

Master Plan Element Section VII

# Community Facilities Plan Element

Draft 01 – Dated August 2, 2022

Township of West Windsor | Mercer County, New Jersey





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This plan is dedicated to the memory of Eugene "Gene" R. O'Brien, who volunteered his time and served the community as a Planning Board member and member of Township Committee for over forty years.

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Community Planning  
Land Development and Design  
Landscape Architecture

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## Community Facilities Plan Element of the Master Plan

Township of West Windsor  
Mercer County, New Jersey

Prepared for the Township of West Windsor  
Planning Board

BA# 3442.22

The original document was appropriately signed and sealed on \_\_\_\_\_ in accordance with Chapter 41 of  
Title 13 of the State Board of Professional Planners

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# Section 1: Introduction

The following section provides an introduction to the 2022 Township of West Windsor Community Facilities Plan Element of the Master Plan.

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# 1.1: Introduction to the Plan

As established by the Municipal Land Use Law (MLUL), one of the primary purposes of local land use planning is to promote the public health, safety, and general welfare. A key mechanism to accomplish this purpose is the effective management of community facilities. This is essential to maintain both a high quality of life for the Township's residents as well as the continued economic health of West Windsor.

Accordingly, the following 2022 Community Facilities Plan Element of the Master Plan has been prepared to provide an inventory of the existing community facilities and services in West Windsor, as well as an analysis of the adequacy of those facilities and services. These are wide-ranging in nature and include: the Township's municipal complex; municipal public works; fire and emergency services; public schools; houses of worship; homeowners' associations; and gasoline service stations.

This 2022 Community Facilities Plan Element of the Master Plan evaluates the Township's community facilities based upon current and future municipal needs. Furthermore, in consideration of increasing concerns over climate change and its impact on both local and statewide infrastructure, the plan is also intended to be utilized as a resource for community outreach and public safety efforts in times of emergency.

The 2002 Community Facilities Plan Element is divided into the following sections:

- ❖ Section 1: Introduction and Overview

The remainder of this introductory section discusses what a master plan is, as well as the statutory requirements for master plans and a community facilities element in particular.

- ❖ Section 2: Goals and Policies

Next, Section 2 outlines the goals and policies of the Township of West Windsor as they relate to community facilities.

- ❖ Section 3: Existing and Projected Population

Section 3 contains an analysis of the Township's current and expected demographic trends.

- ❖ Section 4: Overview of Facilities

Section 4 provides an overview of the Township's existing community facilities and their anticipated needs.

- ❖ Section 5: Recommendations

Finally, Section 5 offers several recommendations regarding the Township's community facilities.

# 1.2: Overview of a Master Plan

The Municipal Land Use Law (MLUL), which serves as the guiding legal document for planning and zoning throughout the State of New Jersey, identifies a master plan as:

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*"...a composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to section 19 of P.L. 1975, c.291 (C.40:55D-28)."*

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In other words, a master plan is a comprehensive, long-term strategic document which is intended to guide the growth and development of a community. It is a roadmap, one which identifies where a municipality presently is and where it wishes to be in the future. A master plan develops the general parameters around which development is to occur and, specifically, where different types of development should occur. By doing so, a master plan links a municipality's land use vision to its existing and proposed zoning regulations.

Master plans therefore provide municipalities with the legal basis to control development through the adoption of land use ordinances which are designed to implement its goals, policies, and recommendations.

As established by NJSA 40:55D-28 of the MLUL, the planning board is the designated entity responsible for the preparation and adoption of a master plan. A master plan must be adopted at a public hearing after proper public notice, thus ensuring that the community has an opportunity to contribute, ask questions, and offer recommendations.

The MLUL further identifies the mandatory contents of a master plan, which include:

- ❖ A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
- ❖ A land use plan;
- ❖ A recycling plan, and;
- ❖ A housing plan.

In addition, the MLUL identifies a number of other optional plan elements which may be incorporated into a comprehensive master plan. These optional elements include the following. As shown, a utilities element is optional.

Economic development	Circulation	Open space
Recreation	Community facilities	Historic preservation
Downtown development	Farmland preservation	Utilities
Stormwater Management		

## 1.3: Community Facilities Plan Element Requirements

Furthermore, the MLUL at NJSA 40:55D-28.b(5) identifies the requirements of a utilities plan element. Specifically, it establishes that a utilities element should show:

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*"...the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas..."*  
(40:55D-28.B(5))

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While the MLUL does not provide a specific definition of community facilities, they can generally be described as those buildings and services which provide support to the general public. While community facilities are often provided by public entities, private and semi-private organizations also often provide similar services.

# Section 2: Goals and Policies

The following section outlines the goals and policies of the Township of West Windsor as they relate to community facilities.

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The following goals and associated polices are hereby established for the Township of West Windsor as they relate to community facilities.

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### **Goal A:**

*Provide a superior level and range of community facilities and services which are well-located and adequate to serve existing and anticipated populations.*

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Policy 1: Continue to plan for and provide adequate police, fire protection, and emergency services for Township residents. Ensure appropriate facilities, human resources, and equipment are distributed according to existing and future needs and development patterns.

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Policy 2: Designate adequate land area and develop adequate facilities for needed expansion of public administrative facilities, public works, and other government functions.

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Policy 3: Work with the West Windsor-Plainsboro Regional School District to identify potential school sites, as needed to effectively service existing and anticipated population centers. Promote the cooperative use of school facilities for recreational and community activities to the extent possible.

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Policy 4: Broaden the range of facilities to meet the demands of a growing population with varied lifestyles, including consideration of facilities for seniors, community and youth groups, and cultural activities.

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Policy 5: Require new development to pay its proportional share of any off-tract community facilities to the extent permitted by law.

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Policy 6: Encourage efficiencies in the design of new residential development that will minimize public service costs.

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Policy 7: Replace or adopt and reuse facilities that are obsolete or unable to meet future demands.

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Policy 8: Review and update the Township's Capital Improvement Program where necessary to coordinate construction and installation of improvements to ensure that community facilities and related infrastructure are available when and where needed.

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## **Goal B:**

*Enhance the Township's preparedness for emergency situations.*

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Policy 1: Maintain an up-to-date inventory of the Township's public, quasi-public, and private facilities as well as their capabilities for emergency situations.

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Policy 2: Encourage the coordination of emergency services with surrounding municipalities.

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Policy 3: Encourage houses of worship and homeowners' associations to install emergency generators.

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Policy 4: Require all new gasoline service stations to install emergency generators.

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# Section 3: Existing and Projected Demographics

The following section provides an analysis of the Township's current and expected demographic trends

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## 3.1: Introduction

The study of population changes within a community is essential for the master planning process, as it sheds light on a municipality's past trends and its anticipated growth in years to come. Accordingly, this section contains an analysis of the Township's current and expected demographic trends. It illustrates past trends experienced by the Township and provides an indication of future growth patterns.

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### *Information Regarding Data Sources*

*The information contained throughout the remainder of this section was obtained from a variety of publicly available data sources. These are summarized below:*

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- 1. United States Decennial Census**

The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation's people and economy. Please note that all incomes reported in the Census are adjusted for inflation.
- 2. American Community Survey (ACS)**

The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.
- 3. Who Lives in New Jersey Housing?**

Prepared by the Center for Urban Policy Research at the Edward J. Bloustein school of Planning and Public Policy in Rutgers University, *Who Lives in New Jersey Housing?* provides a generalized occupant profile of the State's residential development. Specifically, it provides demographic multipliers based upon housing type.
- 4. West Windsor-Plainsboro Regional School District**

In 2018, the West Windsor-Plainsboro Regional School District retained Statistical Forecasting LLC to complete a demographic study for the district. The study provided grade-by-grade enrollment projections from 2018-2019 to 2022-2023. It also analyzed population trends and computed student yields by property type.

## 3.2: Demographic Changes

Analyzing demographic and population data is a necessary and integral step in planning for the future needs of a community. As such, the following subsection outlines the demographic changes experienced by the Township of West Windsor over the past several decades.

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### Population Growth

The population of West Windsor has grown steadily since at least 1920, when the Township's population consisted of less than 1,400 persons. A consistent, significant rate of growth continued through the entirety of the twentieth century and peaked between 1980 and 1990, when the Township's population increased by an estimated 87.56%. While this rate of growth slowed in the proceeding decades, the Township's population still experienced an estimated increase of 24.00% between 2000 and 2010.

The latest decennial survey from the US Census Bureau indicates that the Township's estimated growth rate slowed to 8.66% since 2010. The Township's estimated 2020 population was 29,518 persons.

Table 1: Population Growth, 1920 to 2020

Year	Population	Population Change	Percent Change
1920	1,389		
1930	1,711	322	23.18%
1940	2,160	449	26.24%
1950	2,519	359	16.62%
1960	4,016	1,497	59.43%
1970	6,431	2,415	60.13%
1980	8,542	2,111	32.83%
1990	16,021	7,479	87.56%
2000	21,907	5,886	36.74%
2010	27,165	5,258	24.00%
2020	29,518	2,353	8.66%

Source: US Census Bureau

## Age Distribution

The age composition of West Windsor’s population has skewed older since 2000. This is especially apparent in the proportion of the population aged 65 and over. In 2000, this cohort represented approximately 6.23% of the total population. Twenty years later, those aged 65 and over comprise an estimated 12.28% of the total population. The number of residents aged 65 and over increased approximately 152.89% over that time period, from 1,363 persons in 2000 to 3,447 persons in 2020.

Likewise, the percentage of the Township’s population under 20 years of age decreased over that same time period, from 33.09% in 2000 to 27.75% in 2020. Nevertheless, the actual number of residents under 20 years of age \ increased approximately 7.41% between 2000 and 2020.

Overall, the median age of the Township’s population increased from an estimated 37.0 years in 2000 to 40.3 years in 2020.

