



West Windsor Parking Authority Update to Town Council

West Windsor Parking Authority

Mission: The primary mission of the West Windsor Parking Authority is to provide safe, reliable, and convenient parking

- West Windsor Parking Authority (WWPA), was created by a Township ordinance on October 11, 1971. The WWPA operates under the provisions of the Parking Authority Law, constituting Chapter 11A of the Revised Statutes of the State of New Jersey.
- The WWPA is a separate and independent entity of the municipality creating it.
- NJT has historically controlled all the daily parking. The permit parking is owned by NJT (Alexander lot) and WWPA (Wallace and original Vaughn lot). In addition, WWPA entered into a lease agreement with the Township to convert the former municipal recycle area into a surface parking area. There is now daily parking available in all lots in varying degrees.



CAPACITY

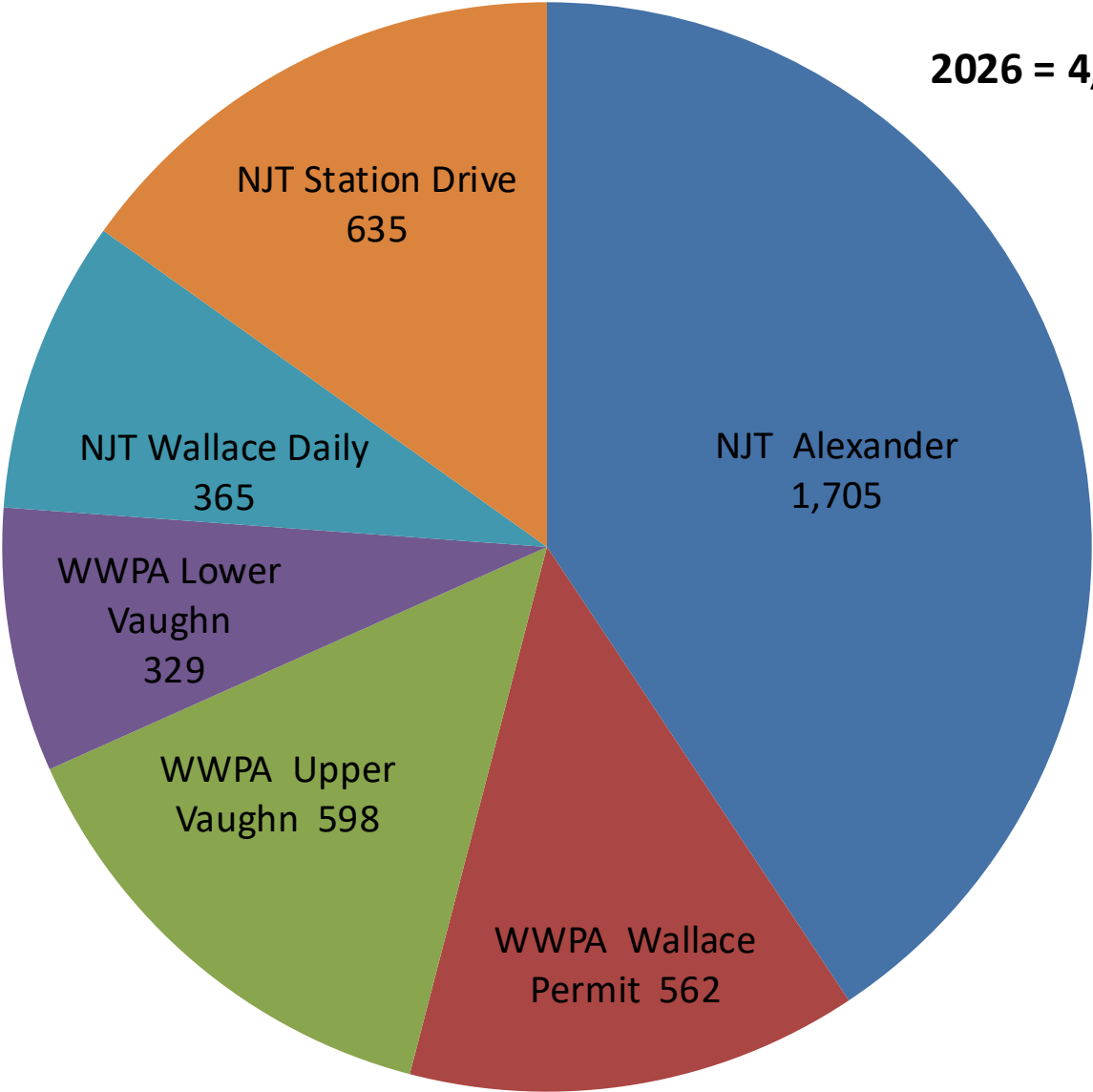
- **Parking Spaces Available 4,194:**
 - NJT owns 2,705 (permit and daily)
 - WWPA owns 1,489 (permit and daily)

