

B U R G I S
A S S O C I A T E S , I N C .

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak, PP, AICP

2019 East Windsor Reexamination Report

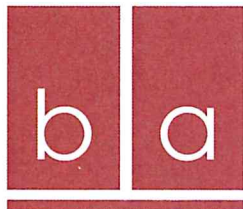
Township of East Windsor
Mercer County, New Jersey

PREPARED FOR:

East Windsor Planning Board

BA: 3459.08

JULY 25, 2019



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2019 EAST WINDSOR REEXAMINATION REPORT TOWNSHIP OF EAST WINDSOR MERCER COUNTY, NEW JERSEY

PREPARED FOR:

EAST WINDSOR PLANNING BOARD
BA# 3459.08

The original document was appropriately signed and sealed on July 25, 2019 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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SECTION 1: INTRODUCTION

A. COMMUNITY OVERVIEW

The Township of East Windsor is located northeasterly portion of Mercer County, New Jersey. It is bound to the north by Cranbury Township, the east by Millstone in Monmouth County to the south by Robbinsville and to the west by West Windsor. The Borough of Hightstown is surrounded by the Township of East Windsor. The Township occupies an area of 15.65 square miles.

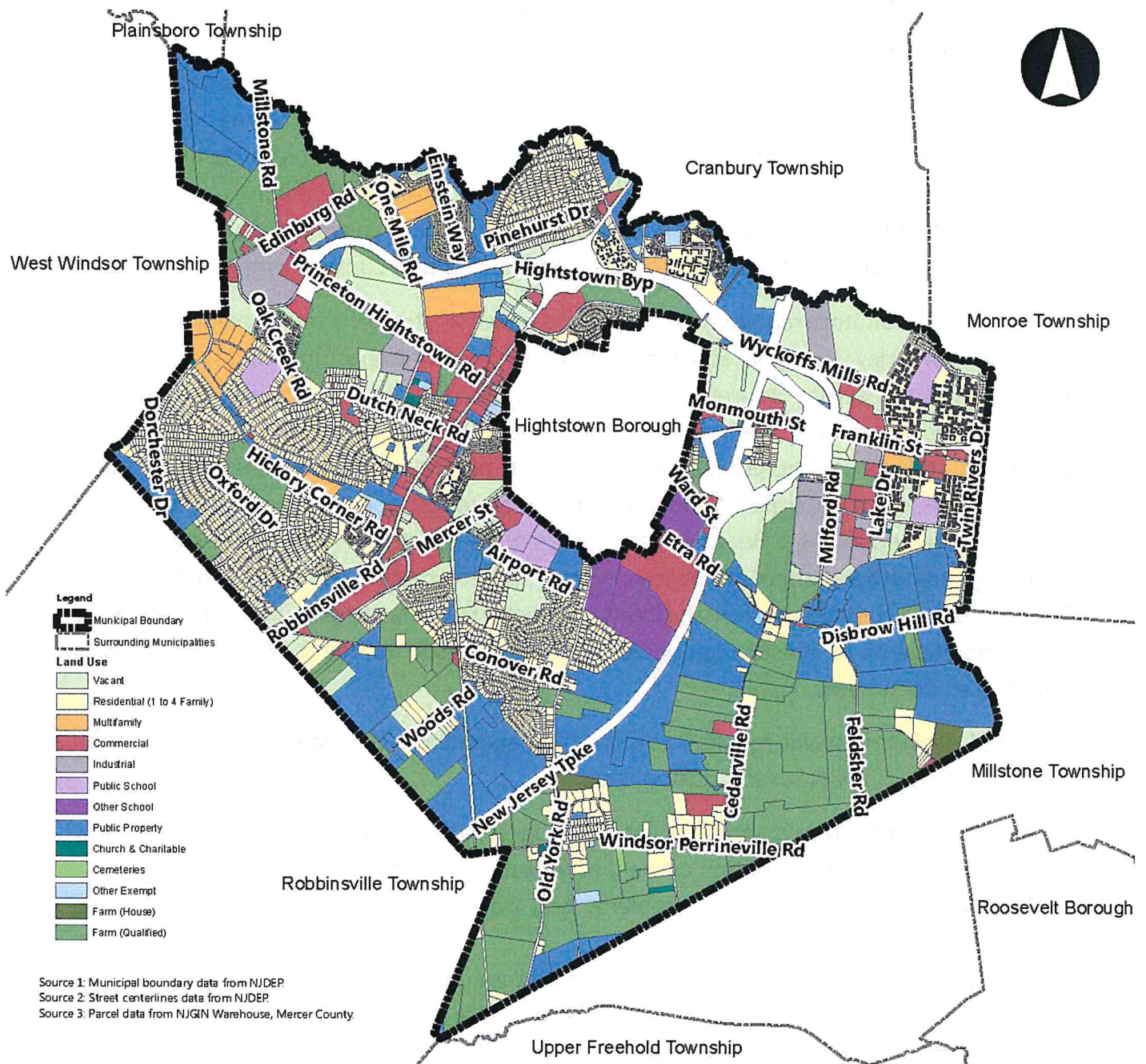
The Township is accessed and traversed north and south by the major routes of the New Jersey Turnpike, and Route 130. New Jersey Route 33 travels north east through the Township and is connected to the Route 133 bypass running from the New Jersey Turnpike, at interchange exit 8 through the northerly portion of the Township to the west where it terminates at County Route 571 (Princeton-Hightstown Road). County Route 539 (Old York Road and Main Street) and Route 571 (Princeton-Hightstown Road and Etra Road) Road are major east to west routes serving the Township.

Three major nonresidential development areas exist in the Township. They are summarized as the Route 571 campus corridor, the Route 130 retail corridor and the New Jersey Turnpike/Route 33 corridor. As noted in previous reexamination reports and continues in this report, these areas continue to experience rapid development and redevelopment. The completion of Route 133 has had an ongoing influence on development in the Township.

Also noted in prior reports, the Township contains a wide variety of housing types from historic Victorian to contemporary executive residence to townhouses and multifamily condominiums. The Township of East Windsor is proactive in managing the growth and improvements in the Township to achieve a balanced development pattern while enhancing the quality of life for the residents of the community.

The Township's existing land uses are illustrated on the accompanying Existing Land Use Map.

Figure 1: Township of East Windsor Existing Land Use Map



SECTION 2: LEGAL REQUIREMENTS FOR PLANNING

The New Jersey Municipal Land Use Law (MLUL), under section N.J.S.A. 40:55D-89, requires municipalities to periodically reexamine their master plan and development regulations minimally once every ten (10) years. Failure to conduct this review shall, pursuant to the MLUL, constitute a rebuttable presumption that the municipal development regulations are no longer reasonable. It is therefore, an extremely important function of a Planning Board to conduct this review in a timely manner. A master plan reexamination is also a major component to any municipal planning program as the process ensures that a municipality's planning policies and development regulations are relevant to current community needs.

Aside from the statutory requirement however, a reexamination of a municipality's planning documents and development regulations offers an excellent opportunity to assess where a community was, what has occurred since its last adoption of a reexamination and to establish a pathway to the future. The reexamination process provides the necessary framework needed to address community planning issues that have evolved over time and to adjust planning policies accordingly. While a reexamination report does not constitute an official Master Plan amendment, a Board's analysis during the reexamination process could result in findings that either reaffirm the policies of the past necessitating no changes to the Master Plan or the Board could recommend that an entirely new master plan be prepared. Very often, modification to present policies is sufficient without the need for an entirely new master plan document,

The MLUL provides specific requirements for the preparation of a master plan reexamination report inclusive of the following components:

- a) The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
- b) The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- c) The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
- d) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared; and

- e) The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Township's last reexamination report and the subject of this reexamination was prepared by Coppola & Coppola Associates, adopted by the Planning Board on November 15, 2008. It included a reexamination of the Borough's 1979 and 1985 Master Plans and the 2002 Master Plan and Development Regulations Periodic Reexamination Report. The 2008 reexamination report revised the goals and objectives of the previous plans and report.