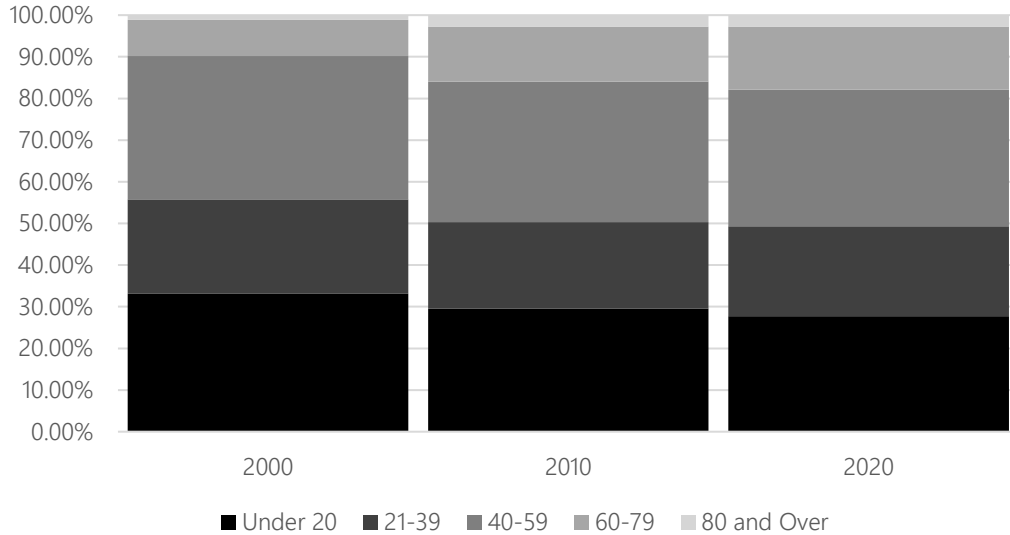
Table 2: Age Distribution, 2000 to 2020

Age Group	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Under 5	1,462	6.66%	1,613	5.99%	1,784	6.35%
5-9	2,135	9.75%	2,376	8.82%	1,840	6.55%
10-14	2,214	10.10%	1,986	7.37%	2,427	8.65%
15-19	1,441	6.58%	1,986	7.37%	1,739	6.19%
20-24	629	2.87%	942	3.50%	1,056	3.76%
25-29	865	3.95%	1,094	4.06%	1,276	4.55%
30-34	1,290	5.89%	1,378	5.11%	1,571	5.60%
35-39	2,180	9.95%	2,171	8.06%	2,152	7.67%
40-44	2,559	11.68%	2,477	9.19%	2,026	7.22%
45-49	2,260	10.32%	2,624	9.74%	2,859	10.18%
50-54	1,699	7.76%	2,301	8.54%	2,074	7.39%
55-59	1,030	4.70%	1,697	6.30%	2,254	8.03%
60-64	780	3.56%	1,381	5.13%	1,569	5.59%
65-69	517	2.36%	922	3.42%	964	3.43%
70-74	354	1.62%	712	2.64%	1,095	3.90%
75-79	238	1.09%	543	2.02%	614	2.19%
80-84	118	0.54%	346	1.28%	443	1.58%
85 and older	136	0.62%	392	1.46%	331	1.18%
Median Age		37.0		39.6	28,074	40.3

Source: US Census Bureau; 2020 American Community Survey 5-Year Estimates.

Note: Decennial Census data regarding age distribution not yet available. 2020 ACS estimate will not equal decennial census totals.

Figure 1: Age Cohorts as a Percentage of Total Population, 2000 to 2020



Source: US Census Bureau; 2020 American Community Survey 5-Year Estimates.

Note: Decennial Census data regarding age distribution not yet available. 2020 ACS estimate will not equal decennial census totals.

### Demographic Projections

The Township’s population is projected to increase over the next several. This is due in part to the approved but not-yet-constructed developments of several sites throughout West Windsor for multifamily uses. At the time of the preparation of this 2022 Community Facilities Plan Element, these developments include the following:

- ❖ 400 Steps
- ❖ Avalon Bay Redevelopment
- ❖ Bear Brook Homes - Townhouse
- ❖ Bear Creek Senior Living
- ❖ Ellsworth Center
- ❖ Garden Home/Duck Pond
- ❖ Heritage Village
- ❖ Reserve at West Windsor
- ❖ Princeton Executive Park
- ❖ VCC
- ❖ Woodstone

Two methodologies have been utilized to estimate the Township’s projected population increase. The first relies upon the demographic guidebook entitled *Who Lives in New Jersey Housing?*, which is prepared by the Center for Urban Policy Research at the Edward J. Bloustein School of Planning and Public Policy in Rutgers University. This document provides a generalized occupant profile of New Jersey’s residential development, and specifically provides multipliers based upon different housing types. The second methodology relies upon the 2020 ACS 5-Year Estimate of the Township’s average household size, which is 2.76 persons per unit.

Utilizing these two methodologies, it is anticipated that when fully complete, these developments will house an additional 6,500 to 8,300 residents. Thus, the Township’s population is expected to reach approximately 36,000 to 37,800 residents over the next several years. This exceeds the population projection of 35,030 residents previously proffered by the Township’s 2018 Open Space and Recreation Plan Element.

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## Public School Children Projections

Projections for public school children have typically been conducted by the West Windsor-Plainsboro Regional School District. The last such study, which was prepared in March 2018, estimated that the Township's public school enrollment would increase by an estimated 334 students by the 2022-2023 school year. Specifically, the study noted the following:

*"Total enrollments are projected to increase for the next four years before reversing trend in the West Windsor-Plainsboro Regional School District. The declining birth rate in each township has resulted in smaller kindergarten cohorts entering the school district. In the short term, the elementary cohorts will decline as the smaller kindergarten grades enter the school district. Eventually, as the elementary cohorts advance into the middle and high schools, enrollments will decrease in those configurations as well."*

However, this projection did not account for the Township's affordable housing obligation. The study noted that "due to the uncertainty of how [West Windsor] will specifically meet its obligation and the timeline to do so, this ruling was not considered in the impact of new housing on the enrollment projections."

The appendix of the study did provide a preliminary analysis of potential new housing developments in West Windsor. These developments are identified below. Altogether, the study estimated that these properties would produce an additional 2,104 public school children. The Howard Hughes Property (now known as the Atlantic Realty site) was estimated to produce 1,191 public school children alone. As discussed below, this development is no longer proposed.

- ❖ 400 Steps
- ❖ Transit Village (Avalon Bay Redevelopment)
- ❖ Lowes-Garden Center (Princeton Executive Park)
- ❖ American Properties (Heritage Village)
- ❖ Howard Hughes Property (Atlantic Realty)

The District's study relied upon several estimates regarding the number of units each of these developments would produce. Subsequent to the release of this study, several of these developments and their respective unit counts have been revised. Most significantly, the Atlantic Realty site was rezoned and recently approved to permit warehouse and distribution facilities and will therefore not produce school children.

After adjusting for the modified unit counts and eliminating the Atlantic Realty site, these developments are expected to generate approximately 1,120 additional public school children. Note that this estimate relies upon the multipliers provided in the District's 2018 demographic study. It is therefore recommended that the Planning Board revisit this topic once a new study is conducted by the West Windsor-Plainsboro Regional School District.

# Section 4: Overview of Facilities

The following section provides an overview of the Township's existing community facilities and their anticipated needs.

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## 4.1: Overview of Facilities

The Township’s major community facilities are summarized on the following table and are described in greater detail herein. See Map 2 in the Appendix for the locations of these facilities.

Table 3: Summary of Community Facilities

Category	ID	Facility
<b>Municipal Complex</b>	1	Municipal Building
		Municipal Court
		Police Department
		Senior and Social Services Center
		Mercer County Library
		Post Office
<b>Municipal Public Works</b>	2	Public Works Facility
<b>Emergency Services</b>	3	Princeton Junction Volunteer Fire Company
	3	Capital Health Systems
	4	West Windsor Volunteer Fire Company
	5	Division of Fire and Emergency Services
<b>Schools</b>	6	Dutch Neck School
	7	Maurice Hawk Elementary School
	8	Town Center Elementary School
	9	Wicoff Elementary School
	10	Millstone River School
	11	Village School
	12	Community Middle School
	13	Grover Middle School
	14	High School North
	15	High School South
<b>Houses of Worship</b>	16	247 Cranbury Road Potential School Site
	17	315 Cranbury Road Potential School Site
	18	Chabad of the Windsors
	19	Church of St. David the King
	20	Congregation Beth Chaim
21	Dutch Neck Presbyterian	
22	Liquid Church – Princeton Meadow	
23	Muslim Center of Greater Princeton	
24	NexGen Church	
25	OCM Canaan Church of Princeton	
26	Prince of Peace Lutheran Church	
28	Princeton Baptist Church	
28	Princeton Korean Community Church	
29	Windsor Chapel	



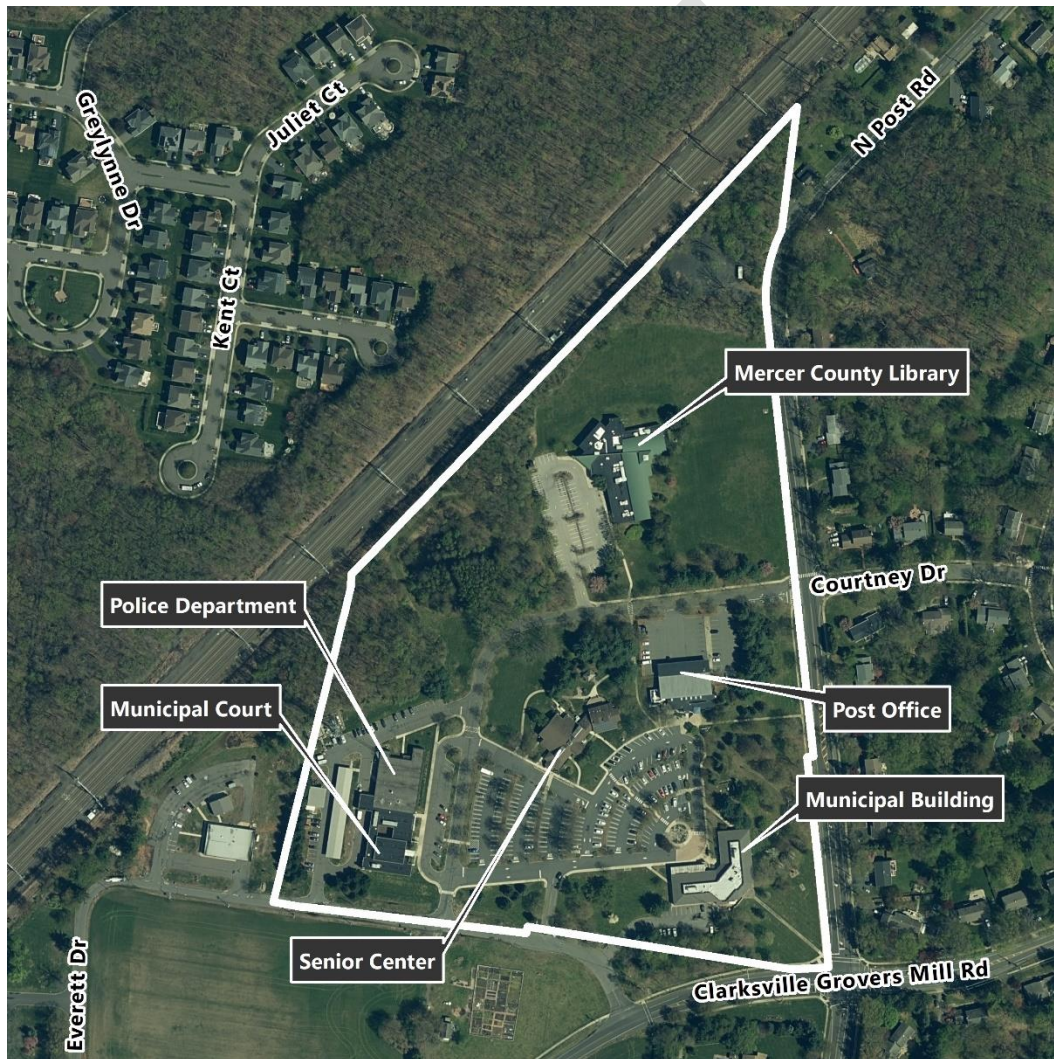
Category	ID	Facility
<b>Homeowners Associations</b>	30	Avalon at Princeton Junction
	31	Berrien City Neighborhood Association
	32	Brookside at Princeton View
	33	Canal Pointe Condominium Association, Inc.
	34	Dey Farm Estates
	35	The Elements at West Windsor
	36	The Enclave at Princeton Junction
	37	The Estates at Princeton Junction Homeowners Association (the Mews)
	38	Grover's Mill Estate Homeowners Association
	39	The Hamlet at Bear Creek
	40	Heatherfield Family Association
	41	Jefferson Park Civic Association
	42	LeParc I Homeowners Association
	43	LeParc II Homeowners Association
	44	Princeton Chase Homeowners Association
	45	Princeton Greens Homeowners Association
	46	Princeton Oaks Homeowners Association
	47	Princeton View Homeowners Association
	48	The Village Grande at Bear Creek HOA
	49	Walden Woods HOA
	50	West Winds at Princeton Junction
	51	Windsor Haven Condominium Association
	52	Windsor Ponds Condominium Association
	53	Woodmont Way at West Windsor
	<b>Gasoline Service Stations</b>	54
55		QuickChek (proposed)
56		Shell
57		Sunoco (Princeton Hightstown Road)
58		Sunoco (US Route 1)
59		Valero
60		Valero & 7-Eleven
61		Wawa (approved, not yet constructed)

