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**RESOLUTION R2005-275**

**EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

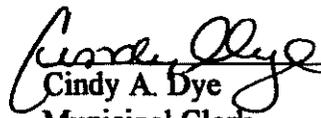
**WHEREAS**, by Resolution R2005-28, adopted on December 19, 2005, the Planning Board of East Windsor Township, Mercer County, State of New Jersey, adopted the Housing Element of the Master Plan and the Fair Share Plan; and

**WHEREAS**, a true copy of the Resolution of the Planning Board adopting the Housing Element and Fair Share Plan is attached pursuant to N.J.A.C. 5:95-2.2(a)2.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, that.

1. The Township Council hereby endorses the Housing Element and Fair Share Plan as adopted by the East Windsor Township Planning Board.
2. The Township Council of the Township of East Windsor pursuant to the provisions of N.J.S.A. 52:27d-301 et seq. and N.J.A.C. 5:95-3.2, submits this petition for substantive certification of the Housing Element and Fair Share Plan to the New Jersey Council on Affordable Housing for review and certification.
3. A list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition.
4. Notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:95-3.5 within seven days of issuance of the notification letter from the New Jersey Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this Resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the East Windsor Township Municipal Clerk's Office located at 16 Lanning Boulevard, East Windsor, New Jersey 08520, during the hours of 8:30 am to 4:30 pm on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:95-3.5.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the East Windsor Township Council at a meeting held on December 19, 2005.

  
 Cindy A. Dye  
 Municipal Clerk



# EAST WINDSOR TOWNSHIP

Planning Board

## MEMORANDUM

**TO:** The Honorable Mayor Janice S. Mironov and Council Members

**FROM:** Cristina Sias, Planning Board Secretary *CS*

**CC:** Cindy Dye, Municipal Clerk  
Chairperson Edward M. Kelley and Members of the Planning Board  
Richard T. Coppola, PP, AICP, Township Planner  
Raymond Jordan, PE, Township Engineer

**RE:** December 5, 2005 "Housing Plan Element and Fair Share Plan"  
Portion of the East Windsor Township Master Plan in Accordance  
with the Requirements of the Council on Affordable Housing

**DATE:** December 19, 2005

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The East Windsor Township Planning Board held a public hearing on Monday, December 19, 2005 regarding the December 5, 2005 "Housing Plan Element and Fair Share Plan" portion of the East Windsor Township Master Plan in accordance with the requirements of the Council on Affordable Housing (COAH).

The Board unanimously approved the December 5, 2005 "Housing Plan Element and Fair Share Plan" and concluded that it is consistent with the goals and objectives of the Township Master Plan. Attached hereto is a copy of Resolution 2005-28 in the matter of Amendment to the Housing Element and Fair Share Plan of the Master Plan.

**RESOLUTION 2005 – 28**

**TOWNSHIP OF EAST WINDSOR PLANNING BOARD  
RESOLUTION OF MEMORIALIZATION  
MERCER COUNTY, NEW JERSEY  
AMENDMENT TO THE HOUSING ELEMENT  
AND FAIR SHARE PLAN OF THE MASTER PLAN**

**Approved: December 19, 2005  
Memorialized: December 19, 2005**

**MATTER OF AMENDMENT TO THE HOUSING ELEMENT  
AND FAIR SHARE PLAN OF THE MASTER PLAN**

**WHEREAS**, the Planning Board of the Township of East Windsor (hereinafter "Planning Board") is a duly constituted authority created pursuant to the provisions of N.J.S.A. 40:55D-23 of the Municipal Land Use Law; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Planning Board may prepare and, after public hearing, amend a Master Plan or component parts thereof to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

**WHEREAS**, the Planning Board initially adopted its Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28 on May 4, 1998 and, thereafter, adopted an amended Plan on May 25, 2000; and

**WHEREAS**, the Governing Body initially endorsed the Housing Element and Fair Share Plan on May 5, 1998 and subsequently endorsed the amended Plan on May 25, 2000; and

**WHEREAS**, the Governing Body petitioned the Council on Affordable Housing for substantive certification on May 8, 1998 and repetitioned for substantive certification on May 25, 2000; and