This 2019 document is intended to comply with the statutory requirements of the MLUL by providing an assessment of the Township's planning policies and land use regulation, as embodied in the 2008 Reexamination Report and provide specific recommendations in response to emerging challenges faced by the community today.

SECTION 3: THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT (40:55D-89.A)

&

SECTION 4: IDENTIFY THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR INCREASED SUBSEQUENT TO SUCH DATE (40:55D-89.B)

The MLUL requires that a reexamination report provide for the identification of the major land use problems and objectives that were discussed in the last adopted master plan or reexamination report. As such, this section presents what was identified in 2008 as problems and objectives relating to land development in Township. Each of the goals and objectives are further refined to identify the extent to which these goals and objectives have reduced, increased, remain constant or are no longer relevant to the community. Some of these statements have been addressed since 2008 while others have yet to be addressed and continue to remain relevant to community.

A. GENERAL GOALS

The following is a summary of the goals and objectives as identified in the 2008 Reexamination report with updated refinements. The first category is listed as General Goals and those are as follows:

1. *To recognize the land as prime community resource that is both finite and irreplaceable, to provide steps to protect the land from poor development practices, conserve appropriate quantities as permanent open space and actively seek practical methods for preserving farmland.*

This remains a valid objective in this 2019 reexamination report.

2. *To establish the township as a socially balanced and viable community by offering a full variety of housing types and a full range of job opportunities.*

This remains a valid objective in this 2019 reexamination report.

3. **2019 Update:** To be cognizant of the goals and objectives of the Borough of Hightstown in the land use planning goals and objectives of East Windsor Township.

4. *To unify the township through coordinated open space, facilities and service needs by channeling new growth to infill areas containing infrastructure capacity, so that it functions physically, socially and economically as homogeneous community rather than as random assemblage of large-scale developments.*

This remains a valid objective in this 2019 reexamination report.

5. 2019 Update: To encourage the township's development as a sub-center of commercial trade serving local and areawide needs as defined by the East Windsor Land Use Plan.

6. *To encourage the improvement and expansion of job opportunities for local and areawide residents.*

This remains a valid objective in this 2019 reexamination report.

7. 2019 Update: To encourage development that produces a net positive tax benefit to East Windsor Township.

8. 2019 Update: All developments shall be subject to rigorous architectural or site plan design and technical standards regardless of types or location.

9. *To recognize water supply and wastewater disposal as limited resources that must not be overburdened.*

This remains a valid objective in this 2019 reexamination report.

B. RESIDENTIAL GOALS AND OBJECTIVES

The second category of goals and objectives within the 2008 reexamination report were those pertaining to residential land use and with the overall theme identified *"provide a wide range of housing types to meet varied income and age levels as well as to protect and preserve established residential areas"*. The following are the goals together with updates as determined appropriate:

1. **2019 Update:** Utilize, where appropriate, cluster development techniques which consider social and environmental factors in meeting future housing needs where permitted and subject to required Township standards.
2. **2019 Update:** Provide for a balance among residential, industrial and commercial land uses as outlined in the Township Land Use Plan.

3. *Encourage an adequate balance in terms of ownership and rental housing units.*

This remains a valid objective in this 2019 reexamination report.

4. *Maximize advantages afforded by existing or potential public transit routes in serving the more intense housing densities.*

This remains a valid objective in this 2019 reexamination report.

5. *Maintain and conserve older residential neighborhoods through the provision of adequate community services and facilities as required.*

This remains a valid objective in this 2019 reexamination report.

C. LOCAL ECONOMY GOALS AND OBJECTIVES

The third category of goals and objectives in the reexamination related to goals of the local economy summarized as to *"encourage development and improvement of industrial and commercial land uses which will expand local job opportunities and produce a stable and balanced economic base"*. The stated goals were as follows:

1. *Promote concentrated rather than scattered commercial and industrial development at strategic locations serviced by major highways and utility infrastructure.*

This remains a valid objective in this 2019 reexamination report.

2. *Promote adequacy, variety and convenience of shopping for local residents.*

This remains a valid objective in this 2019 reexamination report.

3. *Promote continuation of farming as part of an agriculture-related economic base.*

This remains a valid objective in this 2019 reexamination report.

D. COMMUNITY FACILITIES, UTILITIES, RECREATION AND CONSERVATION GOALS AND OBJECTIVES

The fourth category of goals and objectives in the reexamination are centered around the aim to *"protect environmentally sensitive areas and ensure compatible balance between environmental and economic concerns as well as providing for adequate recreation and public facilities to accommodate existing and future residents of East Windsor."* These goals were as follows:

1. *Ensure location of new public facilities such as schools and park areas so they are coordinated with existing needs and future development.*

This remains a valid objective in this 2019 reexamination report.

2. 2019 Update: Encourage development of a township wide open space network which connects local parks and portions of environmentally sensitive areas with walkways or bicycle paths within easy access to local residents, or through the preservation of open space providing habitat for wildlife without pedestrian or bicycle access. Connection to and between such improvements shall be required of future developments where deemed appropriate.

3. *Continue adequate fire and police service with appropriate facilities, personnel, and equipment distributed according to need and, in a cost, effective manner.*

This remains a valid objective in this 2019 reexamination report.

4. *Preserve, to the extent practical and feasible, environmentally sensitive areas, major vistas and other aesthetic attributes of the township and ensure adherence to strict performance standards for those development which incorporate such areas.*

This remains a valid objective in this 2019 reexamination report.

5. *Ensure that future low intensity development in areas not served by public utilities is adequately controlled through sound septic management techniques to assure maintenance of a high level of surface and ground water quality.*

This remains a valid objective in this 2019 reexamination report.

E. CIRCULATION GOALS AND OBJECTIVES

The fifth category of goals and objectives were specific to vehicular circulation. They were identified to "provide *for an effective circulation system for the movement of people and goods with maximum convenience and minimum adverse effect on land traversed*".

1. *Encourage completion of coordinated regional highways and the development of public transit network that will best service township needs and its immediate environs.*

This remains a valid objective in this 2019 reexamination report.

2. **2019 Update:** Continue the development of a system of roadways to facilitate safe and efficient regional, sub-regional and local circulation with minimum interference between such traffic movements. Require future developments to incorporate such improvements where deemed appropriate.

