASSOCIATES, INC.</div><div>COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE</div><div>25 Westwood Avenue</div><div>Westwood, New Jersey 07675</div></div> | Project Title                       |       | Project No.   | Date     | Drawn By |
|                                                                                                                                                                                                                                                                                        | Housing Element and Fair Share Plan |       | 4173.15       | 06.18.25 | DN       |
| Township of West Windsor   Mercer County, New Jersey                                                                                                                                                                                                                                   |                                     | Scale | 1 " = 3,400 ' |          | Dwg. No. |
|                                                                                                                                                                                                                                                                                        |                                     |       |               | map 14   |          |





Existing Land Use

- Residential: Single Family Detached
- Residential: Single Family Detached Age-Restricted
- Residential: Single Family Attached/Townhouse
- Residential: Multifamily
- Residential: Multifamily Age Restricted
- HOA Property
- Commercial
- Office
- Industrial
- Future Warehouse
- Mixed Use
- Farmland
- Open Space
- Golf Course
- Cemetery
- Public
- House of Worship
- Institutional
- Parking
- Utility and Infrastructure
- Rail Line
- Vacant Building(s)
- Vacant Land



Source 1: Municipal data from NJOGIS.  
Source 2: Parcel data from NJGIN Open Data, Mercer County.  
Source 3: Street data from NJ Open Data.  
Source 4: Existing land use data from Land Use Plan 2020, with updates provided by Burgis Associates, Inc.