**WHEREAS**, the Council on Affordable Housing (COAH) granted substantive certification on September 6, 2000; and

**WHEREAS**, the Planning Board has determined to amend the Housing Element and Fair Share Plan; and

**WHEREAS**, the upon notice duly provide pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the amended Housing Element and Fair Share Plan on December 19, 2005; and

**WHEREAS**, the Planning Board has determined that the amendment to the Housing Element and Fair Share Plan is consistent with the goals and objectives of the Master Plan of the Township of East Windsor and that adoption and implementation of the amendment to the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

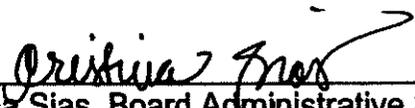
**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Township of East Windsor, Mercer County, State of New Jersey, that the Planning Board hereby adopts the amended Housing Element and Fair Share Plan.

**BE IT FURTHER RESOLVED**, that the secretary is hereby authorized and directed to cause a notice of this decision to be published in *The Times* of Trenton and to send a certified copy of this Resolution to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

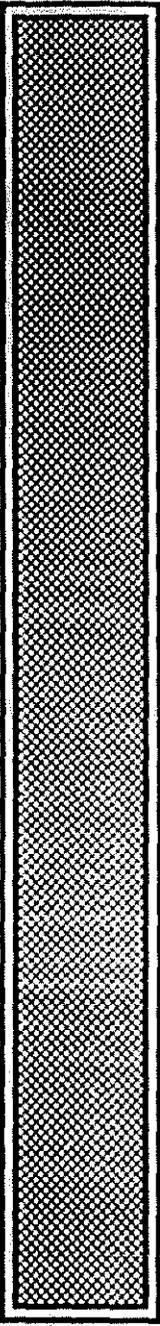
  
\_\_\_\_\_  
Edward M. Kelley, Chairman  
East Windsor Township Planning Board

Prepared by: Louis P. Rago, Esq.

I hereby certify this to be a true and accurate copy of the Resolution adopted by the East Windsor Township Planning Board, Mercer County, New Jersey at a public meeting held on December 19, 2005.

  
\_\_\_\_\_  
Cristina Sias, Board Administrative Secretary  
East Windsor Township Planning Board

X:\wp-data\corrmatters\15840 Housing Element and Fair Share Plan Resolution LPR 12-7-05.doc



**TOWNSHIP  
OF  
EAST WINDSOR**

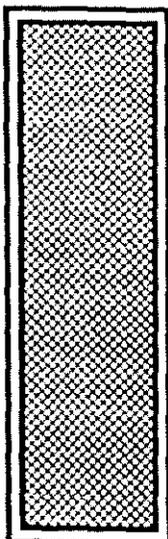
**MERCER COUNTY  
NEW JERSEY**

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**HOUSING PLAN ELEMENT  
AND  
FAIR SHARE PLAN**

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**December 5, 2005**



**PREPARED BY COPPOLA & COPPOLA ASSOCIATES  
Princeton Junction ~ New Jersey**

**TOWNSHIP  
OF  
EAST WINDSOR**

**MERCER COUNTY  
NEW JERSEY**

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**HOUSING PLAN ELEMENT  
AND  
FAIR SHARE PLAN**

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**THE ORIGINAL OF THIS REPORT WAS SIGNED AND SEALED  
IN ACCORDANCE WITH N.J.S.A. 45:14A-12**

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**Richard T. Coppola, P.P. # 1378**

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**Cindy D. Coppola, P.P. # 4478**

**PREPARED BY COPPOLA & COPPOLA ASSOCIATES  
Princeton Junction ~ New Jersey**

**TOWNSHIP OF EAST WINDSOR  
MASTER PLAN**

**HOUSING PLAN ELEMENT  
AND  
FAIR SHARE PLAN**

**December 5, 2005**

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**TOWNSHIP OF EAST WINDSOR  
MASTER PLAN**

**HOUSING PLAN ELEMENT  
AND  
FAIR SHARE PLAN**

**December 5, 2005**

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**TOWNSHIP OF EAST WINDSOR  
MASTER PLAN**

**HOUSING PLAN ELEMENT  
AND  
FAIR SHARE PLAN**

**December 5, 2005**

**INTRODUCTION**

In accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.), a municipal Master Plan must include a "Housing Plan Element" as a prerequisite for the adoption of zoning ordinance provisions within the municipality. More specifically, pursuant to Section 10 of P.L. 1985, c. 222 (C.52:27D-310), a "municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income household and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing."