F. ISSUES AND OBJECTIVES IDENTIFIED IN THE ROUTE 33 CORRIDOR PLAN (2012)

The Route 33 Corridor Plan was formally adopted by the Planning Board on March 18, 2013 as an amendment to the Master Plan. The plan included comprehensive land use recommendations to the "Route 33 Corridor Study Area" in East Windsor as well as recommendations in the adjoining portions of the Borough of Hightstown as they relate to the corridor study area. The following are applicable findings and conclusions identified from this amendment to be noted in this reexamination report of the Master Plan:

1. The Plan recommended that four land use/zoning categories be established for the Route 33 Corridor study area (within East Windsor).
2. The Plan recommended the inclusion of a regional stormwater management approach through the establishment of a regional retention facility and related green stormwater management mechanisms;
3. The Plan recommended multiple approaches to address the auto dominated orientation of the Corridor. The recommendations of the study included:
 - i. Improvements to enhance the function and safety of the Airport Road intersection with Route 33 is a recommended consideration in future traffic planning for this area;
 - ii. Establishing a strong pedestrian/bikeway network;
 - iii. Proposed modifications to the typical roadway section along Route 33;
 - iv. Access to and from properties along Route 33 should consider turn lanes generally at intersections and or major driveways. Shared parking and shared driveways should be used to limit curb cuts along Route 33;
 - v. A landscaped median on Route 33 or landscaping along roadway edges should be a consideration to improve and enhance the aesthetics of the future development;
 - vi. Consider an alternative (or supportive), street network including the Airport Road extension;
 - vii. Provide an interconnected network of trails and sidewalks including the extension of the existing bikeway in the area. This is consistent with the recommendations from the 2016 Bicycle and Pedestrian Circulation Plan wherein the study noted NJ Route 33 as a priority corridor.
 - viii. The Planning Board at the time of the adoption, noted that the "Zoning & Design Standards included in the Plan contain constructive concepts and recommended zoning provisions", the Board recognized the future

implementing ordinance provisions may be structured differently than proposed in the Plan.

The Route 33 Corridor Plan remains a relative strategy for the corridor identified in the plan. It is recognized in this reexamination that the East Windsor Township Council subsequently rezoned portions of the corridor in 2013 as the "Corridor Revitalization Zone" to further this vision and revitalization effort of the corridor.

G. EXTENT TO WHICH NEW ISSUES HAVE EMERGED

An important step in the process of reexamination is the formulation of new goals and objectives. They are often revealed through the process of not only reviewing past issues and objectives and determining their relevancy, but also discussions regarding newly identified concerns and how they might shed light on some of the more recently forming land use issues and objectives and how, or if, the Township needs to adapt to address such changes. The following is a synopsis of new concerns that have arisen since the last adopted reexamination.

1. Solar Farms. There is ongoing regional development interest in solar farms representing an important planning issue in relation to the potential to impact farmland preservation/conservation and consistency of the Township's Land Use Plan vision for the community. Changes to the Municipal Land Use Law (MLUL) and the Right to Farm Act have further modified regulations regarding solar farms necessitating the need to carefully evaluate this land use and the potential impacts to the master plan and land use regulations.

The State of New Jersey Energy Master Plan in 2011 and updated in 2015 specifically notes "the development of solar projects should not adversely affect the preservation of open space and farmland" and "the State should continue its policy of discouraging the development of solar farms on farmland and undeveloped open spaces, such as forests, and encouraging their placement on or above impervious surfaces or on landfills, brownfields or areas of historic fill".

In Section 6, a specific goal and objective is acknowledged in this reexamination report, to promote a balance between long-term environmental sustainability and consistency with Township land use planning goals. Solar farm development is specifically discouraged in areas of prime farmland soils and farmlands of statewide significance as identified by the USDA Natural Resources Conservation Service and/or farmland preservation recommended by Mercer County Planning Department. The

installation of solar arrays should be for the sole purpose of supplying electrical power for the farm operations on the property. Additionally, a review is recommended of commercial zones in the Township wherein it is determined such facilities would be inconsistent with the Township Land Use Plan or goals and objectives;

2. Solar Carports and Canopies. A similar recent issue involves if solar canopies should be permitted in parking areas. Specific zoned locations and accessory structure criteria are recommended to be formulated. Such regulations should include structural and aesthetic requirements of the support structures and standards regarding landscaping in parking areas and buffers where deemed applicable. Such facilities should accessory to the principal use, only be for specific electric power needs of onsite buildings and grounds and specifically not permitting commercial energy generation for the regional power grid as a standalone use on a property. Furthermore, such structures should also be coordinated with site lighting requirements;
3. Research Office Zone Recommendations. The R-O zone in the Land Use Plan encompasses a significant portion of the commercial zoning in the Township. The uses permitted in this zone include research, office as well as manufacturing, warehousing, industrial parks, agricultural and other related permitted uses. The R-O zone located in the northwesterly portion of the Township fronting Old Trenton Road (County Route 535), more specifically the parcels located north of the intersection with Princeton Hightstown Road and the nearby intersection with Millstone Road, north and west to the Township border, consist of several established technology and service facilities. The Township desires to further promote technology and service uses in this area while safeguarding the neighboring uses and roadways from detrimental impacts of extensive truck and shipping traffic.

The Township's updated objective for this specific area, is to continue to promote research and office uses although, to refine the uses permitted thereby reducing the cumulative detrimental impacts of truck and shipping traffic that can ensue from warehouse and distribution facilities. A specific recommendation is provided in Section 6 of this report regarding this area;

4. Neighborhood Commercial Zoning Recommendations. The Township in 2004 considered re-zoning the former New Jersey State Police Barracks located along State Highway Route US 130 at the intersection with Old Cranbury Road identified as Block 8, Lot 11 on the Township's tax maps. The lot comprises approximately 3.3 acres is currently zoned for R-1 single family use and has remained vacant for several decades. The former rezoning proposed placing the property in the "NC" Neighborhood Commercial zoning district along with some additional modifications to the zone. The prior amendment was not advanced.

Additionally, adjacent to the northern boundary of this lot, is an undeveloped lot identified as Block 8, Lot 12.01 comprising approximately 5.6 acres. This lot being directly adjacent to Lot 11, when considered together, presents an opportunity for an improved development area and configuration for a more efficient use of land adjacent to Route 130. It is recommended in Section 6 of this report to reconsider the rezoning of lot 11 and the adjacent Lot 12.01 since together they represent an appropriate consideration due to the Route 130 highway frontage, the signalized intersection of Old Cranbury Road, adjacency to other properties zoned for Neighborhood Commercial and combined size of the total area at approximately 8.9 acres.

5. Senior Resident Needs. The continued advancement of the Township's Senior Center and age-related facilities serving the evolving needs of senior citizen residents of the Township remains an important land use consideration. Future improvements should be promoted where they balance the needs of location, accessibility and offerings for this segment of the population.
6. Pedestrian and Bikeways. Pedestrian and bikeway improvements should be a continued focus and required of future development applications where deemed appropriate. Such improvements should also be coordinated with the recommendations as identified in the 2016 Bicycle and Pedestrian Improvement Study;
7. New Principal Uses. There are some new contemporary uses that may warrant further consideration for retail or commercial area regulations but are subject to further review. These include; veterinary hospital, specialty training or indoor recreation uses, microbrewery or banquet hall or similar facilities in non-residential zones. The

suggestion of these uses does not promote the use in a specific zone unless so designated by the appropriate Township authority.

8. Off-Tract Improvements. The Township has experienced significant growth in developments that can have a substantial impact on roadways and other township infrastructure. Such impacts thereby necessitate the need to study the potential impacts at the time of site plan review. This is necessary to adequately summarize the improvements needed to offset the impacts. The intent is to assess a fair share contribution to offset the impacts of a proposed development application on township infrastructure.
9. Automobile Service Stations. The Township has reviewed locations where automobile service stations are permitted in the zone plan. Currently service stations are permitted as conditional uses in the HC-Highway Commercial Zone and the NC-Neighborhood Commercial Zones (subject to specific conditions). The regulations concerning such automobile service stations have several requirements although, they are effectively the same requirements for both the Highway and the Neighborhood Commercial Zones.

Automobile service stations have evolved from smaller facilities providing fuel and vehicle services to the larger contemporary facilities featuring multiple high-volume pump islands with convenience stores integrated into the facilities. Such modern service facilities can bring significantly greater vehicular activity than former stations, with increased deliveries and potentially increased impacts to the surrounding environs. These impacts increase if such a facility operates 24 hours, 7 days a week.