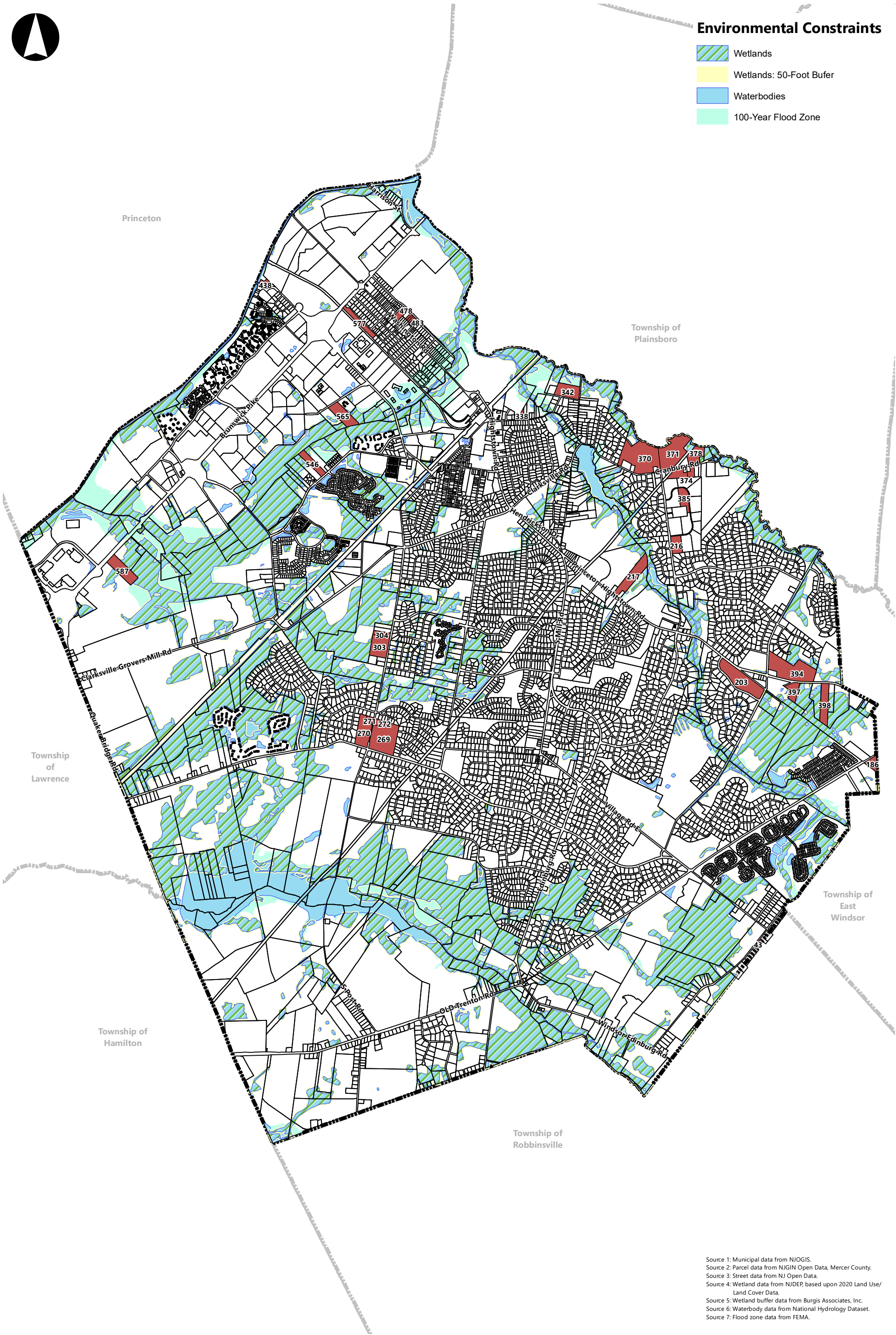
Map 15: Existing Land Use





Environmental Constraints

- Wetlands
- Wetlands: 50-Foot Bufer
- Waterbodies
- 100-Year Flood Zone



Source 1: Municipal data from NJOGIS.  
Source 2: Parcel data from NJGIN Open Data, Mercer County.  
Source 3: Street data from NJ Open Data.  
Source 4: Wetland data from NJDEP, based upon 2020 Land Use/  
Land Cover Data.  
Source 5: Wetland buffer data from Burgis Associates, Inc.  
Source 6: Waterbody data from National Hydrology Dataset.  
Source 7: Flood zone data from FEMA.