Additional requirements to be included in a Housing Plan and a Fair Share Plan to address the 1987-2014 affordable housing obligation of a municipality are set forth in the New Jersey Council On Affordable Housing's "Substantive Rules" at N.J.A.C. 5:94.

### **BRIEF LOCATIONAL DESCRIPTION OF THE TOWNSHIP**

The Township of East Windsor is situated in the southeast corner of Mercer County and contains approximately 15.65 square miles, or 10,016 acres of land. The Millstone River forms the northern boundary line for both East Windsor Township and Mercer County. The Borough of Hightstown is located in its entirety within the north central portion of East Windsor Township at the crossroads of New Jersey State Highway 33, County Route 539 and County Route 571.

The municipality is traversed from east to west by County Route 571 (Princeton-Hightstown Road and Etra Road) and from north to south by County Route 539 (Old York Road and Main Street). The Route 133 by-pass road recently has been constructed, with its alignment running through the northern part of the Township, and linking the eastern portion of New Jersey State Highway 33 within East Windsor Township with the western section of County Route 571 in the Township.

U.S. Route 130 and New Jersey State Highway 33 enter East Windsor Township from the southwest and split so that U.S. Route 130 heads north and New Jersey State Highway 33 heads northeast through the Township. The New Jersey Turnpike parallels U.S. Route 130 to the east. Interchange 8 of the New Jersey Turnpike is located within East Windsor Township, east of Hightstown Borough, with access onto New Jersey State Highway 33.

In addition to Hightstown Borough being located within the center of the Township, East Windsor Township is bordered on the south and southeast by Millstone Township in Monmouth County, on the southwest by Washington Township, on the west by West Windsor Township, and on the north and northeast by Cranbury Township and Monroe Township, both in Middlesex County.

## **EXISTING LAND USE PATTERN**

Similar to many rural and suburban areas throughout the State, the Township of East Windsor has been experiencing development pressures. This is due in part to the location of the denser community of Hightstown Borough within East Windsor Township where development seeks to expand outward into the Township. Additionally, the location of an interchange on the New Jersey Turnpike within the Township and numerous intersections of major arterial and collector roads tend to promote development.

There are three (3) major nonresidential development areas in the Township, including the Route 571 campus corridor, the Route 130 retail corridor and the New Jersey Turnpike/Route 33 industrial/retail corridor.

Additionally, East Windsor Township contains a wide variety of housing, from historic Victorian and contemporary executive homes, to townhomes and condominiums. The East Windsor Township municipal officials are appropriately proactive in managing the growth of the Township in order to achieve a balanced development pattern which enhances the quality of life for the residents of the Township.

An integral part of East Windsor Township is the variety of natural features situated amidst the portions of the Township which have developed or are planned by the Township to be developed. The natural features contained within the Township include wetlands, steep topographic slopes, flood plains, an important aquifer recharge area and rivers and streams. Additionally, the Township's geological formations and soil characteristics present important considerations for land development and land preservation.

## **THE TOWNSHIP'S MASTER PLAN & ZONE PLAN**

The most recent comprehensive Master Plan for the Township of East Windsor was adopted by the Planning Board on October 4, 1993. The 1993 Master Plan updated a 1985 Master Plan which, in turn, had updated a 1979 report.

Subsequent to the adoption of the Master Plan on October 4, 1993, East Windsor Township has periodically reexamined and updated the Master Plan. Most recently, the East Windsor Township Planning Board adopted the following modifications and additions to the East Windsor Township Master Plan:

- "Supplemental Modification No. 1", an amendment to the "Traffic Circulation Plan Element", which was adopted on March 16, 1998;
- "Housing Plan Element And Fair Share Plan", which was adopted on May 4, 1998;

- "Supplemental Modification No. 2", an amendment to the "Land Use Plan Element", which was adopted on May 18, 1998;
- "Supplemental Modification No. 3", an amendment to the "Land Use Plan Element", which was adopted on August 16, 1999;
- "Amendment To Fair Share Plan", which was adopted on May 1, 2000;
- "Master Plan And Development Regulations Periodic Reexamination Report", which was adopted on December 16, 2002;
- "Supplemental Modification No. 4", an amendment to the "Land Use Plan Element", which was adopted on July 21, 2003; and
- "Supplemental Modification No. 5", an amendment to the "Land Use Plan Element", which was adopted on June 7, 2004.