Such impacts form a basis for the re-consideration of where such facilities are planned in the zone plan to maintain the Townships goals and objectives including protections of adjacent residential neighborhoods.

SECTION 5: EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENTAL REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENT POLICY (40:55D-89.C)

Several substantive changes at the state and local level have occurred since the adoption of the 2008 Reexamination Report. The MLUL requires consideration of these changes during this reexamination process and how such changes may apply to the land development within the Township. This section provides an analysis of the various changes in assumptions, policies and objectives and how they may further inform and influence the Township's developmental regulations as last revised.

A. LOCAL DEMOGRAPHIC CHANGES

Vital to the discussion of problems and objectives is a presentation of demographic changes within the Township since the last reexamination report. This information will assist in understanding new issues. Provided herein is an assessment of population size, rate of population growth, age characteristics, as well as household size and income levels. Each of these items is described in detail below. This information is important for the Township to properly plan for the current and future needs of its residents and the community.

1. Population Size. As was documented prior to the last reexamination, the Township's population size climbed sharply in the 1970s and has continued to grow with each decade since then, but the rate of growth since the last reexamination has slowed to a percent change of 9.1% from 2000 to 2010 and a percent change of only 1.8% from 2010 to 2017. The 2017 ACS 5-year estimate shows a total population for the Township in 2017 at 27,675, up 485 from the 2010 Census. This is a growth of 1.8%. There was a growth of 11.5% between 1990 and 2000 and 9.1% between 2000 and 2010. The population size will likely maintain this trend in recognition of the rezoning accompanying the 2017 Housing Element and Fair Share Plan (HEFSP). The plan outlines areas for additional housing which will contribute to an increase in the Township's population. The housing plan maintains a continued diversity of housing types although, while planned, the actual impact to the resident population will be dependent upon future development trends and market conditions.

Table 1: Population Growth (1930-2017*)
East Windsor, New Jersey

Year	Population	Change (#)	Change (%)
1930	922	--	--
1940	845	-77	-8.4%
1950	1,284	439	52.0%
1960	2,298	1,014	79.0%
1970	11,736	9,438	410.7%
1980	21,041	9,305	79.3%
1990	22,353	1,312	6.2%
2000	24,919	2,566	11.5%
2010	27,190	2,271	9.1%
2017*	27,675	485	1.8%

* 2017 data is the average between January 2013 and December 2017.

Sources: U.S. Census; 2017 American Community Survey 5-Year Estimates.

2. Age Characteristics. The Township's age characteristics do not exactly resemble that of similar municipalities in the State in that the majority of the residents are younger and between the ages of 25-65. In comparison, the age distribution among many other municipalities in the State indicate more aging communities with the baby boomer generation very clearly having the largest representation. This trend will likely continue over the next ten-year time horizon specifically when considering the recently adopted 2017 HEFSP and associated zoning. The plan seeks to maintain age diversity in housing types for a balanced plan to meet the needs of current and future residents.

Table 2: Age Characteristics (2000 and 2017*)
East Windsor, New Jersey

Age	2000		2010		2017*	
	Number	Percent	Number	Percent	Number	Percent
Under 5	1,915	7.68%	1,898	6.98%	1,892	6.84%
5 to 9	1,631	6.55%	1,889	6.95%	1,693	6.12%
10 to 14	1,566	6.28%	1,805	6.64%	2,006	7.25%
15 to 19	1,343	5.39%	1,501	5.52%	1,524	5.51%
20 to 24	1,431	5.74%	1,301	4.78%	1,761	6.36%
25 to 34	4,274	17.15%	3,801	13.98%	3,665	13.24%
35 to 44	4,503	18.07%	4,547	16.72%	4,128	14.92%
45 to 54	3,713	14.90%	4,044	14.87%	3,796	13.72%
55 to 64	2,481	9.96%	3,252	11.96%	3,194	11.54%
65 to 74	1,039	4.17%	1,854	6.82%	2,185	7.90%
75 to 84	621	2.49%	831	3.06%	1,058	3.82%
85 and over	402	1.61%	467	1.72%	773	2.79%
Total	24,919	100.0%	27,190	100.0%	27,675	100.0%
Median Age	36		36.7		38.6	

* 2017 data is the average between January 2013 and December 2017.

Sources: 2000 U.S. Census; 2017 American Community Survey 5-Year Estimates.

3. Average Household Size. East Windsor's average household size has increased slightly from 2.41 in 2000 to 2.67 in 2017 according to the 2017 5-year ACS estimate.

Table 3: Average Household Size (2000-2017*)
East Windsor, New Jersey

Year	Overall Average Household Size	Average Household Size of Owner Occupied	Average Household Size of Renter Occupied
2000	2.61	2.73	2.41
2010	2.65	2.78	2.43
2017*	2.86	2.96	2.67

* 2017 data is the average between January 2013 and December 2017.

Sources: U.S. Census; 2017 American Community Survey 5-Year Estimates.

4. Household Income. Detailed household income figures are shown in the table below. Between 1999 and the 2017 5-year estimate, the Township's median household income increased by approximately 35 percent, from \$63,616 in 1999 to \$85,636 in

2017. The Township's 2017 estimated median household income of \$85,636 is approximately 11 percent higher than the median household income of Mercer County as a whole, which was \$77,027 in 2017.

Table 4: Household Income Distribution (1999 and 2017*)
East Windsor, New Jersey

Income Category	1999		2010		2017*	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	396	4.18%	293	2.93%	409	4.2%
\$10,000 to \$14,999	247	2.61%	245	2.45%	324	3.4%
\$15,000 to \$24,999	638	6.74%	398	3.99%	589	6.1%
\$25,000 to \$34,999	646	6.82%	692	6.93%	412	4.3%
\$35,000 to \$49,999	1494	15.78%	1,293	12.95%	1024	10.6%
\$50,000 to \$74,999	2,260	23.87%	1,526	15.28%	1564	16.2%
\$75,000 to \$99,999	1,436	15.17%	1,531	15.33%	1,360	14.1%
\$100,000 to \$149,999	1,620	17.11%	2,180	21.83%	1,773	18.4%
\$150,000 to \$199,999	513	5.42%	903	9.04%	1,033	10.7%
\$200,000 or more	219	2.31%	923	9.24%	1,170	12.1%
Total	9,469	100.0%	9,984	100.0%	9,658	100.0%
Median Income	\$63,616		\$84,503		\$85,636	
Mercer County	\$56,613		\$71,217		\$77,027	
New Jersey	\$55,146		\$69,811		\$76,475	

* 2017 data is the average between January 2013 and December 2017.

Sources: 2000 U.S. Census; 2017 American Community Survey 5-Year Estimates.

B. LOCAL HOUSING CHANGES

Municipal Housing Stock

This section of the analysis provides an inventory of the Township's housing stock. The inventory details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units. The current estimate of total housing units in East Windsor is 10,509 units in 2017. As shown in the table below, the Township's housing stock has continued to increase since 1990 although the rate at which is has been increasing is slowing. The number of units increased by 9 percent between 1990 and 2000, but only by just more than 5 percent between 2000 and 2010 and an estimate of less than one percent growth between 2010 and 2017.

Table 5: Dwelling Units (1980-2017*)
East Windsor, New Jersey

Year	Dwelling Units	Change (#)	Change (%)
1990	9,069	--	--
2000	9,880	811	8.9%
2010	10,412	532	5.4%
2017*	10,509	97	0.9%

* 2017 data is the average between January 2013 and December 2017.

Sources: U.S. Census; 2017 American Community Survey 5-Year Estimates.