- **Permit Holders by Residence, by Lot 2,239:**
 - Alexander Lot: 167 Residents, 831 Non-Residents
 - Vaughn & Wallace Lots: 1,041 Residents, 200 Princeton University



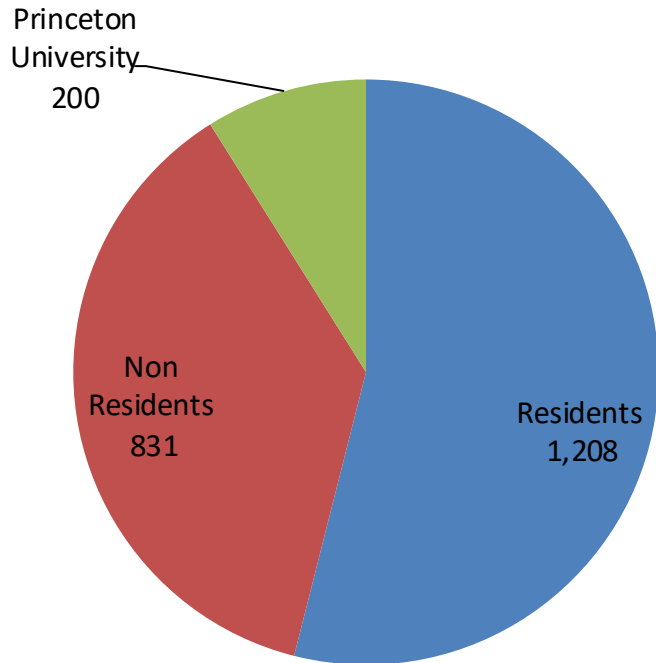
Total Parking Spots by Lot

2026 = 4,194

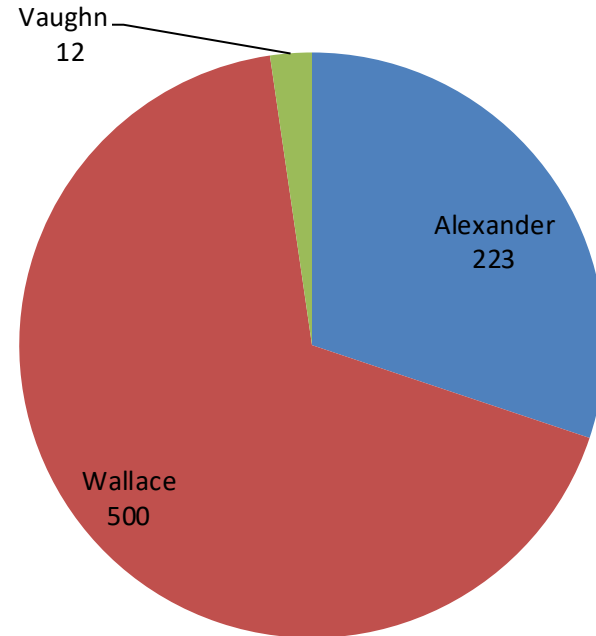


Permit Status as of April 1st, 2026

Permit Holders



Waiting for Permits



Wallace demand significantly exceeds supply.

Up to an 8-year wait.

Vaughn permits available within 4 weeks.



West Windsor Parking Authority

■ Parking Fees:

Quarterly Permits

- WW residents:
 - \$180 per quarter for a Vaughn Permit
 - \$210 per quarter for a Wallace Permit
 - \$504 per quarter if they are in an NJT lot.
- Non-WW residents \$504 a quarter

Pay by check (free), ACH (Convenience Fee \$0.35 cents charge per quarter)
or Pay online via WWPA website (Convenience Fee \$9.95 per Transaction).