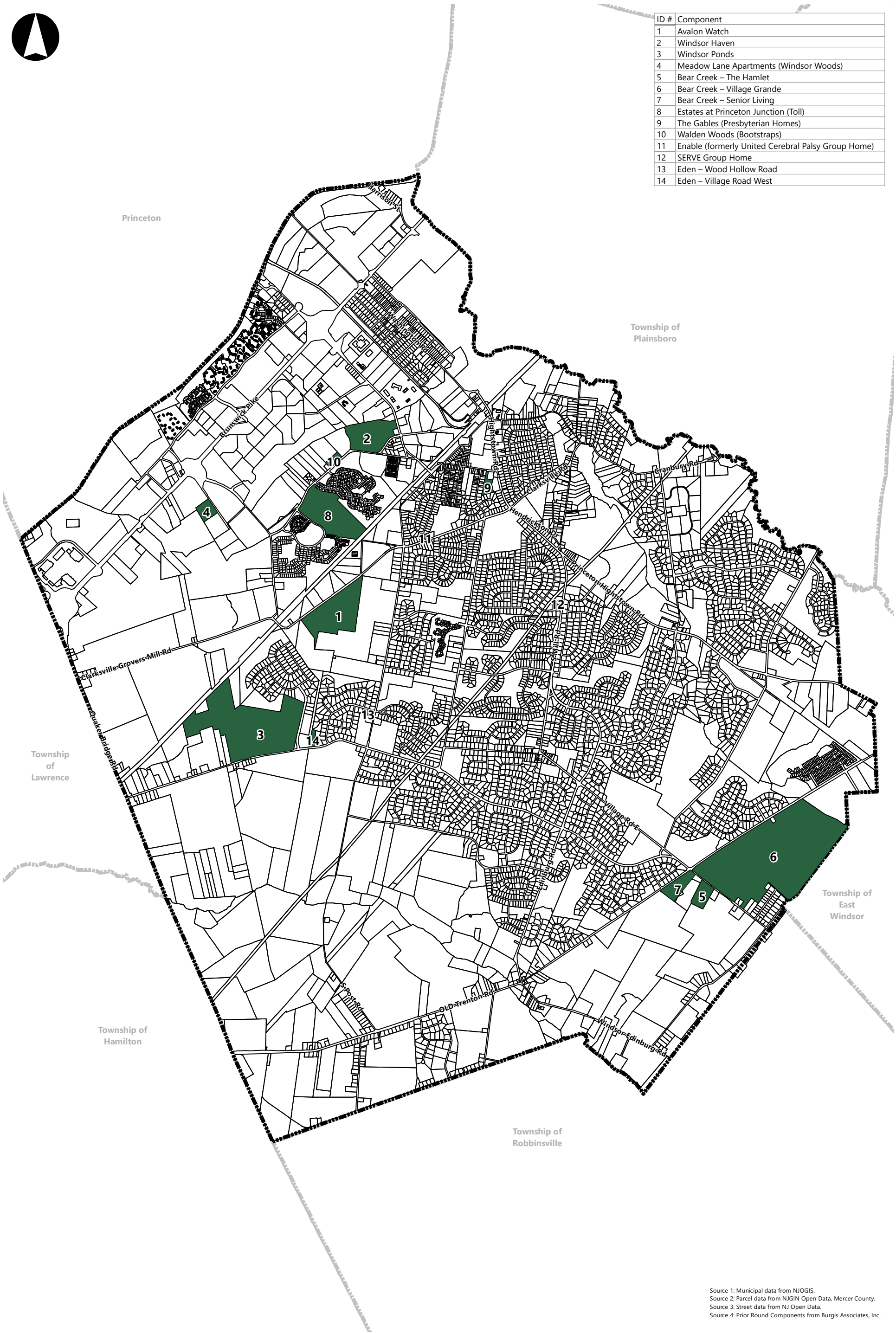
Map 16: Vacant Land Adjustment Analysis

| Project No. | Date     | Drawn By |
|-------------|----------|----------|
| 4173.15     | 06.18.25 | DN       |





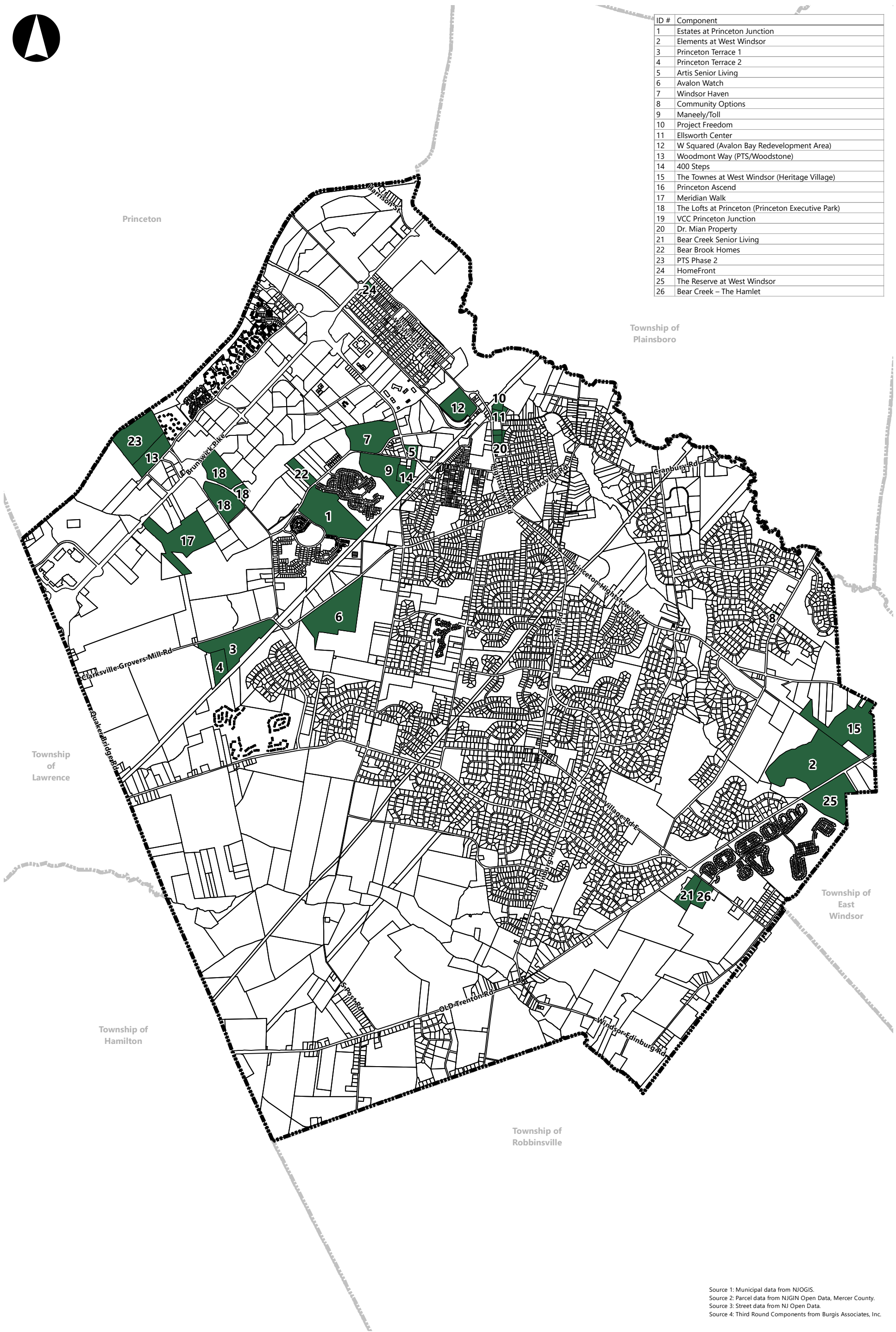
| ID # | Component                                          |
|------|----------------------------------------------------|
| 1    | Avalon Watch                                       |
| 2    | Windsor Haven                                      |
| 3    | Windsor Ponds                                      |
| 4    | Meadow Lane Apartments (Windsor Woods)             |
| 5    | Bear Creek – The Hamlet                            |
| 6    | Bear Creek – Village Grande                        |
| 7    | Bear Creek – Senior Living                         |
| 8    | Estates at Princeton Junction (Toll)               |
| 9    | The Gables (Presbyterian Homes)                    |
| 10   | Walden Woods (Bootstraps)                          |
| 11   | Enable (formerly United Cerebral Palsy Group Home) |
| 12   | SERVE Group Home                                   |
| 13   | Eden – Wood Hollow Road                            |
| 14   | Eden – Village Road West                           |