## 4.2: Municipal Complex

The West Windsor Municipal Complex is located within the north-central portion of the Township, at the intersection of Clarksville Road and North Post Road. The Municipal Complex consists of the Municipal Building, the Police Department and Municipal Court, the Senior and Social Services Center, the West Windsor Branch of the Mercer County Library, and the Post Office.

Each of these facilities is described in greater detail as follows.

Municipal Complex Property



Scale: 1" = 400'

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## **Municipal Building**

The Township Municipal Building was initially constructed in 1977. Today, the building comprises a total of approximately 25,250 square feet of floor area. It provides space for several of the Township's municipal departments and offices, including: Township Administration; Township Clerk; Tax Assessor; Tax Collector; Community Development; Finance; Mayor's Office; Council Offices; Facilities; IT; Human Services; and Law.

The Township's prior Community Facilities Plan noted that these departments employed fifty-nine full-time and six-part time staff members, and estimated that the number of staff would have to increase between ten percent and twenty-five percent to serve the projected population of the Township. The Township's Department of Administration is presently conducting an analysis to determine its future staffing needs.

The building has undergone several physical upgrades and renovations since the adoption of the prior 2002 Community Facilities Plan Element. These include the following:

- ❖ Between 2003 and 2004, the lower level of the Municipal Building was improved with reconfigured office spaces and conference rooms.
- ❖ In 2016, a 200-kilowatt natural gas generator was installed.
- ❖ In 2019, a new roof was installed.

At the time of the preparation of this 2022 Community Facilities Plan Element, the Municipal Complex is undergoing a significant renovation project. Improvements include:

- ❖ The removal of the building's wooden exterior and the installation of a new Exterior Insulation Finishing System (EIFS).
- ❖ The removal and replacement of the building's original windows.
- ❖ The removal and replacement of the building's original elevator.
- ❖ The removal and replacement of the building's original exterior and interior doors.
- ❖ The replacement of the HVAC system.
- ❖ The reconfiguration of the original "Police Wing" of the building, including the construction of office space for the Administration Department, Clerk's Office, Mayor's Office, and offices for IT and Facilities.
- ❖ Card access and security system improvements.
- ❖ Renovations to the original bathrooms.
- ❖ Renovations to the Council Meeting Room.

Both the 1986 and 1992 Master Plan updates recommended the acquisition of a 16.71-acre parcel located across Everett Drive and Clarksville Road to "solidify ample acreage and buffer areas to accommodate future expansions of the municipal complex." The Township subsequently acquired this property for the Princeton Junction Fire Station, which is discussed in Section 4.4 of this plan.

More recently, the Township's 2020 Land Use Plan recommended a new Municipal (MU) land use category and corresponding zoning district for those municipally owned properties near the intersection of Clarksville Road and North Post Road. These include:

- ❖ Block 10 Lots 7, 11, 41, and 42
- ❖ Block 15 Lot 1
- ❖ Block 93 Lots 1 and 3

The 2020 Land Use Plan establishes that this land use category and corresponding zoning district are intended to identify the Township's main municipal complex, as well as the Princeton Junction Volunteer Fire Station. No such zoning district has been created as of yet. Thus, this recommendation is reiterated in this 2022 Community Facilities Plan Element.

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### **Police Department**

The West Windsor Police Department is located within the westerly portion of the Municipal Complex. Constructed in 1994, the approximately 25,000-square foot building in which the department is located contains all the Township's police functions as well as the Municipal Court. Presently, the Police Department employs forty-nine sworn officers, five Class III officers<sup>1</sup>, seven dispatchers, and ten staff members responsible for records, school crossing, administrative, and custodial functions.

As per the Township's Chief of Police, current staffing is inadequate to accommodate both existing and anticipated development conditions. This inadequacy is evident when analyzing the projections and recommendations proffered by the prior 2002 Community Facilities Plan, which noted that the Police Department employed forty-four sworn officers. While this staffing was found to be adequate to accommodate existing conditions at that time, the 2002 Plan nevertheless estimated that an additional six police officers would be needed by 2010. This recommendation was partly based upon the 2002 Plan's projected 2010 population of 28,240 people.

Twenty years after the adoption of the 2002 Plan, the number of sworn officers presently employed by the Police Department falls one short of its projected 2010 need. This shortfall is amplified by the updated population projection provided in Section 3.2 of this plan, which anticipates that the Township's population will reach 36,000 to 37,800 people over the next few years. This increase in population, coupled with the Township's anticipated commercial growth, will further the need for additional police staffing.

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<sup>1</sup> Class III (SLEO III) are retired officers hired for the explicit purpose of providing security at public or nonpublic schools when schools are in session or occupied by students or staff. Such officers are not available for any other powers or responsibilities typically handled by a Class I or Class II officer.

Furthermore, due to evolved police practices and requirements as well as revised directives from the Department of Law and Public Safety, the Township's Chief of Police advises that the workload of West Windsor officers has increased significantly over the past two decades. This is evident when comparing the number of incidents in 2001 and 2021 to the number of minutes assigned addressing those incidents.

- ❖ In 2001, there were 28,835 recorded incidents in the Township which required police responses. Officers responding to those incidents logged a total of 119,259 total minutes. This equates to an average of 3.66 minutes per incident.
- ❖ In 2021, the number of recorded incidents in the Township which required police responses increased to 36,394. Officers responding to those incidents logged a total of 4,308,527 minutes. This equates to an average of 123.49 minutes per incident.

Thus, the amount of time devoted to responding and processing incidents increased by approximately 3,274% over the past twenty years. As noted by the Township's Chief of Police, these increased workloads have the potential to lead to an increased reliance on overtime pay, increased stress levels, and decreased amounts of time for community police activities which are vital in building trust between the Township's residents and its police staff.

In consideration of the aforementioned, the Township's Police Department estimates an additional need of approximately fifteen to twenty-nine sworn officers, five Class-III officers, and two dispatchers. The Police Department also recommends additional administrative staffing, including IT staff to assist with documenting incidents. With the proposed increase in the number of sworn officers, the Police Department further estimates that an additional seven to eight fleet vehicles will be required.

Furthermore, the Township's Chief of Police notes a need for an expanded police department building. The current building is nearly thirty years old and is lacking in adequate space. For example, due to a lack of lockers, a storage closet in the building was converted into a locker space for the Township's Class III officers. Moreover, three of the building's seven holding cells are presently used for storage. There is also no dedicated private space to interview victims of crime; rather, these interviews are typically conducted in the building's public lobby, across from the dispatcher's window. The building also does not contain a dedicated space for resiliency, which is required by the Department of Law and Public Safety. It is therefore recommended that a needs assessment be conducted for the building to determine its exact needs and required improvements.

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## **Municipal Court**

The Municipal Court is located within the Police Department building. Court is held virtually every Wednesday from 10:00 am to 4:00 pm. In-person trials are occasionally scheduled on Wednesdays at 5:00 pm. There are presently two full-time employees and no part-time employees. A judge and prosecutor have part-time offices in the building.

The Court anticipates that an additional four employees will be needed to address both the Township's existing and anticipated population. While no physical improvements are identified for the building, technological updates may be required depending on whether the State decides to continue virtual court sessions in the future.

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## **Senior and Social Services Center**

The Senior and Social Services Center is located in an approximately 5,600-square foot building owned and operated by the Township of West Windsor. This building was constructed in 1989 and contains a main meeting room, kitchen, dining facilities, and offices. Previously, senior and social service activities were typically conducted in various schools, firehouses, and portions of the Municipal Building.

Today, the Center serves two main functions: providing social and educational programs and assistance to West Windsor's senior community, and administering social services required by the State of New Jersey. The Center also provides meeting space for various nonprofit organizations. In addition, throughout the ongoing COVID-19 pandemic and the municipal building's renovation project, the Center has hosted hearings by the Township's Planning Board and Zoning Board of Adjustment. The Health Department also utilizes space in the building.

A full range of services and activities are provided to the Township's senior community, including health screenings, tax preparation, vaccination programs, meal preparation, and telephone reassurance and transport for medical events. Furthermore, a variety of educational and social programs are offered on a daily basis, as well as organized day trips. Programs and facilities are open to all West Windsor senior residents, as well as to the elderly parents of residents living in West Windsor and to senior persons who may not live in West Windsor but who nevertheless own property in the Township. In addition, public welfare programs are also administered through the Center. These include the Work First NJ Public Assistance Program, the food stamp program, and employment and housing assistance.

The Center is presently open Monday through Friday, 8:00 am to 4:00 pm. All activities are performed by a staff of four full time employees, as well as by two to three volunteers that run the various senior activities and programs.