Daily Parking

- Daily Parkers \$12 a day in most lots, \$17 per day for parking in the Wallace Permit lot Tuesday through Thursday

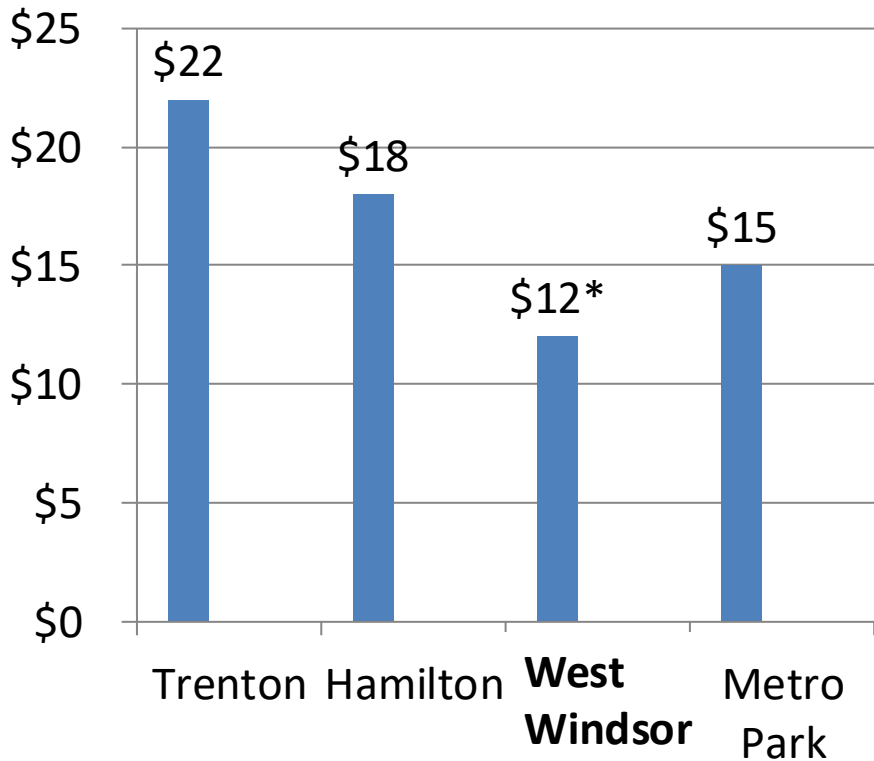
Pay at Pay Station (Convenience Fee \$0.35 cents per transaction)

Pay using Park Mobile online (Convenience Fee \$1.75 per transaction)



Comparative Pricing

Daily Parking



*Wallace Permit daily rate is \$17 T/W/T

Quarterly Permits



West Windsor Parking Authority

Without oversell, permit prices would increase ~ 45%

WW resident permit is currently \$210 per quarter

- In the absence of the oversell model, permit rates would need to rise to approximately \$304 to sustain current revenue.
- This oversell adjusted rate would remain significantly below comparable NJ Transit pricing (\$504), including the Alexander Lot.
- A limited allocation of daily parking spaces is available within the Wallace Permit Lot on a first-come, first-served basis.
- These spaces are accessible via ParkMobile at a rate of \$12 per day (Friday–Monday) and \$17 per day (Tuesday–Thursday).



West Windsor Parking Authority

- **NJ Transit mandated price increase:**

- On December 19, 2025, NJ Transit announced that daily parking and quarter permit parking rates would increase as of January 15, 2026
- NJ Transit quarter permits increased from \$294 to \$504 per quarter
- Daily Parkers increased from \$7 to \$12 per day
- **This decision was made solely by NJ Transit with no input from WWPA, we learned of the details hours before it was announced.**
- Parkmobile convenience fee automatically increased from \$1.00 to \$1.75 per transaction when charges exceed \$10.