The percentage breakdown of owner-occupied to renter-occupied in 2017 is a direct reflection of the breakdown from the 2000 census. The 2017 ACS estimate shows that approximately 66 percent of housing units in East Windsor are owner-occupied and 34 percent are renter-occupied. From 2000 to 2010, the percentage of renter occupied units decreased while the percentage of owner-occupied units increased and then this trend appears to have reversed back from 2010 to 2017.

Table 6: Housing Units by Tenure and Occupancy Status (2000 and 2017*)
East Windsor, New Jersey

Characteristics	2000		2010*		2017**	
	Number	Percent			Number	Percent
Owner-occupied units	5,779	61.17%	19,597	73.30%	18,248	66.17%
Renter-occupied units	3,669	38.83%	7,137	26.70%	9,329	33.83%
Total	9,448	100.00%	26,734	100.00%	27,577	100.00%

* 2010 data is the average between January 2006 and December 2010.

**2017 data is the average between January 2013 and December 2017.

Sources: 2000 U.S. Census; 2010 & 2017 American Community Survey 5-Year Estimates.

2. Number of Units. According to the 2017 5-year ACS estimate, Single-family detached units account for the majority of dwellings in the Township at approximately 39 percent of the housing stock, up from 37 percent in 2010. Single-family attached units account for approximately 22 percent. Two-family dwellings have risen only slightly from one percent to two percent in the same period.

Table 7: Units in Structure (2000 and 2017*)
East Windsor, New Jersey

Units in Structure	2000		2010*		2017*	
	Number	Percent	Number	Percent	Number	Percent
1-unit, detached	2,989	31.64%	3,866	37.13%	4,063	38.66%
1-unit, attached	2275	24.08%	2,447	23.50%	2355	22.41%
2 units	250	2.65%	126	1.21%	241	2.29%
3 or 4 units	385	4.07%	392	3.76%	357	3.40%
5 to 9 units	711	7.53%	575	5.52%	771	7.34%
10 to 19 units	1581	16.73%	1,919	18.43%	1554	14.79%
20 or more units	1120	11.85%	458	4.40%	316	3.01%
Mobile home	137	1.45%	457	4.39%	652	6.20%
Boat, RV, van, etc.	0	0.00%	172	1.65%	200	1.90%
Total	9,448	100.00%	10,412	100.00%	10,509	100.00%

* 2010 data is the average between January 2006 and December 2010.

**2017 data is the average between January 2013 and December 2017.

Sources: 2000 U.S. Census; 2010 & 2017 American Community Survey 5-Year Estimates.

3. Housing Age. More than 60% of the Township's housing units were between 1960 and 1990 with another 12% constructed between 2000 and 2010.

Table 9: Year Structure Built
East Windsor, New Jersey

Year Units Built	Number	Percent
Built 2014 or later	17	0.2%
Built 2010 to 2013	140	1.3%
Built 2000 to 2009	1242	11.8%
Built 1990 to 1999	1,039	9.9%
Built 1980 to 1989	1342	12.8%
Built 1970 to 1979	2,809	26.7%
Built 1960 to 1969	2,286	21.8%
Built 1950 to 1959	1,000	9.5%
Built 1940 to 1949	317	3.0%
Built 1939 or earlier	317	3.0%

Source: 2017 American Community Survey 5-Year Estimates

4. Housing Conditions. Number of occupants per room is often of measure of housing conditions. The following table presents the number of occupied housing units and indicates the number of units considered overcrowded has decreased slightly since 2000, and that most of the Township's units are 1.00 or less occupants per room.

Table 10: Occupants per Room (2000 and 2017*)
East Windsor, New Jersey

Occupants Per Room	2000		2010*		2017**	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	8,836	94	9,799	98	9,184	95
1.01 to 1.50	268	3	173	2	350	4
1.51 or more	344	4	12	0	124	1
Total Occupied Units	9,448	100	9,984		9,658	100

* 2010 data is the average between January 2006 and December 2010.

**2017 data is the average between January 2013 and December 2017.

Sources: 2000 U.S. Census; 2010 & 2017 American Community Survey 5-Year Estimates.

Another measure of housing condition is the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown, approximately one percent of East Windsor's occupied housing units are lacking complete kitchen facilities, plumbing facilities and/or standard heating equipment.

Table 11: Occupied Housing Units - Equipment and Plumbing Facilities (2000 and 2017*)
East Windsor, New Jersey

Facilities	2000		2017*	
	Number	Percent	Number	Percent
Kitchen:				
With Complete Facilities	9,448	100	9,598	99
Lacking Complete Facilities	0	0	60	1
Plumbing:				
With Complete Facilities	9,427	99	9,644	99
Lacking Complete Facilities	21	1	14	1
Heating Equipment				
Standard Heating Facilities	9,414	99	9564	99
No Fuel Used	34	1	94	1
Total Occupied Units	9,448	100	9,658	100

* 2017 data is the average between January 2013 and December 2017.

Sources: 2000 U.S. Census; 2017 American Community Survey 5-Year Estimates.

5. Purchase and Rental Values. The table below shows that the Township's median gross monthly rent for its rental housing stock in 2017 was \$1,295. This figure represents a 64 percent increase over the Township's median monthly rent of \$791 in 2000 and is 9 percent higher than the median monthly rent of Mercer County, which was \$1,191 in 2017 according to the 2017 American Community Survey 5-Year Estimates.

Table 12: Gross Rent of Specified Renter-Occupied Housing Units (2017*)
East Windsor, New Jersey

Rent	2000		2010		2017*	
	Number	Percent	Number	Percent	Number	Percent
Less than \$500	197	5.5%	94	3.2%	393	11.7%
\$500 to \$749	1304	36.3%	141	4.9%	174	5.2%
\$750 to \$999	1516	42.2%	805	27.7%	173	5.1%
\$1,000 to \$1,499	436	12.1%	1600	55.0%	1704	50.6%
\$1,500 or more	136	3.8%	267	9.2%	923	27.4%
No Cash Rent	82	2.3%	26	0.9%	127	3.8%
Total	3,589	100.0%	2,907	100.0%	3,367	100.0%
Median Gross Rent	\$791		\$1087		\$1,295	
Mercer County	\$727		\$1,046		\$1,191	
New Jersey	\$751		\$1,092		\$1,249	

* 2017 data is the average between January 2013 and December 2017.

Source: 2017 American Community Survey 5-Year Estimates.

As shown in the table below, the 2017 median value of owner-occupied units in the Township was \$295,400. This figure represents a 94 percent increase over the Township's median housing value of \$152,600 in 2000 and is 4.8 percent higher than Mercer County's median housing value, which was \$281,900 in 2017.

Table 13: Value of Specified Owner-Occupied Housing Units (2017*)
East Windsor, New Jersey

Value	2000		2010		2017*	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	22	0.5%	242	3.43%	132	2.14%
\$50,000 to \$99,999	610	12.7%	232	3.29%	226	3.67%
\$100,000 to \$149,999	1,719	35.9%	244	3.46%	274	4.45%
\$150,000 to \$199,999	1,007	21.0%	443	6.28%	695	11.28%
\$200,000 to \$299,999	1,238	25.8%	1,990	28.22%	1,832	29.72%
\$300,000 to \$499,999	190	4.0%	3,075	43.61%	2,479	40.22%
\$500,000 to \$999,999	8	0.2%	802	11.37%	526	8.53%
\$1,000,000 or more	0	0.0%	23	0.33%	0	0.00%
Total	4,794	100.0%	7,051	100.00%	6,164	100.00%
Median Value	\$152,600		\$320,000		\$295,400	
Mercer County	\$147,400		\$309,300		\$281,900	
State of New Jersey	\$170,800		\$357,000		\$321,100	

* 2017 data is the average between January 2013 and December 2017.