Both senior and social service demands are expected to rise as the population of West Windsor increases over the next few years. Therefore, the Center has identified a need to expand its building to accommodate additional office and storage space. The Center's current shared office space arrangement is inadequate to address the confidentiality requirements of its social service programs. The lack of adequate office space has been a chronic problem for the Center, as this was also noted by the Township's prior 2002 Community Facilities Plan Element. This is further exacerbated by the ongoing COVID-19 pandemic, as the Health Department now occupies additional space in the building. The Center has also identified a need for a larger activities room as well as additional technological equipment to host hybrid classes for those members of the community who may not be able to attend in person.

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### **Mercer County Library**

After initially being serviced by a bookmobile, the Township's first branch of the Mercer County Library opened in the former Christian Education Building of the Dutch Neck Church in 1966. Seventeen years later, an expanded branch was opened in the Municipal Center. However, the Township's rapid population growth throughout the remainder of the 1980s and 1990s led to a corresponding increase in library use, which ultimately rendered that building inadequate. Thus, the branch was moved to its current location.

Today, the West Windsor Branch of the Mercer County Library is located in the northerly portion of the Municipal complex. Constructed in 1997, this 23,200-square foot facility contains 170,230 volumes and provides access to 739,560 additional volumes available in the greater Mercer County system, not including digital and electronic resources. Volumes from the Mercer County system can be transported to West Windsor on a daily basis.

The library employs nineteen full-time and nine part-time staff members, as well as five student assistants. Typically, the library is open seven days a week, with evening hours extending to 8:30 pm on Monday through Thursday. It is also open on four holidays every year: Martin Luther King Day, Election Day, Veteran's Day, and the day after Thanksgiving. Many library services are now available online, which are provided to the public beyond the time the branch is physically open. The library also contains several special resources, including four conference rooms, a children's activity room, five catalog computers, ten computer terminals, and Wi-Fi. In addition to its physical resources, the library hosts a digital database which provides access to EBSCO eBooks, eLibraryNJ, Flipster (a database of digital magazines), Freegal (music), and hoopla (eBooks, audiobooks, and movies). The library also has a website, app, and a YouTube channel with extensive social media offerings.

Due to the Township's projected population increase, the West Windsor Branch of the Mercer County Library recognizes that the capacity of its current facility needs to be assessed. Larger rooms for community events and programming will be necessary in the future, particularly in consideration of the facility's robust children's programming which is the most widely attended in the system. Additional space for a computer lab may also be advantageous for the community. However, the most pressing need for the library is for an expanded parking area. The existing parking lot is often full during the summertime when the library is at its busiest, which leads to overflow parking at the municipal building.

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## **Post Office**

The Princeton Junction Post Office has been housed in the former library building since 1998. This facility is responsible for the post office delivery of approximately two-thirds of the Township, with the remaining one-third handled by the Princeton Post Office at Carnegie Center. The facility in which the post office is located is approximately 8,800 square feet in size. It is adequately sized to address the Township's population.

In 2011, the US Postal Service downsized the operations at this postal location and converted it from a mail-processing facility to a walk-up service counter. Consequently, the US Postal Service now occupies 3,810 square feet of the building. In 2017, the Township completed interior renovations to the remaining square footage and relocated the Health Department and Recreation Department into that renovated space. No recommendations are offered at this time.

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## 4.3: Municipal Public Works

The offices of the Department of Public Works are located at the Stanley Perrine Public Works Facility on Southfield Road, near its intersection with Westbrooke Boulevard. The facility includes four truck bays, office space, one salt dome, three large storage structures, fifteen smaller storage sheds, a locker room, two bathroom facilities, and parking areas for public works vehicles, heavy equipment, and employee parking.

The Township previously leased a second site on Alexander Road where the Public Works Department maintained the Township's compost facility. The 2002 Community Facilities Plan Element noted that the location was inappropriate, as it was located in close proximity to well-established single-family residential neighborhoods. Subsequently, this compost area was removed. Today, West Windsor now takes its compost to the Hamilton Ecological Facility in the Township of Hamilton.

Today, the department has thirty-three full-time employees as well as a fluctuating number of seasonal part-time employees. It is responsible for the maintenance of all Township parks, athletic fields, tot lot lots, park facilities, firehouse sites, the rescue squad, and West Windsor's two veterans monument sites. The department is also responsible for the maintenance of all Township roads including snow clearance and street cleaning, as well as the maintenance of Township drainage facilities, public landscaping, and signage. It is also responsible for maintaining all municipal buildings, structures, and vehicles.

In consideration of the Township's increasing levels of development as well as its future population projection, the department estimates that approximately ten more employees will be required, inclusive of a tree crew which would be responsible for the maintenance of street trees and open space trees. The department notes that the quantity of vehicles and equipment is presently satisfactory, and that the Township is in the process of upgrading older equipment.

In addition to increased staffing, the department notes the need for additional space. The Township is presently investigating the ability to construct a second story to the Stanley Perrine Public Works Facility. However, additional ground space is also necessary for equipment and materials. Thus, it is recommended that the Township initiate the process of identifying a new property for a relocated facility, or otherwise finding an additional property which would serve as a satellite facility for the department.

## 4.4: Fire and Emergency Services

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### **Fire and Emergency Services Overview**

Fire protection as well as emergency and medical related services are provided by a combination of volunteer and paid personnel. Volunteers comprise the bulk of the of the Township's emergency service personnel. West Windsor also participates in reciprocal agreements with the Township's surrounding municipal emergency service providers in order to provide shared emergency coverage.

#### PRINCETON JUNCTION FIRE COMPANY

The Princeton Junction Fire Company is located at 245 Clarksville Road, immediately adjacent to the Township's Municipal Complex. This station houses three major pieces of firefighting equipment as well as smaller, supplemental equipment. It is comprised of a volunteer staff. It provides fire suppression services for the Princeton Junction, Berrien City, and Penns Neck neighborhoods as well as for the US Route 1 Corridor.

#### CAPITAL HEALTH SYSTEMS

In addition to the Township's volunteer and paid emergency services staff, Capital Health Systems operates a paramedic unit from the Princeton Junction Volunteer Fire Company Station. This unit is staffed by paid paramedics who serve the Township and the surrounding Mercer County area, providing pre-hospital advanced life support services.

#### THE WEST WINDSOR FIRE COMPANY

The West Windsor Volunteer Fire Company is located at 153 South Mill Road, within the Dutch Neck community. This station houses four major pieces of firefighting equipment as well as smaller, supplemental equipment. It is comprised primarily of a volunteer staff along with supplemental career firefighters. It provides fires suppression services for the Dutch Neck, Edinburg, Old Trenton Road, Village Road, and Cranbury Road portions of the Township.

#### DIVISION OF FIRE AND EMERGENCY SERVICES

The Township employs professional emergency service personnel through its Division of Fire and Emergency Services. In cooperation with community volunteers, the division provides paid staff to assist with fire suppression, basic emergency medical services, hazardous materials, automobile extrication, and specialized and tactical rescue services.

The Township employs professional firefighters as well as professional service personnel that are available seven days a week to provide fire and emergency medical technical services. The staff operates fire and ambulance units housed in Township's aforementioned fire companies as well as the building previously utilized by the Twin "W" rescue squad, which now serves as the headquarters of the Division. The staff also assists with fire service and building safety code inspections for businesses and multi-family dwellings.

In all, the Division of Emergency Services has a rotating staff of fifteen employees, including the Chief of Fire and Emergency Services.

### TWIN "W" FIRST AID SQUAD

The Twin "W" First Aid Squad was based in a facility located at 21 Everett Drive, immediately adjacent the Township Police Department. The volunteer squad provided basic life support emergency medical services for the entirety of the Township. However, due to a lack of active membership, the squad was disbanded in March of 2015. The facility in which it was located is now used for municipal emergency services.

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### **Fire and Emergency Services Expansion Needs**

In 1998, a Fire Station Location Study was conducted to determine the need for the upgrading and/or relocation of West Windsor's existing fire stations to serve the present and future populations of the Township. The study found that there were several significant issues regarding the prior Princeton Junction Fire Company facility which had existed on Alexander Road and determined that it was in need of relocation and replacement. After analyzing various potential sites and reviewing response-time and coverage factors, the study ultimately determined that a parcel located adjacent to the municipal building (identified as the Censoni site) was the best site for a new Princeton Junction Fire Station.

Accordingly, the study recommended its immediate acquisition for the development of a multi-use facility to meet the current and future needs of the Princeton Junction Volunteer Fire Company, the Capital Health Systems Paramedic Unit, the West Windsor Township Division of Emergency Services, and the Twin "W" First Aid Squad. Pursuant to this recommendation, the Censoni site was acquired and a facility was constructed which now houses the Princeton Junction Fire Station and the Capital Health Systems paramedic unit. However, it does not accommodate the full staff of the Division of Fire and Emergency Services nor the Twin "W" First Aid Squad, the latter of which has since been disbanded.

Furthermore, the study also offered that while the West Windsor Fire Company's location on South Mill Road was appropriate to serve local requirements, its age warranted an update to meet the present and future population needs of the Township. However, such an update was never completed. This recommendation is therefore reiterated in this 2022 Community Facilities Plan Element. Due to the Township's projected population increase, an updated and expanded facility at this location with EMS delivery capabilities would be beneficial to service this portion of West Windsor.

Finally, the study also called for the possible construction of a third fire station in approximately seven to ten years near the vicinity of Carnegie Center West. While the study had concluded that a new substation was not needed at that time, it offered that it may eventually be needed to provide additional coverage for the increasing amount of development along the US Route 1 corridor. However, such a station has not yet been constructed. This 2022 Community Facilities Plan Element recognizes that this location remains an ideal location for a third fire station. However, the Township also recognizes that adequate staffing remains a significant issue, and that it may be difficult to properly staff a third facility.

## 4.5: Schools

The West Windsor-Plainsboro Regional School District provides public school services for residents of the Townships of West Windsor and Plainsboro. The District operates ten schools, including: four elementary schools; two upper elementary school; two middle schools; and two high schools. These schools and their respective enrollments for the 2021-2022 school year are summarized below.

Table 4: District School Enrollments

Name	Grades	Location	Enrollment
Dutch Neck School	K-3	392 Village Rd E	674
Maurice Hawk Elementary School	K-3	305 Clarksville Road	713
Town Center Elementary School	K-2	700 Wyndhurst Drive	409
Wicoff Elementary School	K-3	510 Plainsboro Road	312
Millstone River School	4-5	75 Grovers Mill Road	867
Village School	4-5	601 New Village Road	630
Community Middle School	6-8	95 Grovers Mill Road	1,125
Grover Middle School	6-8	10 Southfield Road	1,171
High School North	9-12	90 Grovers Mill Road	1,503
High School South	9-12	346 Clarksville Road	1,614

The figures on the following page summarize the District's enrollment trends over the past eighteen years. As shown on Figure 2, enrollment peaked during the 2009-2010 school year, wherein the District reported a student population of 9,875 students. Prior to that peak, enrollment numbers had steadily increased year-to-year. Between the 2004-2005 and 2009-2010 school years, the District's enrollment increased by approximately 9.12%.