Source 1: Municipal data from NJOGIS.  
Source 2: Parcel data from NJGIN Open Data, Mercer County.  
Source 3: Street data from NJ Open Data.  
Source 4: Prior Round Components from Burgis Associates, Inc.

Map 17: Prior Round Components





| ID # | Component                                         |
|------|---------------------------------------------------|
| 1    | Estates at Princeton Junction                     |
| 2    | Elements at West Windsor                          |
| 3    | Princeton Terrace 1                               |
| 4    | Princeton Terrace 2                               |
| 5    | Artis Senior Living                               |
| 6    | Avalon Watch                                      |
| 7    | Windsor Haven                                     |
| 8    | Community Options                                 |
| 9    | Maneely/Toll                                      |
| 10   | Project Freedom                                   |
| 11   | Ellsworth Center                                  |
| 12   | W Squared (Avalon Bay Redevelopment Area)         |
| 13   | Woodmont Way (PTS/Woodstone)                      |
| 14   | 400 Steps                                         |
| 15   | The Townes at West Windsor (Heritage Village)     |
| 16   | Princeton Ascend                                  |
| 17   | Meridian Walk                                     |
| 18   | The Lofts at Princeton (Princeton Executive Park) |
| 19   | VCC Princeton Junction                            |
| 20   | Dr. Mian Property                                 |
| 21   | Bear Creek Senior Living                          |
| 22   | Bear Brook Homes                                  |
| 23   | PTS Phase 2                                       |
| 24   | HomeFront                                         |
| 25   | The Reserve at West Windsor                       |
| 26   | Bear Creek – The Hamlet                           |

Source 1: Municipal data from NJOGIS.  
Source 2: Parcel data from NJGIN Open Data, Mercer County.  
Source 3: Street data from NJ Open Data.  
Source 4: Third Round Components from Burqis Associates, Inc.

Project Title:

## Map 18: Third Round Components

|             |          |          |
|-------------|----------|----------|
| Project No. | Date     | Drawn By |
| 4173.15     | 06.18.25 | DN       |