Source: 2017 American Community Survey 5-Year Estimates.

6. Housing Units Constructed. The table below provides data concerning residential building permits issued for new construction between 2000 and 2016. Annual building permit issuance for residential new construction in East Windsor during this time averaged 88.6 units, although the pace decreased to an average of 39.8 units per year from 2010 to 2016. The majority of housing activity that occurred in this time period is attributed to the years between 2000 and 2004 during which 991 housing units were certified. Since 2010 housing activity has slowed.

Table 14: Residential Building Permits Issued (2004 to 2016)
East Windsor, New Jersey

Year	Building Permit Issued
2000	222
2001	389
2002	125
2003	53
2004	106
2005	87
2006	66
2007	36
2008	111
2009	33
2010	5
2011	102
2012	27
2013	15
2014	3
2015	73
2016	54
Average	88.6

Source: New Jersey Construction Reporter.

C. LOCAL ECONOMIC PROFILE CHANGES

In order to properly plan for the current and future needs of the community, it is important to perform an analysis of the existing and probable future employment characteristics of the community in order to adequately take the temperature of the Township's economic profile and what it can and cannot support. The following tables present information on historic trends, employment characteristics, occupational patterns, and related data to fully inform the answers to these questions.

1. Employment Status. The table below provides information on employment status in East Windsor for the segment of the population 16 and over. As shown, the Township's population age 16 and over has risen from 19,605 in 2000 to 21,627 in 2017. The unemployment rate for East Windsor's civilian labor force nearly doubled between 2000 and 2017, from 2.3 percent in 2000 to 4.1 percent in 2017. This 2017 unemployment rate is lower than Mercer County's 2017 unemployment rate of 4.9 percent.

Table 15: Employment Status - Population 16 & Over (2000 and 2017*)
East Windsor, New Jersey

Employment Status	2000		2010		2017*	
	Number	Percent	Number	Percent	Number	Percent
In labor force	14,352	73.21%	16,032	76.18%	14,605	67.53%
Civilian labor force	14,352	73.21%	15,998	76.02%	14,605	67.53%
Employed	13,908	70.94%	14,839	70.51%	13,729	63.48%
Unemployed	444	2.26%	1,159	5.51%	876	4.05%
Armed Forces	0	0.00%	34	0.16%	0	0.00%
Not in labor force	5,253	26.79%	5,012	23.82%	7,022	32.47%
Total Population 16 and Over	19,605	100.0%	21,044	100.0%	21,627	100.0%

* 2017 data is the average between January 2013 and December 2017.

Sources: 2000 U.S. Census; 2017 American Community Survey 5-Year Estimates.

2. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of East Windsor residents. Table 16 details employment by occupation and Table 17 details employment by industry. As shown in Table 16, more than 40 percent of East Windsor residents are employed in the Management, business, science, and arts occupations sectors which was also the case in 2010 and 2000 as well. The next largest representation was the occupation

sectors of sales and office occupations followed by production, transportation and material moving occupations with just more than 20 percent and just below 15 percent respectively. Service occupations and natural resources, construction, and maintenance occupations saw slight increases in representation since 2000.

Table 17 shows the Township employment representation remained largely unchanged across the various industries from 2000 to 2017 with the bulk of employees in the professional, scientific, and management, and administrative and waste management services industries (18 percent). The second highest representation was in the educational services, and health care and social assistance industries (17%), but this was one of three industries that saw the highest declines in representation, albeit slight, along with manufacturing and information.

Table 16: Employed Residents Age 16 and Over, By Occupation (2000 and 2017*)
East Windsor, New Jersey

Occupation	2000		2010*		2017**	
	Number	Percent	Number	Percent	Number	Percent
Management, business, science, and arts occupations	6,312	45.4%	6,961	46.9%	5,897	42.95%
Service occupations	1,332	9.6%	1,956	13.2%	1,795	13.07%
Sales and office occupations	4,026	28.9%	3,636	24.5%	3,263	23.77%
Natural resources, construction, and maintenance occupations	517	3.7%	666	4.5%	771	5.62%
Production, transportation, and material moving occupations	1,721	12.4%	1,620	10.9%	2,003	14.59%
Total	13,908	100.0%	14,839	100.0%	13,729	100.0%

* 2010 data is the average between January 2006 and December 2010.

** 2017 data is the average between January 2013 and December 2017.

Sources: 2000 U.S. Census; 2010 & 2017 American Community Survey 5-Year Estimates.

Table 17: Employed Residents Age 16 and Over, By Industry (2000 and 2017*)
East Windsor, New Jersey

Industry	2000		2010*		2017**	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	37	0.27%	133	0.9%	19	0.14%
Construction	340	2.44%	391	2.6%	535	3.90%
Manufacturing	1,789	12.86%	1,854	12.5%	1,229	8.95%
Wholesale trade	634	4.56%	804	5.4%	570	4.15%
Retail trade	1,638	11.78%	1,655	11.2%	1,793	13.06%
Transportation and warehousing, and utilities	811	5.83%	668	4.5%	1,021	7.44%
Information	907	6.52%	606	4.1%	463	3.37%
Finance and insurance, and real estate and rental and leasing	1,391	10.00%	1,591	10.7%	1,443	10.51%
Professional, scientific, and management, and administrative and waste management services	2,036	14.64%	2,356	15.9%	2,456	17.89%
Educational services, and health care and social assistance	2,752	19.79%	2,491	16.8%	2,276	16.58%
Arts, entertainment, and recreation, and accommodation and food services	704	5.06%	984	6.6%	756	5.51%
Other services, except public administration	423	3.04%	745	5.0%	643	4.68%
Public administration	446	3.21%	561	3.8%	525	3.82%
Total	13,908	100.00%	14,839	100.0%	13,729	100.00%

*2010 data is the average between January 2006 and December 2010.

** 2017 data is the average between January 2013 and December 2017.

3. Employment Projections. A projection of the Township's probable future employment characteristics is based on an assessment of historic employment trends, the number of non-residential construction permits issued, approvals of applications for non-residential development, and probable non-residential development of lands. Each of these items are identified and outlined below.

- a. Historic Employment Trends. The table below provides data on the Township's covered employment trends between 2004 and 2017 as reported by the New Jersey Department of Labor and Workforce Development. "Covered employment" refers to any employment covered under the Unemployment and Temporary Disability Benefits Law. Generally, nearly all employment in the state is considered to be "covered employment." As shown in Table 18, the Township saw growth in the number of covered jobs during every year since 2004 with exception of 2010 and 2011, likely as a result of the recession, as well as 2014 and 2015. The greatest growth over this time period was between 2016 and 2017, a growth of 13%.

Table 18: Average Covered Employment (2004-2017)
East Windsor, New Jersey

Year	Number of Jobs	Change in Number of Jobs	Percent Change
2004	7282	--	--
2005	7574	292	4%
2006	7913	339	4%
2007	8455	542	7%
2008	8556	101	1%
2009	8599	43	1%
2010	6855	-1744	-20%
2011	6747	-108	-2%
2012	6846	99	1%
2013	6854	8	0%
2014	6717	-137	-2%
2015	6128	-589	-9%
2016	6239	111	2%
2017	7068	829	13%

Sources: NJ Department of Labor and Workforce Development.

Table 19 below depicts the number of reported "employment units" within the Township. An "employment unit" is defined as an individual or organization which employs one or more workers. As shown, the Township gained employment units every year from 2004 through 2009, and then lost employment units from then on through 2012, likely attributed to the onset of the Great Recession. The number remained relatively stagnant until 2015 and then the number of covered employment units flipped back to the positive from 2015 through

2017 when the Township recovered its losses and the rate of percentage change returned back up to 9% in 2017 as it had been between 2004 and 2005.