Since that time, however, the District's enrollment has generally decreased. Barring a smaller peak during the 2017-2018 school year, the District's enrollment decreased approximately 8.67% between the 2009-2010 and 2021-2022 school years. Today, the District's 2021-2022 enrollment population of 9,018 students is slightly less than its 2004-2005 enrollment of 9,049 students.

Figure 3 provides additional insights into the District's enrollment trends per school type. Historically, approximately one-third of the District's enrollment has consisted of high school students. In the 2004-2005 school year, 31.9% of the District's student population was enrolled in high school. By the 2021-2022 school year, this percentage increased slightly to 34.4%. The percentage of those in elementary school and upper elementary school has decreased over the same time frame, from 43.8% in the 2004-2005 school year to 39.8% in the 2021-2022 school year.

Figure 2: District Enrollment Trends

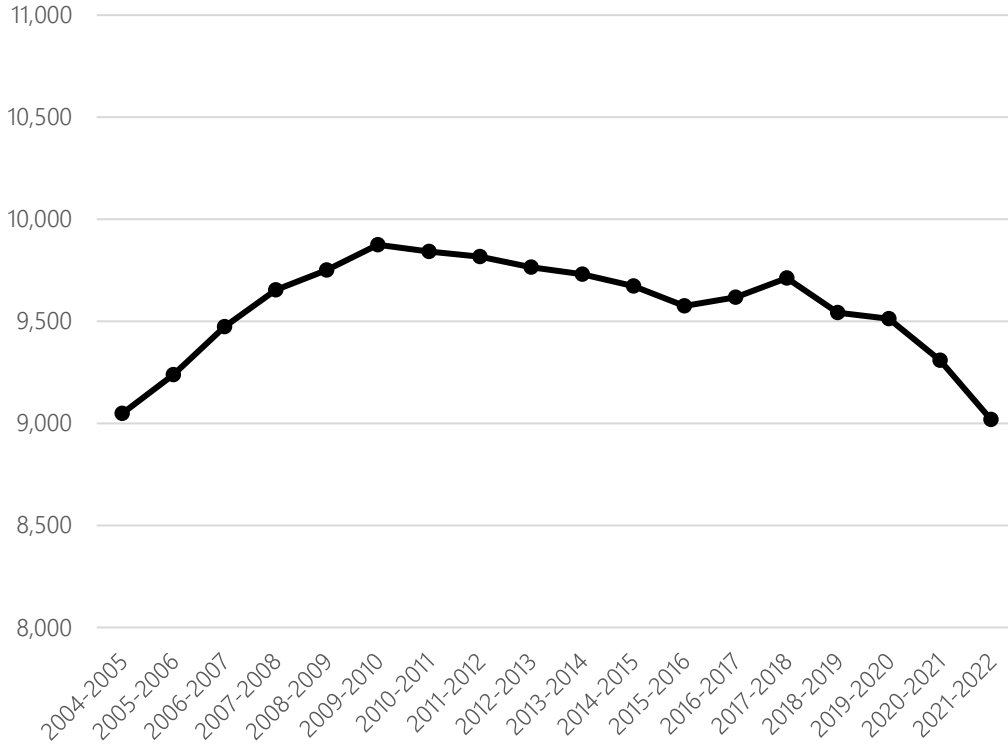
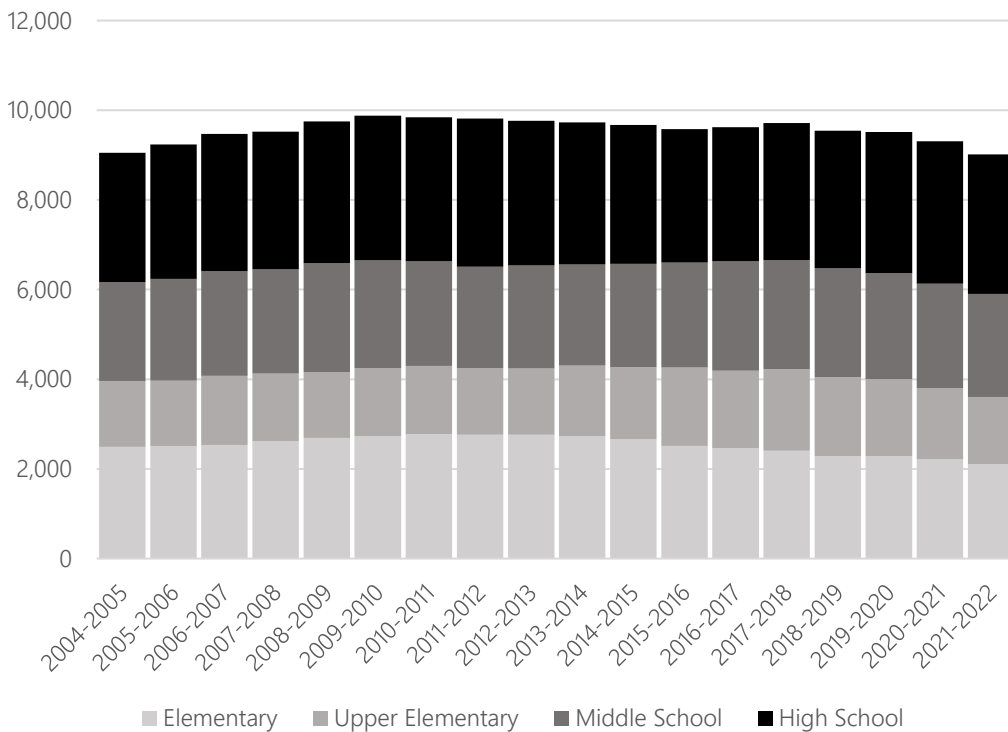


Figure 3: District Enrollment Trends by School Level



No singular reason can be attributed to the District's decreasing enrollment over the past several years. Rather, it can likely be attributed to multiple factors, including the Township's overall aging population as well as overarching changes in immigration policy at the federal level and the COVID-19 pandemic. These latter two reasons are particularly relevant given the District's historically large international enrollment.

Nevertheless, as discussed in Section 3.2, it is projected that approximately 1,120 additional public school children will be added to the West Windsor-Plainsboro Regional School District over the next several years. It is recognized that this projection will likely need to be reassessed based upon more recent data. Therefore, it is recommended that the Planning Board revisit this topic once a new study is conducted by the District.

To prepare for this influx of students, the District has planned for several significant improvements. These improvements, which were approved by referendum and are summarized on the following page, will provide an additional twenty-two academic classrooms to address short-term enrollment growth, as well as twenty-five science classrooms with labs in the middle schools and High School South. Improvements also include additions and renovations for programming as well as critical capital projects.

The Township should continue to work with the West Windsor-Plainsboro Board of Education to address future capacity issues. The prior 2002 Community Facilities Plan Element as well as the 2018 Reexamination Report identified two sites that the Board of Education had felt would be potential candidates for new school construction. These properties included: 247 and 315 Cranbury Road (Block 14 Lots 5.02 and 6); and 18 and 19 North Post Road (Block 16.12 Lot 23 and Block 15.03 Lot 46). The District's superintendent has subsequently indicated 18 and 19 North Post Road may no longer be appropriate for school construction as these lots are bisected by North Post Road. Thus, any future construction would likely separate the parking lots and fields from the school, thus representing a daily safety concern. The District's superintendent notes that 247 and 315 Cranbury Road may still represent an appropriate site for future construction.

Furthermore, the Township and the Board of Education should continue to monitor other properties that become available throughout West Windsor which may be appropriate for school construction. Any property should comport with minimum lot sizes identified below. In addition to school construction, the utilization of short-term leases at existing facilities in the form of magnet schools should be considered.

- ❖ Elementary: 15-25 acres
- ❖ Middle School: 30-50 acres
- ❖ High School: 60-100 acres

DUTCH NECK ELEMENTARY SCHOOL

- ❖ New Security Vestibule
- ❖ Renovations to Media Center, Student and Staff Bathrooms
- ❖ Upgrades to Front Entrance, including Bollards and Paving
- ❖ Upgrade to Fire Alarm System

MAURICE HAWK ELEMENTARY SCHOOL

- ❖ Renovations to Media Center
- ❖ Upgrade to Fire Alarm System

TOWN CENTER ELEMENTARY SCHOOL

- ❖ New Security Vestibule
- ❖ Renovations to Media Center
- ❖ Upgrade to Fire Alarm System

WICOFF ELEMENTARY SCHOOL

- ❖ New Security Vestibule
- ❖ Addition for 4 Kindergarten Classrooms, Child Study Team Offices
- ❖ New Student and Faculty Bathrooms
- ❖ Renovations to Media Center, Guidance, Existing Faculty and Student Bathrooms
- ❖ Upgrade to Fire Alarm System
- ❖ Upgrade to HVAC and Improvements to Classroom Ventilation Systems

MILLSTONE RIVER ELEMENTARY SCHOOL

- ❖ New Security Vestibule
- ❖ Renovations to Media Center
- ❖ New Generator
- ❖ Upgrade to Fire Alarm System
- ❖ Upgrade to HVAC and Improvements to Classroom Ventilation Systems

VILLAGE ELEMENTARY SCHOOL

- ❖ New Security Vestibule
- ❖ Renovations to Media Center
- ❖ New Generator
- ❖ Upgrade to Fire Alarm System

COMMUNITY MIDDLE SCHOOL

- ❖ New Security Vestibule
- ❖ Addition for 3 Classrooms, 11 Science Classrooms, New Gym and Locker Rooms, Music Room, Media Center, Small Group Instruction Rooms, Expansion of Cafeteria
- ❖ Renovations to Auditorium, Robotics Classroom and Tech Lab Space, Main Office, Music Rooms, Child Study Team Offices, Nurse's Office
- ❖ Renovations to Front Driveway and Parking Areas
- ❖ Upgrade to Fire Alarm System
- ❖ New Generator

GROVER MIDDLE SCHOOL

- ❖ New Security Vestibule
- ❖ Addition for 6 Classrooms, 6 Science Classrooms, 4 Resource Rooms
- ❖ New Generator

HIGH SCHOOL NORTH

- ❖ New Security Vestibule
- ❖ Renovations to Media Center, Culinary Arts Room
- ❖ Addition for Performing Arts Space and Dance Studio
- ❖ Replacement of HVAC Systems and Updates to Electrical Systems

HIGH SCHOOL SOUTH

- ❖ New Security Vestibule
- ❖ Addition for 8 Science Labs, 4 Classrooms, Robotics Space, Dance Studio
- ❖ New Main Entrance and Reconfiguration of Front Driveway
- ❖ Renovations to Playhouse (small theater), Main Office, Child Study Team and Guidance Offices, Media Center, Tech Lab Space, Culinary Arts Room, Early Childhood Classroom
- ❖ Upgrade to Fire Alarm System
- ❖ New Generator

## 4.6: Houses of Worship

The Township is home to twelve houses of worship which are summarized below. The following information is offered, which is based upon a survey that was distributed to the Township's houses of worship.