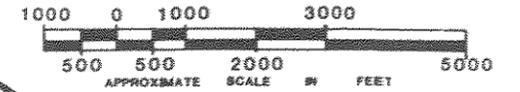
Regarding residential development within East Windsor Township, the adopted Master Plan states the following "goals and objectives":

"Provide a wide range of housing types to meet varied income and age levels as well as to protect and preserve established residential areas.

1. Utilize, where appropriate, clustering techniques which consider social and environmental factors in meeting future housing needs.
2. Provide for a balance among residential, industrial and commercial land uses.
3. Encourage an adequate balance in terms of ownership and rental housing units.
4. Maximize advantages afforded by existing or potential public transit routes in serving the more intense housing densities.
5. Maintain and conserve older residential neighborhoods through the provision of adequate community services and facilities as required."

The existing "Zoning Map" of the Township of East Windsor, dated April 5, 2000, appears on the following page of this reexamination report for informational purposes and to aide the reader of this document in order to more easily understand the textual discussions

# TOWNSHIP OF EAST WINDSOR MERCER COUNTY ~ NEW JERSEY



ZONING MAP December 6, 2004	
R-A	Rural Agriculture
R-E	Rural Estate
R-1	Residential Low Density
R-2	Residential Low Density
R-3	Residential Medium Density
R-M	Residential Multifamily
SL	Residential Small Lot
PRC	Planned Retirement Communities
PUD	Planned Unit Development
NC	Neighborhood Commercial
CC	Community Commercial
HC	Highway Commercial
TC	Turnpike Commercial
R-O	Research Office
I-O	Industrial Office
MH	Manufactured Housing
PAC	Planned Adult Community
ARH	Age-Restricted Housing



PAPER STREET =====

BASE MAP UPDATED FEBRUARY 2000 BY COPPOLA & COPPOLA ASSOCIATES  
FROM TAX MAP INFORMATION  
AND ORIGINAL BASE MAP PROVIDED BY TOWNSHIP ENGINEERING DIVISION

## **ENVIRONMENTAL CONSTRAINTS**

During 2000, a "Natural Resources Inventory" was prepared for East Windsor Township by Coppola & Coppola Associates. The inventory report analyzed the soils, geology, freshwater wetlands, steep slope areas, 100-year flood plains, water quality and wildlife within East Windsor Township.

It is noted that most of the lands remaining available for development in East Windsor Township are not served by public sewerage facilities, are located in those portions of the Township designated within the "Rural" and the "Rural/Environmentally Sensitive" planning areas by the "New Jersey State Development And Redevelopment Plan" and are zoned by East Windsor Township within the "R-A" Rural Agriculture and "R-E" Rural Estate zoning districts.

### **Suitability For Septic Disposal Fields**

While the majority of East Windsor Township is served by sanitary sewer services, the land area in the southeastern portion of the Township, mostly designated within the "R-A" Rural Agriculture or the "R-E" Rural Estate zoning districts, is not served by public sewerage facilities

Suitable areas for septic disposal require a soil that has enough, but not excessive, drainage; in other words, soils that can adequately absorb the effluent, yet sufficiently filter the effluent to prevent groundwater contamination. Therefore, there must be unsaturated soil material beneath the absorption field to filter the effluent effectively.

Criteria used for the ratings were percolation rate, depth to seasonally high water table, slope, amount of stone, depth to and kind of bedrock, and flood hazard.

The "Soil Limitations For Septic Tank Absorption Fields" map, which appears on the following page of this report, graphically indicates the location and ranking of the soils in East Windsor Township suitable for septic disposal.