- **West Windsor response to price increase:**

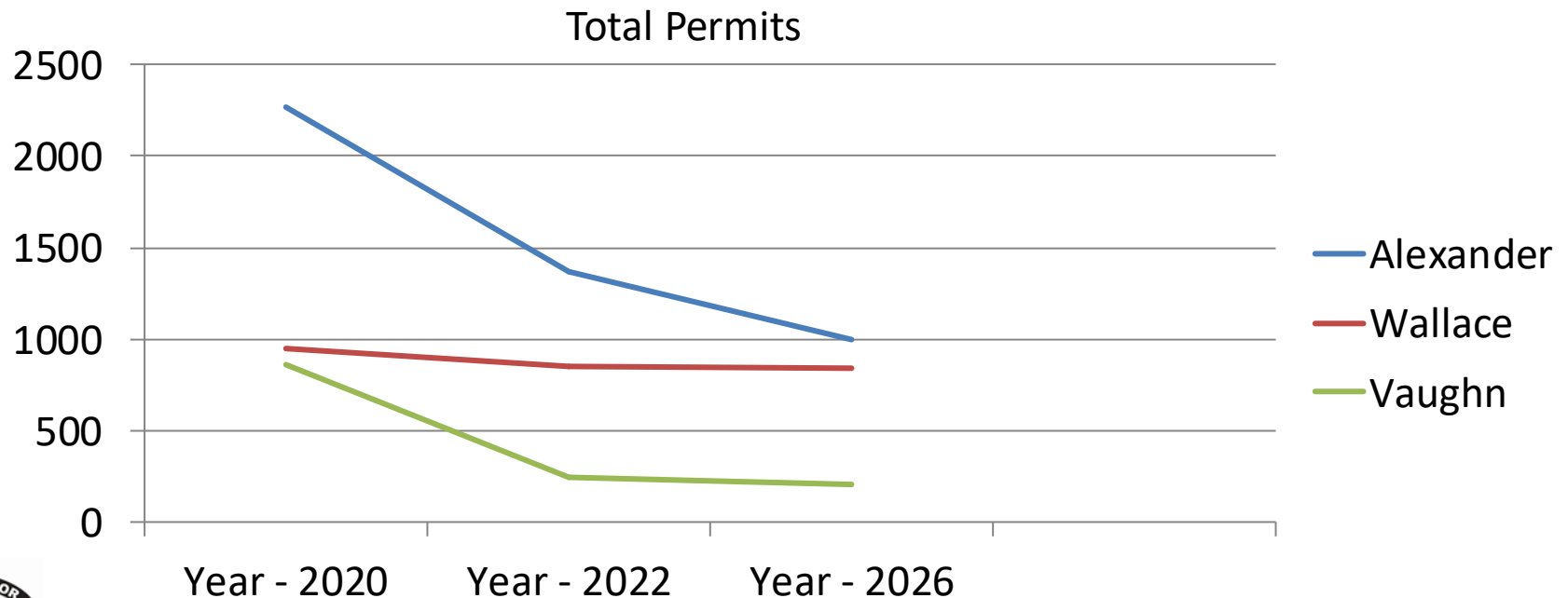
- **WWPA is contractually obligated to match the NJ Transit daily parking rate and nonresident permit rates in our lots per the operating agreement for the Princeton Junction Train Station.**
- The decision to increase resident permit rates was made to help offset the loss of revenue from Princeton University reducing their permit count from 800 to 200 permits for construction personnel parking and the increase in variable expenses.



West Windsor Parking Authority

■ Covid Recovery :

- The State's March 2020 Stay-at-Home order caused a sharp and immediate reduction in parking demand.
- Although utilization has gradually rebounded, permit sales have not fully recovered.
- The rise of hybrid work has resulted in a sustained shift toward part-time commuting and increased reliance on daily parking.