- ❖ The location of each house of worship, including its block and lot.
- ❖ Whether each house of worship has a kitchen, basement, or other room which could accommodate individuals during times of emergency.
- ❖ An estimate as to the number of individuals that could be accommodated in times of emergency, as well as whether pets can be accommodated.
- ❖ Whether each house of worship has a generator and, if so, what type of generator.

As shown, several of the Township's houses of worship contain kitchens as well as basements or other rooms (such community rooms) which could be utilized to house Township residents during times of emergency. Nevertheless, none of the Township's houses of worship presently have back-up generators. Thus, to assist with the emergency preparedness of the community, it is recommended that the Township encourage existing and future houses of worship to install emergency generators.

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### Chabad of the Windsors

Block/Lot:	32/21	Address:	1302 Edinburg Windsor Road
Basement:	No	Other Rooms:	Yes
Kitchen:	No	Accommodation:	50 people/no pets
Generator:	No	Generator Type:	N/A

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### Church of St. David the King

Block/Lot:	24.30/1.02	Address:	1 New Village Road
Basement:	Yes	Other Rooms:	Yes
Kitchen:	Yes	Accommodation:	250-300 people/no pets
Generator:	No	Generator Type:	N/A

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### Congregation Beth Chaim

Block/Lot:	27.03/30	Address:	329 Village Road East
Basement:	--- <sup>2</sup>	Other Rooms:	---
Kitchen:	---	Accommodation:	---
Generator:	---	Generator Type:	---

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<sup>2</sup> "---" denotes no response



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**Dutch Neck Presbyterian**

Block/Lot:	17.17/25	Address:	154 South Mill Road
Basement:	Yes	Other Rooms:	N/A
Kitchen:	Yes	Accommodation:	15 people/no pets
Generator:	No	Generator Type:	N/A

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**Liquid Church – Princeton Meadow**

Block/Lot:	8/11.01	Address:	545 Meadow Road
Basement:	Yes	Other Rooms:	Yes
Kitchen:	Yes	Accommodation:	250 people/pets
Generator:	No	Generator Type:	N/A

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**Muslim Center of Greater Princeton**

Block/Lot:	28/15.01	Address:	2030 Old Trenton Road
Basement:	---	Other Rooms:	---
Kitchen:	---	Accommodation:	---
Generator:	---	Generator Type:	---

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**NexGen Church**

Block/Lot:	32/21	Address:	1300 Edinburg Windsor Road
Basement:	No	Other Rooms:	Main sanctuary/classrooms
Kitchen:	Yes	Accommodation:	50-100 people/pets
Generator:	No	Generator Type:	N/A

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**OCM Canaan Church of Princeton**

Block/Lot:	15.14/167	Address:	826 Village Road West
Basement:	---	Other Rooms:	---
Kitchen:	---	Accommodation:	---
Generator:	---	Generator Type:	---

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**Prince of Peace Lutheran Church**

Block/Lot:	19/14	Address:	177 Princeton-Hightstown Road
Basement:	No	Alternative:	Ground Floor Community Room
Kitchen:	Yes	Accommodation:	125 people/No pets
Generator:	No	Generator Type:	N/A

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**Princeton Baptist Church**

Block/Lot:	40/4	Address:	261 Washington Road
Basement:	No	Alternative:	Yes
Kitchen:	Yes	Accommodation:	40 people/pets
Generator:	No	Generator Type:	N/A

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**Princeton Korean Community Church**

Block/Lot: 50/73	Address: 95 Washington Road
Basement: ---	Alternative: ---
Kitchen: ---	Accommodation: ---
Generator: ---	Generator Type: ---

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**Windsor Chapel**

Block/Lot: 24/1	Address: 401 Village Road East
Basement:	Alternative:
Kitchen:	Accommodation:
Generator:	Generator Type:

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## 4.7: Homeowners' and Neighborhood Associations

The Township is home to twenty-three homeowners' associations which are summarized below. The following information is offered, which is based upon a survey that was distributed to the Township's various homeowners' associations.

- ❖ The approximate location of each homeowners' association
- ❖ Whether the association has a clubhouse or other recreational amenities
- ❖ Whether the association has a kitchen as well as a clubhouse basement or alternative room which could accommodate individuals during times of emergency.
- ❖ An estimate as to the number of individuals that could be accommodated in times of emergency, as well as whether pets can be accommodated.
- ❖ Whether each association has a generator and, if so, what type of generator.

As shown, most of the Township's homeowners' associations do not have generators, kitchens, or accommodations which could be utilized to house Township residents during times of emergency. Thus, to assist with the emergency preparedness of the community, it is recommended that the Township encourage existing and future associations to install these types of features.

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### Avalon at Princeton Junction

Location:	200 Clarksville Road	Amenities:	Pool, tennis
Clubhouse:	Yes	Other Rooms:	---
Basement:	--- <sup>3</sup>	Accommodation:	---
Kitchen:	---	Generator Type:	---
Generator:	---		

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### Berrien City Neighborhood Civic Association

Location:	Intersection of Alexander Road and Scott Ave	Amenities:	No
Clubhouse:	No	Other Rooms:	---
Basement:	---	Accommodation:	---
Kitchen:	---	Generator Type:	---
Generator:	---		

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### Brookside at Princeton View

Location:	Sheridan Drive	Amenities:	None
Clubhouse:	No	Other Rooms:	No
Basement:	No	Accommodation:	N/A
Kitchen:	No	Generator Type:	N/A
Generator:	No		

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<sup>3</sup> "---" denotes no response

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**Canal Pointe Condominium Association, Inc.**

Location Canal Pointe Boulevard  
Clubhouse: No Amenities: Pool/tennis courts  
Basement: --- Other Rooms: ---  
Kitchen: --- Accommodation: ---  
Generator: --- Generator Type: ---

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**Dey Farm Estates**

Location: Dey Farm Drive  
Clubhouse: No Amenities: None  
Basement: --- Other Rooms: ---  
Kitchen: --- Accommodation: ---  
Generator: --- Generator Type: ---

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**Elements at West Windsor**

Location: Intersections of Old Trenton Road and Dantone Boulevard/Falstaff Street  
Clubhouse: Yes Amenities: Pool/tennis courts/tot lot/garden  
Basement: --- Other Rooms: ---  
Kitchen: --- Accommodation: ---  
Generator: --- Generator Type: ---

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**Enclave at West Windsor**

Location: Intersection of Old Bear Brook Road and Bear Brook Road  
Clubhouse: Yes Amenities: Pool  
Basement: No Other Rooms: No  
Kitchen: No Accommodation: N/A  
Generator: No Generator Type: N/A

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**Estates at Princeton Junction**

Location: Intersections of Bear Brook Rd., Ascot Cres./Greylne Dr./Winthrop Way  
Clubhouse: Yes Amenities: Pools/tennis courts  
Basement: No Other Rooms: No  
Kitchen: No Accommodation: N/A  
Generator: No Generator Type: N/A

---

**Grovers Mill Estates Homeowners Association**

Location: Intersection of Princeton Hightstown Road and Bentley Drive  
Clubhouse: No Amenities: None  
Basement: No Other Rooms: No  
Kitchen: No Accommodation: N/A  
Generator: No Generator Type: N/A

---

---

**The Hamlet at Bear Creek**

Location: Hamlet Drive  
Clubhouse: None                      Amenities: None  
Basement: ---                      Other Rooms: ---  
Kitchen: ---                      Accommodation: ---  
Generator: ---                      Generator Type: ---

---

**Heatherfield Family Association**

Location: Intersection of Southfield Road and Westbrooke Boulevard  
Clubhouse: None                      Amenities: None  
Basement: ---                      Other Rooms: ---  
Kitchen: ---                      Accommodation: ---  
Generator: ---                      Generator Type: ---

---

**Jefferson Park Civic Association**

Location: Intersection of Brunsfield Drive and Galston Drive  
Clubhouse: None                      Amenities: None  
Basement: ---                      Other Rooms: ---  
Kitchen: ---                      Accommodation: ---  
Generator: ---                      Generator Type: ---

---

**Le Parc I Homeowners Association**

Location: Intersection of Le Parc Drive and North Post Road  
Clubhouse: Yes                      Amenities: Pool/tennis court  
Basement: ---                      Other Rooms: ---  
Kitchen: ---                      Accommodation: ---  
Generator: ---                      Generator Type: ---

---

**Le Parc II Homeowners Association**

Location: Intersection of Woodbury Court and Reed Drive South  
Clubhouse: No                      Amenities: Pool/tennis court  
Basement: ---                      Other Rooms: ---  
Kitchen: ---                      Accommodation: ---  
Generator: ---                      Generator Type: ---

---

**Princeton Chase Homeowners Association**

Location: Deerfield Drive  
Clubhouse: None                      Amenities: Tennis court/basketball court/tot lot  
Basement: ---                      Other Rooms: ---  
Kitchen: ---                      Accommodation: ---  
Generator: ---                      Generator Type: ---

---

---

### **Princeton Greens Homeowners Association**

Location: Bayberry Drive  
Clubhouse: None                                      Amenities: Tennis courts  
Basement: ---    Other Rooms: ---  
Kitchen: ---    Accommodation: ---  
Generator: ---    Generator Type: ---

---

### **Princeton Oaks Homeowners Association**

Location: Intersection of Edinburg Road and Lanwin Boulevard  
Clubhouse: None                                      Amenities: Tennis courts/basketball court/tot lot  
Basement: ---    Other Rooms: ---  
Kitchen: ---    Accommodation: ---  
Generator: ---    Generator Type: ---

---

### **Princeton View Homeowners Association**

Location: Intersection of Bennington Drive and Saratoga Drive  
Basement: No    Other Rooms: No  
Kitchen: No    Accommodation: N/A  
Generator: No    Generator Type: N/A

---

### **The Village Grande**

Location: Bear Creek Boulevard  
Clubhouse: Yes    Amenities: Pool/tennis courts  
Basement: No    Other Rooms: No  
Kitchen: No    Accommodation: N/A  
Generator: No    Generator Type: N/A

---

### **Walden Woods HOA**

Location: Bear Brook Road  
Clubhouse: None    Amenities: None  
Basement: ---    Other Rooms: ---  
Kitchen: ---    Accommodation: ---  
Generator: ---    Generator Type: ---

---

### **Westwinds at Princeton Junction**

Location: Westwinds Drive  
Clubhouse: None    Amenities: None  
Basement: ---    Other Rooms: ---  
Kitchen: ---    Accommodation: ---  
Generator: ---    Generator Type: ---

---

---

**Windsor Haven Condominium Association**

Location:	Windsor Haven Drive		
Clubhouse:	None	Amenities:	Tennis courts
Basement:	---	Other Rooms:	---
Kitchen:	---	Accommodation:	---
Generator:	---	Generator Type:	---

---

**Windsor Ponds Condominium Association**

Location:	Windsor Ponds Road		
Clubhouse:	Yes	Amenities:	Pool/tennis courts/tot lot
Basement:	---	Other Rooms:	---
Kitchen:	---	Accommodation:	---
Generator:	---	Generator Type:	---

---

**Woodmont Way at West Windsor**

Location:	Intersection of Canal Pointe Boulevard and Faber Road		
Clubhouse:	Yes	Amenities:	Pool/volleyball court/tot lots/dog run
Basement:	No	Other Rooms:	Yes
Kitchen:	Yes	Accommodation:	Unknown/Pets
Generator:	Yes	Generator Type:	Generac

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## 4.8: Gasoline Service Stations

While they are not typically considered to be community facilities, gasoline service stations nevertheless play a vital role in providing fuel and goods during times of emergency. The Township is home to eight existing, approved, and proposed gasoline service stations which are summarized below. The following information is provided.