Table 19: Covered Employment Units (2004-2017)
East Windsor, New Jersey

Year	Number of Units	Change in Number of Units	Percent Change
2004	391	--	--
2005	425	34	9%
2006	446	21	5%
2007	481	35	8%
2008	503	22	5%
2009	526	23	5%
2010	501	-25	-5%
2011	497	-4	-1%
2012	476	-21	-4%
2013	479	3	1%
2014	476	-3	-1%
2015	481	5	1%
2016	492	11	2%
2017	535	43	9%

Non-Residential Square Footage Constructed During the Last Ten Years. Every month, municipal construction officials submit building reports on both building permits and certificates of occupancy. This information provides useful indicators on construction in a municipality by identifying the types of structures that are being built and the square footage of nonresidential space. Building permits provide a measure of intent to the start of the construction process, while certificates of occupancy give indicators on the end of the construction process, when buildings are completed and ready for occupancy.

Local construction officials issue building permits for new construction, additions, and alterations. New construction permits are issued for new buildings, while permits for additions authorize work that adds space to an existing structure. Alterations are also included for work on existing buildings in which no new space is added. Examples of alterations include tenant fit-outs, new roofs, and repairs to existing structures.

The following tables provide information regarding the square footage of nonresidential space reported on building permits from 2004 to 2017. Table 20 reveals information concerning the amount of office and retail space authorized by building permit. Nearly 295,839 square feet of office space was authorized by building permits issued between 2004 and 2017. Approximately 310,835 square feet of retail space was authorized by Township building permits during the same time period.

Table 21 depicts square footage of other nonresidential uses authorized by building permit. This information indicates that 56,714 square feet of assembly uses was authorized by the Township's building permits between 2004 and 2017. Assembly uses include buildings used for the gathering of persons for purposes such as civic, social, or religious functions, recreation, food, or drink consumption. Hotel/motel uses and institutional uses accounted for 45,836 square feet and 10,405 square feet, respectively. 54,874 square feet of miscellaneous space was authorized by building permit for things such as signs, fences, utility, etc. while 91,224 square feet of educational space was authorized by building permits since 2004. By far the largest amount of non-residential space authorized by building permit was for storage at 774,448 square feet.

Table 20: Square Feet of Office and Retail Space Authorized by Building Permits
East Windsor, New Jersey

Year	Office			Retail		
	New Construction	Addition	Total	New Construction	Addition	Total
2004	21,400	8,879	30,279	188,986	200	189,186
2005	82,216	0	82,216	0	17,192	17,192
2006	52,076	498	52,574	75,338	3,800	79,138
2007	68,598	0	68,598	0	0	0
2008	0	0	0	0	0	0
2009	7,905	0	7,905	0	0	0
2010	16,463	1,425	17,888	0	0	0
2011	0	0	0	0	0	0
2012	1,832	0	1,832	0	0	0
2013	4,179	0	4,179	0	0	0
2014	0	0	0	0	0	0
2015	5,068	0	5,068	25,319	0	25,319
2016	0	25,300	25,300	0	0	0
2017	0	0	0	0	0	0
Total	259,737	36,102	295,839	289,643	21,192	310,835

Table 21: Square feet of Other Nonresidential Uses Authorized by Building Permits
East Windsor, New Jersey

Year	Assembly	Hotel/Motel	Education	Industrial	Institutional	Storage	Misc.
2004	9,209	43,456	74,321	1,635	0	0	8,601
2005	0	0	0	0	465	53,637	5,326
2006	0	2,380	0	489	0	0	1,722
2007	0	0	16,903	0	0	0	2,596
2008	4,046	0	0	0	0	0	4,800
2009	0	0	0	0	0	0	225
2010	0	0	0	0	0	1,200	3,875
2011	0	0	0	0	0	0	8,328
2012	0	0	0	0	0	60,211	1,536
2013	0	0	0	0	0	0	9,026
2014	0	0	0	0	0	2,500	1,980
2015	43,459	0	0	4,596	9,940	20,037	5,457
2016	0	0	0	0	0	636,863	1,402
Total	56,714	45,836	91,224	6,720	10,405	774,448	54,874

*Source: Department of Community Affairs

D. COUNTY LEVEL CHANGES

The following section provides an overview of some of the significant changes which occurred at the county level.

Mercer County Master Plan

The Mercer County Planning Board adopted the Mercer County Master Plan on September 8, 2010, and last amended it in May of 2016. The County Plan proposes a regional planning framework for guiding growth and conservation opportunities in the County over the next twenty years.

Mercer County Farmland Preservation Plan

The County also adopted a Farmland Preservation Plan on September 8, 2010. The Plan's goals are developed to protect and enhance the quality of life for those who live and work within the County and to guide transportation and preservation investments.

Open Space Element

In addition to the above, the County also adopted an Open Space Element on September 8, 2010, which was most recently amended in May of 2016. The Plan both summarizes the land that the County has preserved since 1992 and also identifies ways to meet future open space needs. Ultimately, the Vision of the Plan is to provide open space to protect the environment, serve the people, ensure public health, and provide for a sustainable economy.

Mobility Element

The County also amended its Mobility Element in May of 2016. The County's Mobility Element envisions a transportation system that:

"will enhance local development opportunities and quality of life for current residents and future generations. The system will be fitted to land use, with characteristics varying with the scale and density of development."

E. STATE LEVEL CHANGES

This section discusses legislative and regulatory changes at the state level that affect land use and development policies in the Township.

Council on Affordable Housing

The Township of East Windsor prepared and adopted a 2017 Housing Element and Fair Share Plan. This document should be referenced for the township's plan that addresses the Third Round Need. The plan was granted (signed on January 14, 2019), a judgement of compliance and repose until 2025 by the Superior Court of New Jersey in Mercer County.

Local Redevelopment and Housing Law

In 2013, an amendment to the Local Redevelopment Housing Law was approved by the State Legislature which permits the option of designating a redevelopment area with or without condemnation powers. Specifically, the amendment notes the following (amended section is underlined):

"The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality. The resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area").

The LRHL amendment also establishes additional notice requirements when designating an area in need of redevelopment, provides guidelines regarding challenges to condemnation redevelopment designations, and allows for additional options for designating an area in need of rehabilitation.

State Strategic Plan

In October of 2011, the Draft State Strategic Plan (SSP) was developed as an update to the current State Development and Redevelopment Plan (SDRP). The intent of the SSP is

to increase focus on policies aimed to foster job growth, support effective regional planning, and preserve the State's critical resources.

Unlike the existing SDRP, the SSP did not contain any mapping. Thus far in its draft form, the SSP appears to have a greater emphasis on the State's overall economic framework and provide information and goals for New Jersey's various industry clusters. When and if the SSP is formally adopted, the Township should examine how its Master Plan is consistent with the SSP.

Municipal Land Use Law

The following substantive changes have been made to the Municipal Land Use Law (MLUL) since the Township's last Master Plan Reexamination Report.

1. **Green Elements and Environmental Plan Element (Green Plan).** In 2008, the MLUL was amended to identify the Green Buildings and Environmental Sustainability Plan Element (Green Plan Element) as a potential component of a master plan. This element is designed to: encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional, and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site, and; optimize climatic conditions through site orientation and design.
2. **Statement of Strategy.** Legislation (S2873/A4185) was adopted on January 8, 2018 which requires any new land use element to incorporate a statement of strategy concerning the following issues:
 - a. Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations;
 - b. Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and;
 - c. Environmental sustainability.