As indicated on the map, most of the properties with "R" restricted or severe soil limitations for septic disposal are located within the areas of East Windsor Township currently provided public sewerage treatment services. The previously noted southeastern section of East Windsor Township, which is not within the area currently provided public sewerage treatment services, for the most part exhibits "S" slight soil limitations for septic effluent disposal.

The residentially zoned properties located between Route 130 and the New Jersey Turnpike, however, have "R" restrictive or severe limitations for septic effluent disposal, mostly because these properties contain wetlands and/or have a high water table. These physical conditions of the land reinforces the prudent need to require large lot sizes to accommodate onsite septic effluent disposal and safeguard an adequate potable ground water supply.

TOWNSHIP  
OF  
EAST WINDSOR  
MERCER COUNTY ~ NEW JERSEY



SOIL LIMITATIONS  
FOR SEPTIC TANK  
ABSORPTION FIELDS

	RESTRICTIVE
	MODERATE-RESTRICTIVE
	MODERATE
	SLIGHT-RESTRICTIVE
	SLIGHT
	VARIABLE

NOTE:  
Please Refer To The "Degree And Kind Of Soil Limitations For Community Development" Chart For A Listing Of The Soils As Numbered On This Map.

SOURCE:  
United States Department of Agriculture,  
Soil Conservation Service Soil Survey,  
January 1972.

PREPARED BY: Coppola & Coppola Associates - Princeton Junction - New Jersey

PAPER STREET =====  
BASE MAP UPDATED FEBRUARY 2000 BY COPPOLA & COPPOLA ASSOCIATES  
FROM TAX MAP INFORMATION  
AND ORIGINAL BASE MAP PROVIDED BY TOWNSHIP ENGINEERING DIVISION

## **Hydric Soils**

The "Hydric Soils", map shows the location of the environmentally fragile soils classified as being "Hydric" by the United State Department of Agriculture Soil Conservation Service (1985). By definition, "Hydric Soils" are either:

- Saturated at or near the soil surface with water that is virtually lacking free oxygen for significant periods during the growing season; or
- Flooded frequently for long periods during the growing season.

As shown on the "Hydric Soils" map, most of East Windsor Township's land area exhibits "Hydric Soils".

## **Critical Areas**

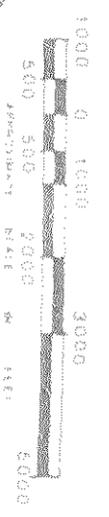
The "Critical Areas Map", which appears on the page of this report following the "Hydric Soils" map, indicates those portions of the Township of East Windsor that have limited development potential because of steep slopes, 100-year flood plains and/or freshwater wetlands. These three (3) categories of environmentally sensitive lands can be identified and mapped on a site plan and/or subdivision submission with a high degree of accuracy and certainty. The presence of one or more of these features clearly justifies the limitation of the density and/or intensity of development.

### **Slopes 15% & Greater**

Slope is indicated as a percentage; i.e., the change in vertical elevation (in feet) per one hundred feet (100') of horizontal distance. Aside from the sheer physical impediment of improving a site for construction on steep slopes or rocky ledges, the degree of slope has a direct bearing on a number of other physical characteristics. For example, absorption or soil drainage is inversely related to the degree of slope. Steep slopes necessarily have poor drainage due to increased run-off. The natural evolution of soil types also is impeded on steep slopes due to the inherently limited amount of ground cover that can develop in areas of high erosion.

Slopes fifteen percent (15%) and greater are potentially critical environmental impact areas. On these slopes, the soils are often thin and have low natural fertility. Moreover, in areas where the slope of the land exceeds fifteen percent (15%), development costs rise sharply along with the potential for environmental problems and the associated costs that will invariably result if proper attention is not paid to the treatment for hillside or mountain development. For these reasons, it usually is recommended that relatively low densities prevail in areas where slopes are fifteen percent (15%) or greater in grade.

TOWNSHIP  
OF  
EAST WINDSOR  
MERCER COUNTY - NEW JERSEY



HYDRIC SOILS

HYDRIC SOILS



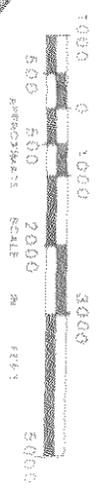
**NOTE:**  
Please Refer To The "Degree And Kind Of Soil Limitations For Community Development" Chart For A Listing Of The Soils As Numbered On This Map.