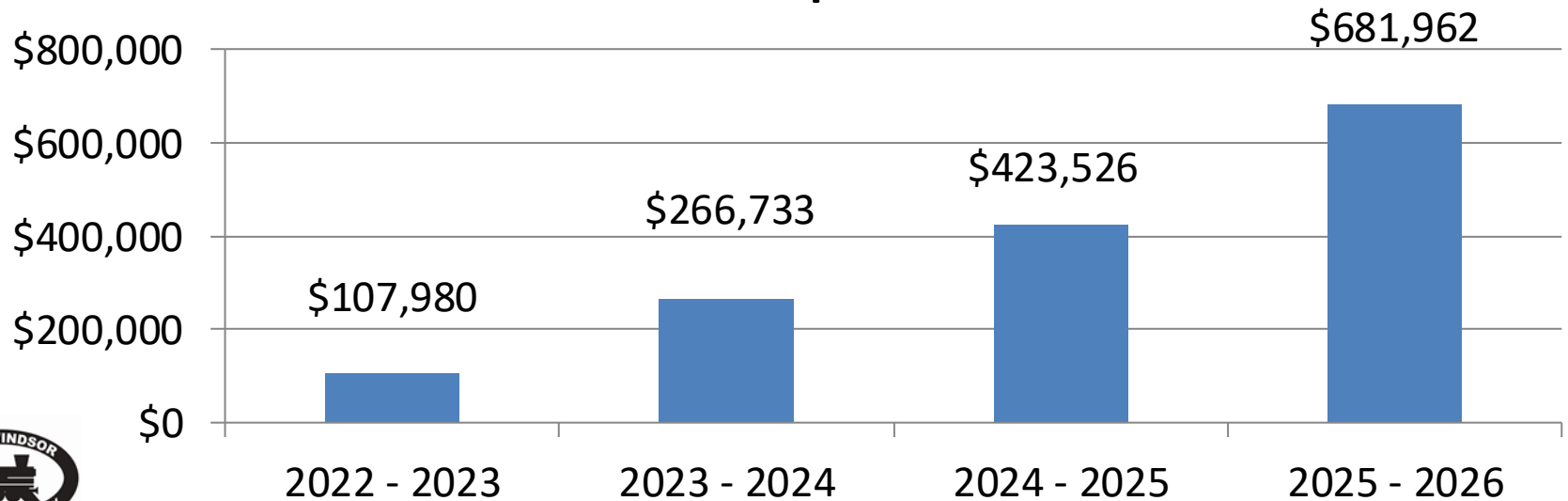


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Snow is highly volatile and difficult to budget

- Snow removal for the platform and lots is awarded by low bid contract. Expenses are shared proportionately by NJT and WWPA.
- WWPA undertook a comprehensive revision of its RFP to align with post-pandemic operational practices. The updated process attracted multiple qualified bidders.
- We often need to treat surfaces even when only a small amount of snow is expected. Freezing rain can be more difficult to manage than snow.

Snow expenses



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- **WWPA delivers significant annual value to the Township**

- \$154,000 to the West Windsor Police
- \$50,000 to the Township as rent for Upper Vaughn Lot (per the lease agreement)
- \$375,000 Potential Ticket revenue (based on current ticket rate)
- Bus garage redevelopment (42 spaces + pocket park)
- Police patrol motorcycle
- Resident priority for permits
- West Windsor Farmers Market support (year-round, enhancements underway).



West Windsor Parking Authority

Bus garage remediation and repurposing:

- Contaminated former bus site.
- WWPA funding remediation, demolition and construction.
- New 42-space lot + pocket park.
- State reimbursement expected.



West Windsor Parking Authority

Enforcement generates \$375K+ annually for the Township

- Enforcement operations utilize LPR technology integrated with customer registration and mobile payment systems.
- Enforcement activity resulted in 6,965 violations issued in 2025.
- Proposed ordinance updates have been submitted to enhance enforcement capabilities and reduce operational inefficiencies.
- The Court has authorized a one-time dismissal policy for documented license plate entry errors.

**** WW residents are reminded they can park for free in the Wallace Permit Lot from 6 pm Friday until 2 am Monday.**



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Parking Violations :

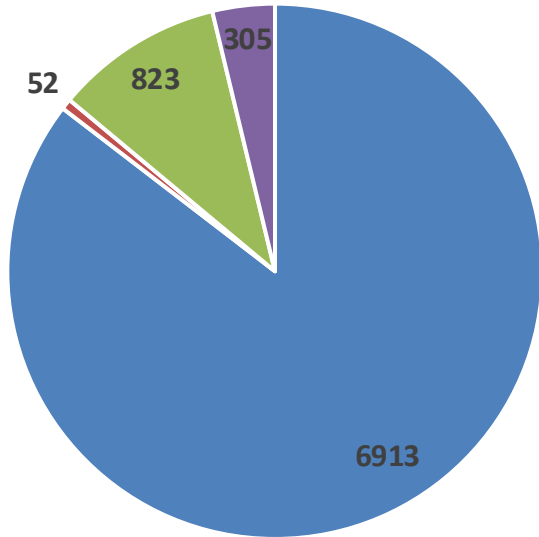
Parking at the Princeton Junction Train Station is governed by Township ordinances. Violations may result in the following penalties:

- Failure to display a valid permit or pay for daily parking – **\$75**
- Parking outside designated lines – **\$75**
- Failure to display a visible license plate (*pending approval*) – **\$35**
- Failure to use the correct parking zone (*pending approval*) – **\$35**