**BURGIS ASSOCIATES, INC.**  
COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE

25 Westwood Avenue  
Westwood, New Jersey 07675

p: 201.666.1811  
f: 201.666.2599

Project Title

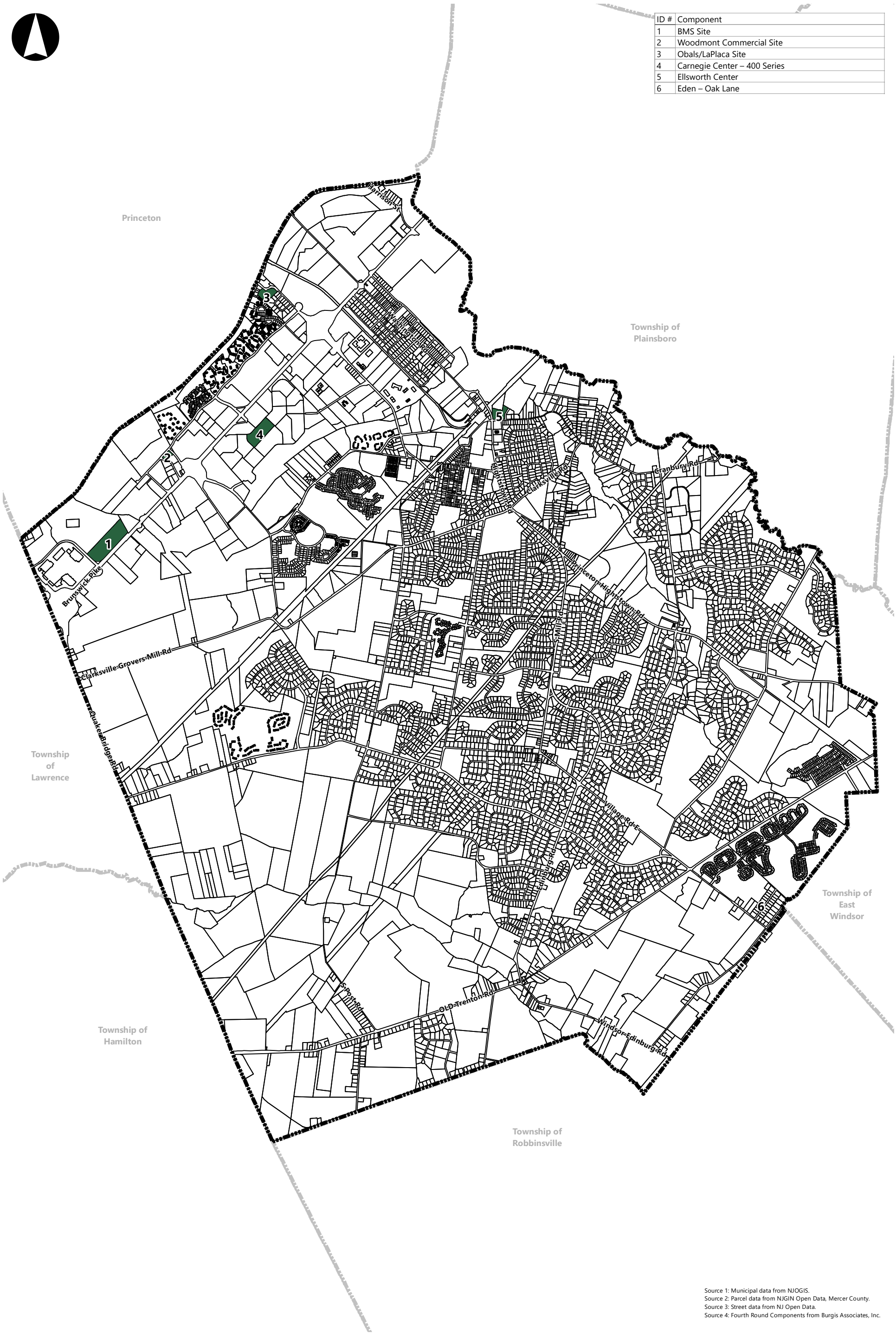
# Housing Element and Fair Share Plan

Township of West Windsor | Mercer County, New Jersey

|             |          |
|-------------|----------|
| Scale       | Dwg. No. |
| 1" = 3,400' | map 18   |



| ID # | Component                    |
|------|------------------------------|
| 1    | BMS Site                     |
| 2    | Woodmont Commercial Site     |
| 3    | Obals/LaPlaca Site           |
| 4    | Carnegie Center – 400 Series |
| 5    | Ellsworth Center             |
| 6    | Eden – Oak Lane              |



Source 1: Municipal data from NJGIS.  
Source 2: Parcel data from NJGIN Open Data, Mercer County.  
Source 3: Street data from NJ Open Data.  
Source 4: Fourth Round Components from Burgis Associates, Inc.

Project Title:  
Map 19: Fourth Round Components

|                        |                  |                |
|------------------------|------------------|----------------|
| Project No.<br>4173.15 | Date<br>06.18.25 | Drawn By<br>DN |
|------------------------|------------------|----------------|

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COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
25 Westwood Avenue  
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p: 201.666.1811  
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Project Title  
**Housing Element and Fair Share Plan**  
Township of West Windsor | Mercer County, New Jersey

|                      |                    |
|----------------------|--------------------|
| Scale<br>1" = 3,400' | Dwg. No.<br>map 19 |
|----------------------|--------------------|