- ❖ The location of each gasoline service station, including its block and lot.
- ❖ Whether each gas station has a generator and, if so, what type of generator.

As shown, most of the Township's existing gasoline service stations do not have generators, while those that are approved or proposed will either have a generator either on-site or on standby. Thus, to assist with the emergency preparedness of the community, is recommended that the Township require gasoline service stations to install generators.

---

### QuickChek (Proposed)

Block/Lot: 47/2, 3, 4, 5, and 6

Address: Princeton Hightstown Road/Southfield Road

Generator: Not Proposed      Generator Type: N/A

---

### QuickChek (Proposed)

Block/Lot: 38/1, 2, 3, 25, and 45 & 39/4,5,6,16, and 27

Address: Southeast corner of Washington Road and US Route 1

Generator: Will have      Generator Type: Unknown

---

### Shell

Block/Lot: 6.20/74

Address: 74 Princeton Hightstown Road

Generator: None      Generator Type: N/A

---

### Sunoco (Princeton Hightstown Road)

Block/Lot: 6.20/73

Address: 56 Princeton Hightstown Road

Generator: None      Generator Type: N/A

---

### Sunoco (US Route 1)

Block/Lot: 2/1

Address: 3771 US Route 1

Generator: Yes      Generator Type:

---

### Valero

Block/Lot: 22/3.02

Address: 351 Princeton Hightstown Road

Generator: None      Generator Type: N/A

---



---

**Valero & 7-Eleven**

Block/Lot: 11.03/32

Address: 78 Princeton Hightstown Road

Generator: None

Generator Type: N/A

---

**Wawa (Approved, not Constructed)**

Block/Lot: 7/59

Address: 3499 US Route 1

Generator: Proposed

Generator Type: Temporary

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# Section 5: Recommendations

Section 5 offers several recommendations regarding the Township's community facilities.

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# 5.1: Municipal Complex

The Township’s 2020 Land Use Plan Element of the Master Plan established a new Municipal (MU) land use category and corresponding zoning district is proposed for municipally owned properties near the intersection of Clarksville Road and North Post Road. These properties are identified by municipal tax records as:

- ❖ Block 10 Lots 7, 11, 41, and 42
- ❖ Block 15 Lot 1
- ❖ Block 93 Lots 1 and 3

As noted by the 2020 Plan, this land use category and corresponding district are intended to identify the Township’s main municipal complex, including its municipal building, the West Windsor Branch of the Mercer County Library, post office, senior citizen center, community garden and farmland, police station, the Princeton Junction Volunteer Fire Station, and emergency services. Accordingly, it recommends that this proposed district identify public buildings and uses as well as nonprofit facilities as permitted uses. This 2022 Community Facilities Plan Element of the Master Plan reiterates this recommendation.

In addition, the following recommendations are offered for the Municipal Complex.

---

## **Municipal Building**

- Complete a separate study to determine the future staffing needs of the Municipal Building.

---

## **Police Department**

- Increase staffing of sworn police officers to address both the Township’s growing population as well as the department’s overall workload.
- Provide additional administrative staffing, including a dedicated IT staff.
- Increase the number of fleet vehicles.
- Conduct a needs assessment for the building to determine its expansion capabilities and requirements.

---

## **Municipal Court**

- The Court anticipates an additional four employees will be needed to address both existing and future populations.
- Technological updates may be required depending on whether the State decides to continue holding virtual court sessions.

---

### **Social and Senior Services Center**

- Expand the Center to accommodate additional office and storage space as well as a larger activities room
- Invest in technological equipment to host hybrid classes

---

### **Mercer County Library**

- Reassess the capacity of the facility as the Township's population continues to increase.
- Provide additional space for community events and programming as well as additional computer lab space.
- Expand the parking area.

## **5.2: Municipal Public Works**

The following recommendations are offered regarding Municipal Public Works.

- Increase staffing.
- Hire a tree crew to maintain street trees and open space trees.
- Finish investigation of Stanley Perrine Public Works Facility to determine ability to add a second story.
- Initiate the process of identifying a new property for a relocated facility, or otherwise finding an additional property which could serve as a satellite facility.

## **5.3: Fire and Emergency Services**

The following recommendations are offered regarding Municipal Public Works.

- Update the West Windsor Fire Company's location on South Mill Road with EMS delivery capabilities.
- Establish a third fire station near the vicinity of Carnegie Center, provided that adequate staffing can be secured.

## 5.4: Schools

The following recommendations are offered regarding Municipal Public Works.

- Revisit public school children projections once an updated study is conducted by the District.
- Continue to work with the District to address future capacity issues.
- Continue to reserve 247 and 315 Cranbury Road as potential school sites.
- Monitor other properties that become available which may be appropriate for school construction.
- Consider the utilization of short-term leases at existing facilities in the form of magnet schools.

## 5.5: Houses of Worship

The following recommendations are offered regarding houses of worship.

- Maintain a list of houses of worship which may be utilized during times of emergencies
- Encourage existing and proposed houses of worship to install emergency generators

## 5.6: Homeowners' Associations

The following recommendations are offered regarding houses of worship.

- Maintain a list of homeowners' association amenities which may be utilized during times of emergencies
- Encourage existing and proposed homeowners' associations to install emergency generators

## 5.7: Gasoline Service Stations

The following recommendations are offered regarding houses of worship.

- Require new gasoline service stations to install emergency generators

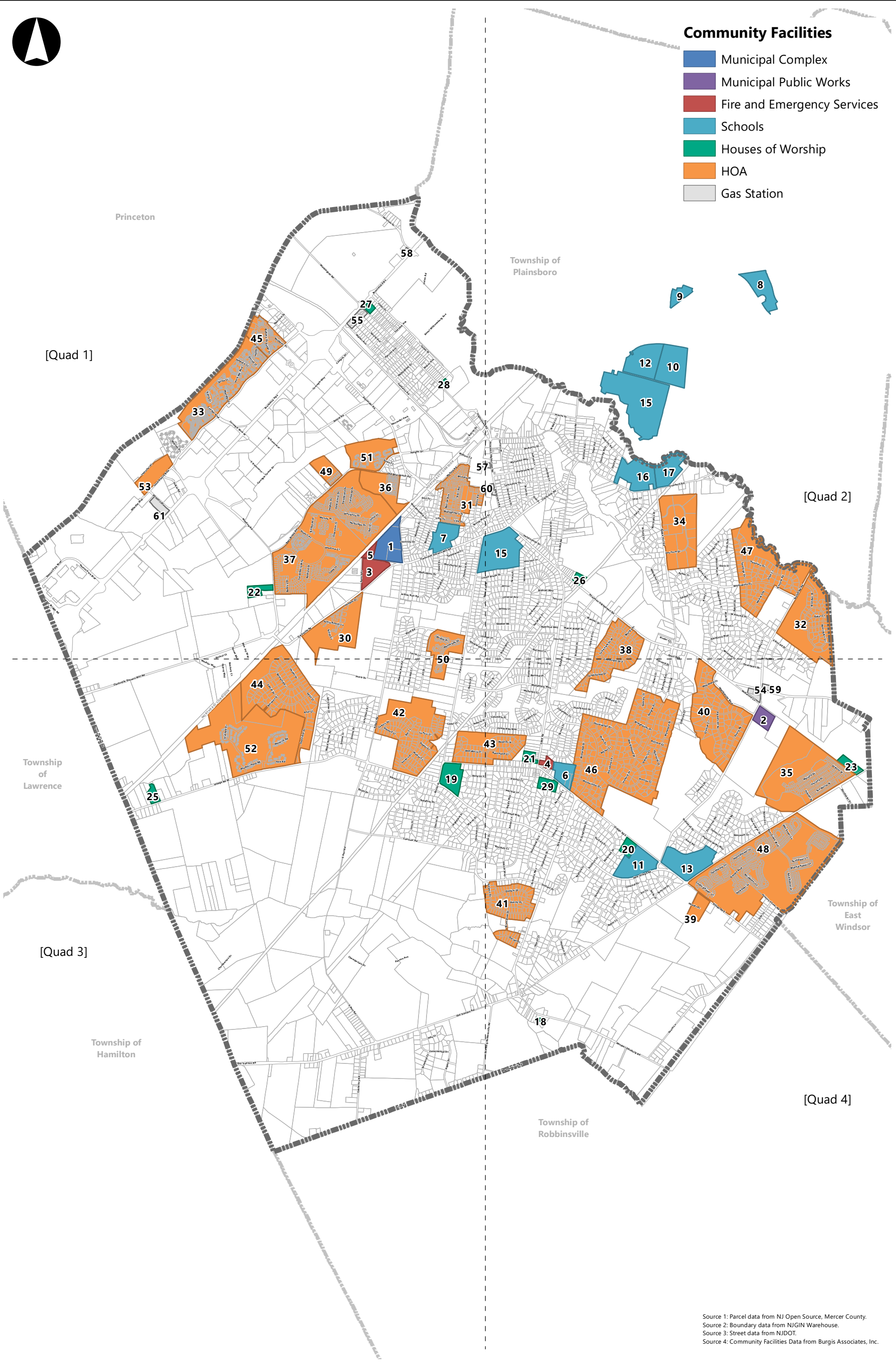
# Appendix

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### Community Facilities

- Municipal Complex
- Municipal Public Works
- Fire and Emergency Services
- Schools
- Houses of Worship
- HOA
- Gas Station



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Community Facilities Data from Burgis Associates, Inc.