SECTION 6: SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED (40:55D-89.D)

Based upon the analysis contained herein of the 2008 Master Plan Periodic Reexamination Report and new and emerging issues as discussed in Section 3 and 4 of this report, the Planning Board has generated specific recommended actions for both the Board and the Governing Body to consider going forward regarding the master plan and development regulations.

1. **Solar Farms.** As noted earlier, the ongoing regional interest in solar farms is an important contemporary planning issue. As noted in the section of this reexamination report pertaining to changes to the Municipal Land Use Law and the Right to Farm Act, there have been several amendments that require specific land use policies.

Notwithstanding these provisions, the State of New Jersey Energy Master Plan in 2011 and updated in 2015 specifically recognizes “the development of solar projects should not adversely affect the preservation of open space and farmland” and “the State should continue its policy of discouraging the development of solar farms on farmland and undeveloped open spaces, such as forests, and encouraging their placement on or above impervious surfaces or on landfills, brownfields or areas of historic fill”.

To achieve a balance between long-term environmental sustainability and the township’s land use planning goals, solar farm development is discouraged in areas of prime farmland soils and farmlands of statewide significance as identified by the USDA-Natural Resources Conservation Service and/or farmland preservation recommended by Mercer County Planning Department. Further, a review of commercial zones in the Township is recommended to be undertaken to determine where such solar facilities would also be inconsistent with the Township Land Use Plan or goals and objectives. Such findings should be a basis by which regulations are to be implemented to offset impacts such as bulk and buffer requirements.

Furthermore, the following is offered in support of this policy:

- a. The East Windsor Zone Plan goal as expressed in Section 20.1.000.65 of the Zoning Ordinance stating to “recognize the land as a prime community resource that is both finite and irreplaceable, and to take steps to protect the land from poor development practices and to conserve appropriate lands for permanent open space and actively seek methods for preserving farm lands”.
 - b. Section 20-1.007F of the Zoning Ordinance notes “to preserve agricultural activities as part of the economic base of the Township”.
 - c. It is the Township’s policy to preserve all unimproved farmland in the Township’s southeastern and eastern sections which are zoned in the “R-A” Rural Agricultural and the “R-E” Rural Estate zoning districts and those not served by the public sewer service area and as set forth in the Township’s “Open Space & Recreation Plan Element” of its Master Plan.
2. **Solar Carports and Canopies.** As noted earlier in this report, it is recommended the Township should review regulations regarding solar canopies in parking areas of commercial properties. Such facilities should only be accessory to the principal use for specific electric power needs of onsite buildings and grounds, while not providing commercial energy generation for the regional power grid as a standalone use on a property. Specific zones and accessory structure criteria are recommended to be formulated relating to aesthetic requirements of the structures and standards regarding related landscaping in parking areas and buffers where deemed applicable. Furthermore, such structures should also be coordinated with site lighting requirements.
3. **Research Office Zone Recommendations.** A recommendation in this report is for the northwesterly area of Township along Old Trenton Road, located north of the intersection with Princeton Hightstown Road and north of the intersection with Millstone Road north to the Township border, be rezoned from the R-O zone. The parcels recommended for this rezoning include Block 2, Lots 1.01, 1.02, 2.02, 3.02 and 5, and Block 5, Lots 2.01, 2.02, 3.0, 4.0, 5.0, 27.02, 27.04 and 27.05 as identified on the Township’s tax maps.

The Township's objective for this area, is to continue to promote the ongoing research and office uses although, to refine the permitted uses to protect the area from detrimental impacts by extensive trucking activity from large warehouses. Such facilities can have a cumulative detrimental impact on local and regional traffic and safety and the zone plan. The recommendation is to continue the same or similar bulk requirements of the current R-O Zone and most of the principal and accessory uses currently permitted although to remove warehousing as a principal permitted use.

4. **Neighborhood Commercial Zoning Recommendations.** It is recommended to reconsider the rezoning the former New Jersey State Police Barracks located along Route 130 at the corner of Old Cranbury Road identified as Block 8, Lot 11 on the Township's tax maps. Additionally, adjacent to the northern boundary of this lot, is Block 8, Lot 12.01 comprising approximately 5.6 acres. When considered together these two lots provides an improved development area and configuration for a more efficient use of land adjacent to Route 130.

The lots noted above, currently zoned R-1 single family, are recommended to be rezoned in the "NC" Neighborhood Commercial zoning district (or similar zone). This potential rezoning would be appropriate in consideration of the frontage on highway Route 130, the signalized intersection of Old Cranbury Road and Route 130, adjacency to other properties zoned for Neighborhood Commercial and the combined size at approximately 8.9 acres.

5. **Off-Tract Improvements Study.** As noted earlier, the Township has experienced significant growth in developments that can have a substantial impact on roadways and other township infrastructure. It is recommended the study of the related impacts should be conducted at the time of site plan review to adequately evaluate the improvements needed to offset these impacts.
6. **Automobile Service Stations.** The Township has reviewed locations where automobile service stations are permitted in the zone plan. Currently service stations are permitted as conditional uses in the H-C-Highway Commercial Zone and the N-C-Neighborhood Commercial Zones (subject to specific conditions).

As noted, automobile service stations have changed from smaller facilities providing fuel and vehicle services to the larger contemporary facilities featuring multiple high-volume pump islands with convenience stores integrated into the facilities. Modern service facilities can bring significantly greater vehicular activity than former stations, with increased deliveries and potentially increased impacts to the surrounding environs. These impacts can increase if such a facility operates 24 hours, 7 days a week.

It is recommended to limit new service stations to locations near major highway interchanges and arterial collector intersections along Route 130. To implement this recommendation, the current HC-Zone could be modified and separated into two separate highway commercial districts called HC-1 (Highway Commercial District-1) and HC-2 (Highway Commercial District-2). The new HC-1 zone would maintain the current permitted uses including the conditionally permitted automotive service stations. The new HC-2 zone would contain the same highway commercial uses and bulk criteria although, be focused on a cohesive retail and business development zone, not including automotive service stations in the list of permitted conditional uses.

The limits of the HC-1 zone is recommended to include the northerly portion of the area currently zoned H-C Highway Commercial, beginning from the existing northerly end of the zone along Route 130 south to the properties adjacent to the intersection of Route 130 and Princeton Hightstown Road (County Route 571). This southerly limit of the HC-1 zone would coincide with the existing southerly lot lines of Block 63.01, Lot 9 (located adjacent to the southbound side of Route 130), and Block 56, Lot 39 (located adjacent to the northbound side of Route 130). The remainder of the HC zone, from the above noted properties south to the Township boundary line with Robbinsville Township, would be zoned in the HC-2 zone.

Automobile Service Station use in the NC-zone are further recommended to be removed from this zone or further restricted by specific zoning controls that buffer and mitigate impacts to adjacent residential areas.

SECTION 7: RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY (40:55D-89.E)

The Local Redevelopment and Housing Law (LRHL) provides the statutory authority for municipalities to designate areas in need of redevelopment or rehabilitation, prepare and adopt redevelopment plans, and implement redevelopment projects. As such, the Planning board has the responsibility, with the approval of the governing body, to conduct a preliminary investigation to determine if an area is in need of redevelopment or rehabilitation and make a recommendation to the governing body after such an investigation as to whether or not an area is in need of either redevelopment or rehabilitation. Subsequently, the Planning Board would also prepare a plan for action based upon its recommendation.

Since the time of the last reexamination, a redevelopment area was designated for the property identified as Block 12, Lot 2 known as 269 Wyckoff Mills Road. An Area in Need of Redevelopment and a Redevelopment Plan was adopted for this area. As a result, a recent approval was granted for the development of a new warehouse distribution facility.