**SOURCE:**  
United States Department of Agriculture,  
Soil Conservation Service Soil Survey,  
January 1972.

PREPARED BY: Coppola & Coppola Associates - Princeton Junction - New Jersey

PAPER STREET MAP  
BASE MAP UPDATED FEBRUARY 2000 BY COPPOLA & COPPOLA ASSOCIATES  
FROM TAX MAP INFORMATION

**TOWNSHIP  
OF  
EAST WINDSOR  
MERCER COUNTY - NEW JERSEY**



PREPARED BY COPPOLA & COPPOLA ASSOCIATES  
PRINCETON JUNCTION - NEW JERSEY

**CRITICAL AREAS MAP**

June 2000

	SLOPES 15% & GREATER
	100-YEAR FLOOD PLAINS
	FRESHWATER WETLANDS
	100-YEAR FLOOD PLAINS & FRESHWATER WETLANDS

Note: For Listing And Description Of The Numbered Types Of Freshwater Wetlands, See Table In Text Of Natural Resources Inventory.

- SOURCES:**
- SLOPES 15% & GREATER:**
    - U.S. Geological Survey Maps: Allentown (1981), Rossett (1981), Highstown (1981) & Jamesburg (1981) Quadrangles, With Corresponding Slope Overlay Maps (1975).
  - 100-YEAR FLOOD PLAINS:**
    - Federal Emergency Management Agency Flood Insurance Rate Maps: Community Panel Number 340744 (0001B-0004B).
  - FRESHWATER WETLANDS:**
    - State Of New Jersey Department Of Environmental Protection Freshwater Wetlands Maps: From March 1986 Infrared Photographs For Allentown, Rossett, Highstown & Jamesburg Quadrangles.

PAPER STREET CORNER  
BASE MAP UPDATED FEBRUARY 2000 BY COPPOLA & COPPOLA ASSOCIATES FROM TAX MAP INFORMATION AND ORIGINAL BASE MAP PROVIDED BY TOWNSHIP ENGINEERING DIVISION

As shown on the "Critical Areas Map" from information on the U.S. Geological Survey Maps (Allentown [1981], Hightstown [1981], Roosevelt [1981] and Jamesburg [1981]), most of the steep slope areas within East Windsor Township are situated in small, isolated areas scattered throughout the Township. Additionally, several steep slope locations have been identified in conjunction with the bridges and support structures along the New Jersey Turnpike and Route 130.

#### **100-Year Flood Plains**

Lands indicated to be within the 100-year flood boundary have a one percent (1%) chance of flooding in any given year. The source maps used for the delineation of the 100-year flood plains in East Windsor Township were prepared by the Federal Emergency Management Agency, through the Federal Insurance Administration, which is charged with the responsibility of delineating the flood prone areas within the Township under the authority of the National Flood Insurance Act of 1968.

It should be understood that the source maps, all dated December 11, 1981, were prepared to facilitate flood plain management activities and do not show all the special flood hazard areas in East Windsor Township or all the planimetric features outside the flood plain.

As shown on the "Critical Areas Map", significant 100-year flood plain areas exist within East Windsor Township along the Millstone River and its tributaries, Bear Brook, Rocky Brook and Cedar Swamp Creek. However, as noted above, not all of the flood plain areas in the Township have been mapped by FEMA, and it is certain that many additional 100-year flood plain areas exist within East Windsor Township associated with the myriad number of stream tributaries in the municipality.

#### **Freshwater Wetlands**

"Wetlands" are physical characteristics that present severe constraints for land development. The delineation of the freshwater wetlands within East Windsor Township was drafted from information mapped by the New Jersey Department of Environmental Protection (NJDEP) from March 1986 infrared photographs.

Although site specific investigation is required to document the actual extent of freshwater wetlands on any particular property, it appears from the information mapped by the New Jersey Department of Environmental Protection (NJDEP) that freshwater wetlands are the most widespread constraint to development in East Windsor Township.