Project Title: <b>Map 01: Community Facilities</b>		Project No: 3442.22	Date: 07.07.22	Drawn By: DN	
<b>BURGIS ASSOCIATES, INC.</b> <small>COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE</small> <small>25 Westwood Avenue Westwood, New Jersey 07675</small> <small>p: 201.666.1811 f: 201.666.2599</small>		<b>2022 Community Facilities Plan Element</b> <small>Township of West Windsor   Mercer County, New Jersey</small>		Scale: <b>1" = 3,500'</b> <small>2015 COPY RIGHT BA - NOT TO BE REPRODUCED</small>	Dwg. No.: <b>map 01</b>



### Community Facilities

- Municipal Complex
- Municipal Public Works
- Fire and Emergency Services
- Schools
- Houses of Worship
- HOA
- Gas Station

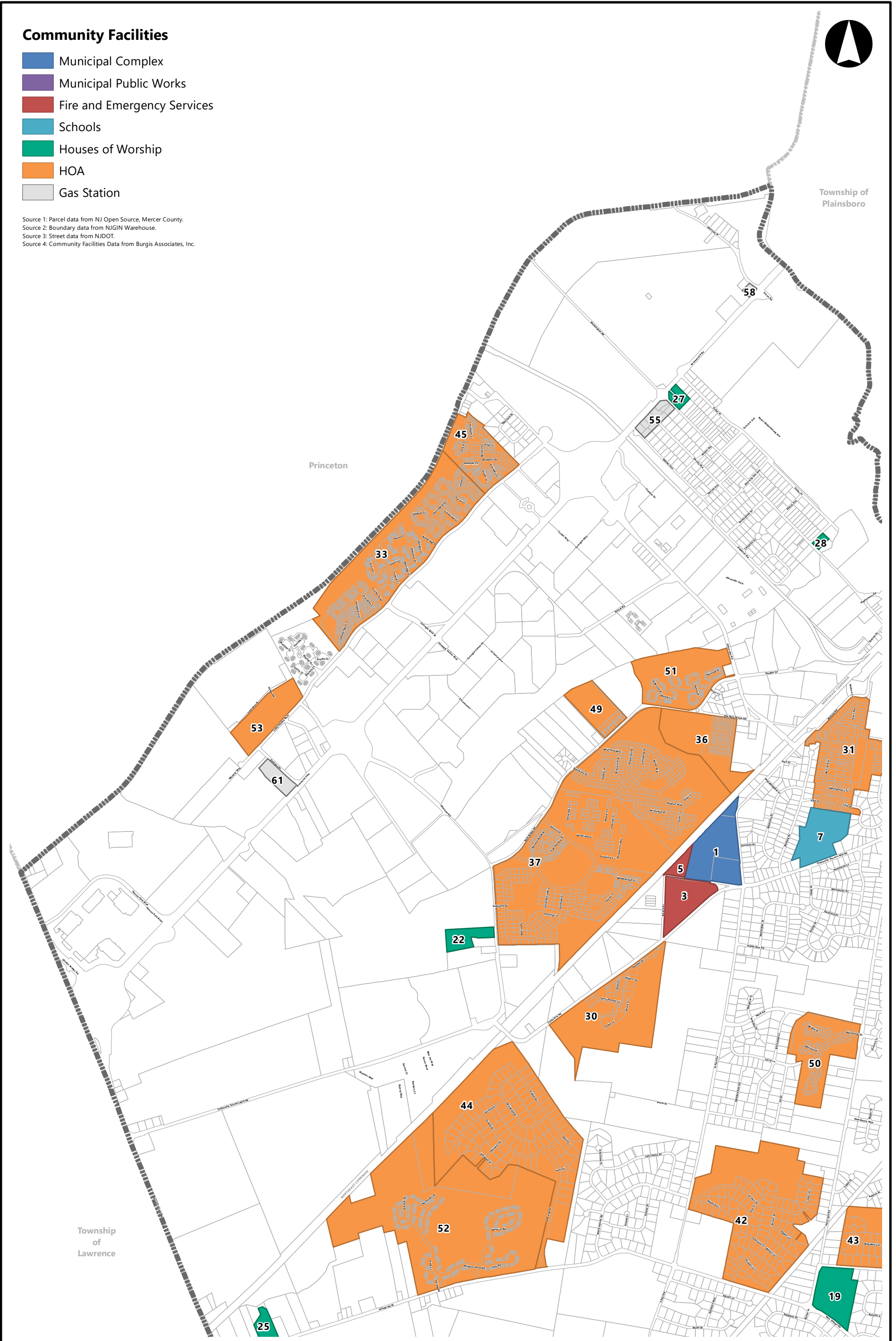
Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Community Facilities Data from Burgis Associates, Inc.



Township of  
Plainsboro

Princeton

Township  
of  
Lawrence



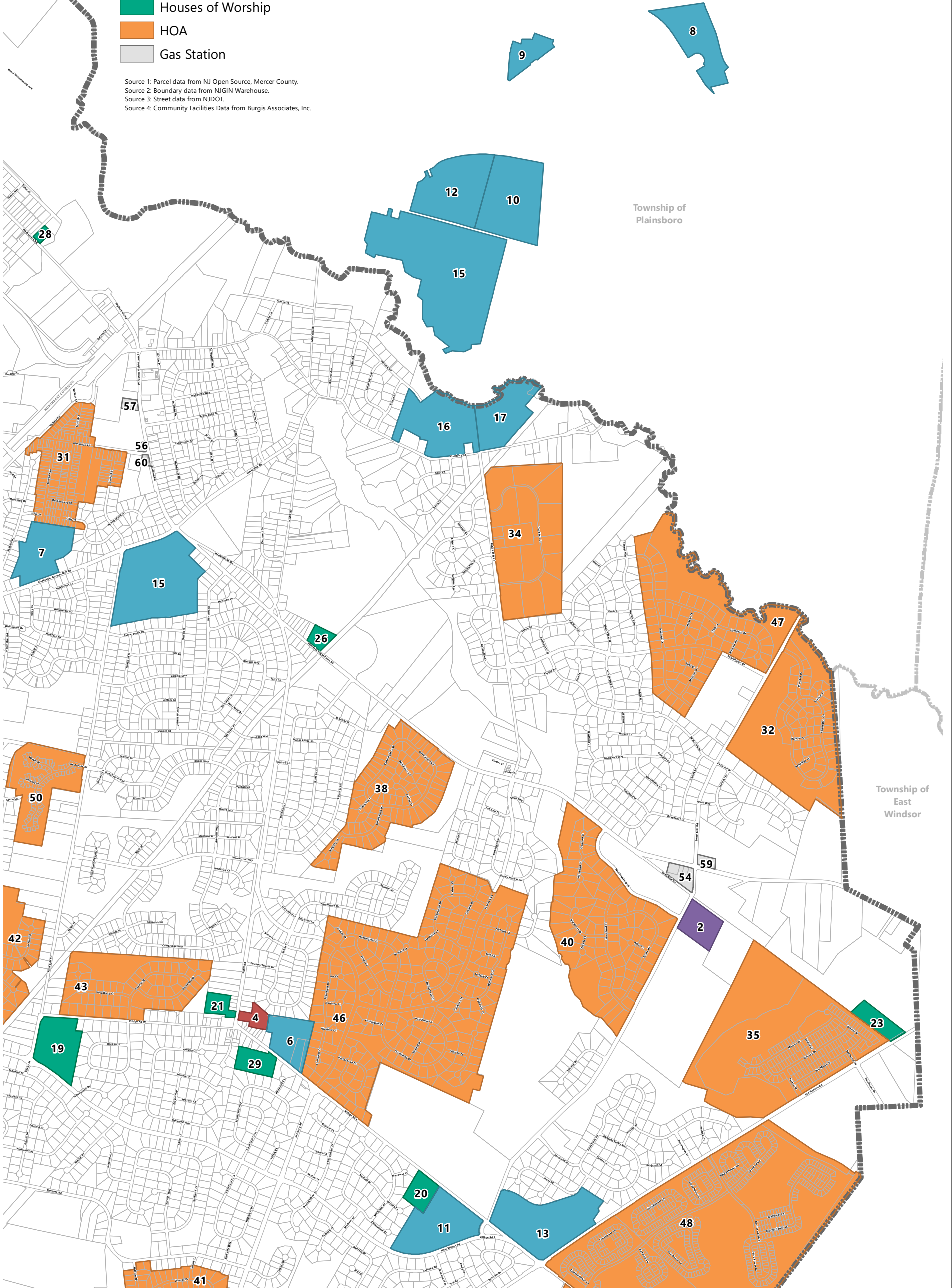
Project Title: <b>Map 01: Community Facilities - Quad 01</b>		Project No: 3442.22	Date: 07.07.22	Drawn By: DN	
BURGIS ASSOCIATES, INC. COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599		Project Title: <b>2022 Community Facilities Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Scale: 1" = 1,800' <small>2015 COPY RIGHT BA - NOT TO BE REPRODUCED</small>	Dwg. No.: quad 01



### Community Facilities

- Municipal Complex
- Municipal Public Works
- Fire and Emergency Services
- Schools
- Houses of Worship
- HOA
- Gas Station

Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Community Facilities Data from Burgis Associates, Inc.



Project Title:  
**Map 01: Community Facilities - Quad 02**

Project No. 3442.22	Date 07.07.22	Drawn By DN
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**ba** 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:  
**2022 Community Facilities Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 1,800'	Dwg. No. quad 02
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Princeton

Township of Lawrence

Township of Hamilton

Township of Robbinsville

### Community Facilities

- Municipal Complex
- Municipal Public Works
- Fire and Emergency Services
- Schools
- Houses of Worship
- HOA
- Gas Station

Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Community Facilities Data from Burgis Associates, Inc.

Project Title:  
**Map 01: Community Facilities - Quad 03**

Project No. 3442.22	Date 07.07.22	Drawn By DN
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Project Title:  
**2022 Community Facilities Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 1,800'	Dwg. No. quad 03
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Township of  
Plainsboro

Township of  
East  
Windsor

Township of  
Robbinsville

Source 1: Parcel data from NJ Open Source, Mercer County.  
Source 2: Boundary data from NJGIN Warehouse.  
Source 3: Street data from NJDOT.  
Source 4: Community Facilities Data from Burgis Associates, Inc.

### Community Facilities

- Municipal Complex
- Municipal Public Works
- Fire and Emergency Services
- Schools
- Houses of Worship
- HOA
- Gas Station

Project Title:  
**Map 01: Community Facilities - Quad 04**

Project No. 3442.22	Date 07.07.22	Drawn By DN
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f: 201.666.2599

Project Title  
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Township of West Windsor | Mercer County, New Jersey

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