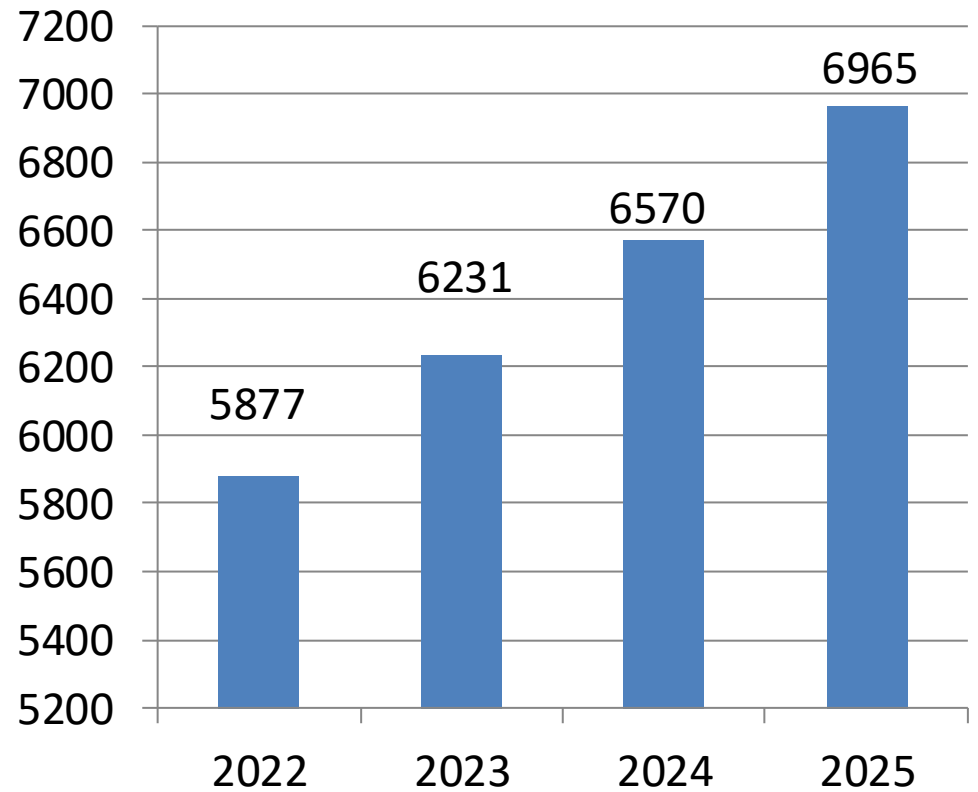
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2025 Ticket & Warning Breakdown



- Permit violation
- Over the line violation
- Zone Warning
- Non Visible Plate Warning (began 9/25)

Tickets Issued



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- Cameras have been installed throughout the station to enhance customer safety and security.
- The system has proven valuable in supporting law enforcement investigations, including hit-and-run incidents, catalytic converter thefts, slip-and-fall claims, and locating missing persons.
- West Windsor Police, NJ Transit Police and WWPA all have full access to the camera system to review recorded footage.



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- WWPA participated in the last West Windsor Community Day marking its first involvement in the event.
- The event served as an effective platform for community outreach and for the formal introduction of the Bus Garage redevelopment project.
- WWPA intends to participate again in 2026.



West Windsor Parking Authority

Recurring flooding risk impacts station operations

- Inadequate drainage near Wallace Circle
- Runoff flows toward station tunnel



West Windsor Parking Authority

■ Upcoming Projects:

- Evaluation of solar canopy installations to improve sustainability and user experience.
- Remediation and redevelopment of the former bus depot into a parking facility and community.
- Comprehensive modernization of the Lower Vaughn lot, including infrastructure upgrades and expanded community amenities.



West Windsor Parking Authority

- The WWPA has 6 full time staff and 1 part time employees. The Executive Director is Scot MacPherson. Since the last appearance we have hired 4 new employees and had 3 employees retire.

- Volunteer Members of the WWPA:
 - Andy Lupo, Chairman
 - Dan Fabrizio, Vice Chairman
 - Mike Cerullo, Treasurer
 - Mike Twamley, Assistant Treasurer
 - Larry Katz, Secretary