## **THE STATE PLAN & EAST WINDSOR TOWNSHIP**

On June 12, 1992, the New Jersey State Planning Commission adopted "Communities Of Place: The New Jersey State Development and Redevelopment Plan" (SDRP) which serves as a guide for municipal and county master planning. The SDRP was reexamined in the late 1990s, with input from the municipalities and counties as part of the "Cross Acceptance II" process. As a result, the New Jersey State Planning Commission adopted an updated and modified plan on March 1, 2001.

The "New Jersey State Development And Redevelopment Plan" (SDRP) has allocated the land within New Jersey into "Planning Areas" and "Centers". The "Centers" are those lands within the "Planning Areas" where growth is first encouraged; the surrounding areas, or "Environs", are those lands located outside the "Centers". There is no "Center" indicated within East Windsor Township.

As indicated on the "Policy Map Of The New Jersey State Development And Redevelopment Plan" (RPMM) map, the New Jersey State Planning Commission has included most of East Windsor Township's land area (approximately 60%) within "Planning Area 2" (the "Suburban Planning Area"). The remaining lands in the Township (approximately 40%) have been primarily included within "Planning Area 4" (the "Rural Planning Area"), with a relatively small portion of the Township designated within "Planning Area 4B" (the "Rural/Environmentally Sensitive Planning Area").

Essentially all of the lands within East Windsor Township designated within "Planning Area 4" and "Planning Area 4B" on the "State Development And Redevelopment Plan" are zoned by East Windsor Township within either the "R-A" Rural Agriculture or the "R-E" Rural Estate zoning districts, which zoning is compatible with the recommendations of the State plan.

The following are excerpts from the "Policy Objectives" sections of the March 1, 2001 "New Jersey State Development and Redevelopment Plan" with regards to housing in the "Planning Area 4" and in "Planning Area 2". Again, it should be noted that there are no designated "centers" in East Windsor Township.

### **The "Rural Planning Area" (PA4)**

"Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth, recognizing the special locational needs of agricultural employees and minimizing conflicts with agricultural operations. Ensure that housing in general – and in particular affordable, senior citizen, special needs and family housing – is developed with maximum access to a full range of commercial, educational, recreational, health and transportation services and facilities in Centers. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources."

# Policy Map of the New Jersey State Development And Redevelopment Plan MERCER COUNTY

- 1.1 County
- 1.2 State Lines
- 1.3 Designated Regional Centers
- 1.4 Cooperated Regional Centers
- 1.5 Metropolitan Area
- 1.6 Regional Area
- 1.7 Suburban Planning Area
- 1.8 Rural Planning Area
- 1.9 Rural Planning Area
- 1.10 Rural Planning Area
- 1.11 Rural Planning Area
- 1.12 Rural Planning Area
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- 1.99 Rural Planning Area
- 2.00 Rural Planning Area



This map is not a substitute for a study of the plan, but is intended to provide a general overview of the county's development strategy and to show the location of the county's major centers and subcenters.



Scale: 1 inch = 10 miles

## The "Suburban Planning Area" (PA2)

"Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate the area's projected growth. Ensure that housing in general – and in particular affordable, senior citizen, special needs and family housing – is developed with maximum access to a full range of commercial, cultural, educational, recreational, health and transportation services and facilities.

Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain the existing character."

Regarding the location of "low" and "moderate" affordable housing within a municipality, there is a relationship between the recommendations of the SDRP and the requirements of the New Jersey Council On Affordable Housing (COAH). Specifically, COAH's "Substantive Rules" for the third round states the following with regards to the location of affordable housing which does not result from a "growth share" ordinance [N.J.A.C. 5:94-4.5(a)]:

- "1. Sites that are located in Planning Areas 1 or 2 or located within a designated center, shall have a presumption of validity regarding consistency with the State Development and Redevelopment Plan. These sites are the preferred location for a municipality to address its growth share obligation."
- "2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center shall have the burden of demonstrating to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council shall obtain a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan."

The one exception to this rule is zoning for residential and mixed-use development to address the "growth share" obligation of a municipality, provided that there is no net increase in permitted density.

The State Planning Commission is in the process of reexamining the SDRP once again, and the third round of Cross Acceptance has been completed with the municipalities. The SDRP's "Preliminary Policy Map", shown on the following page of this report, recommends that a number of land areas within East Windsor Township be included "Parks & Nature Areas".

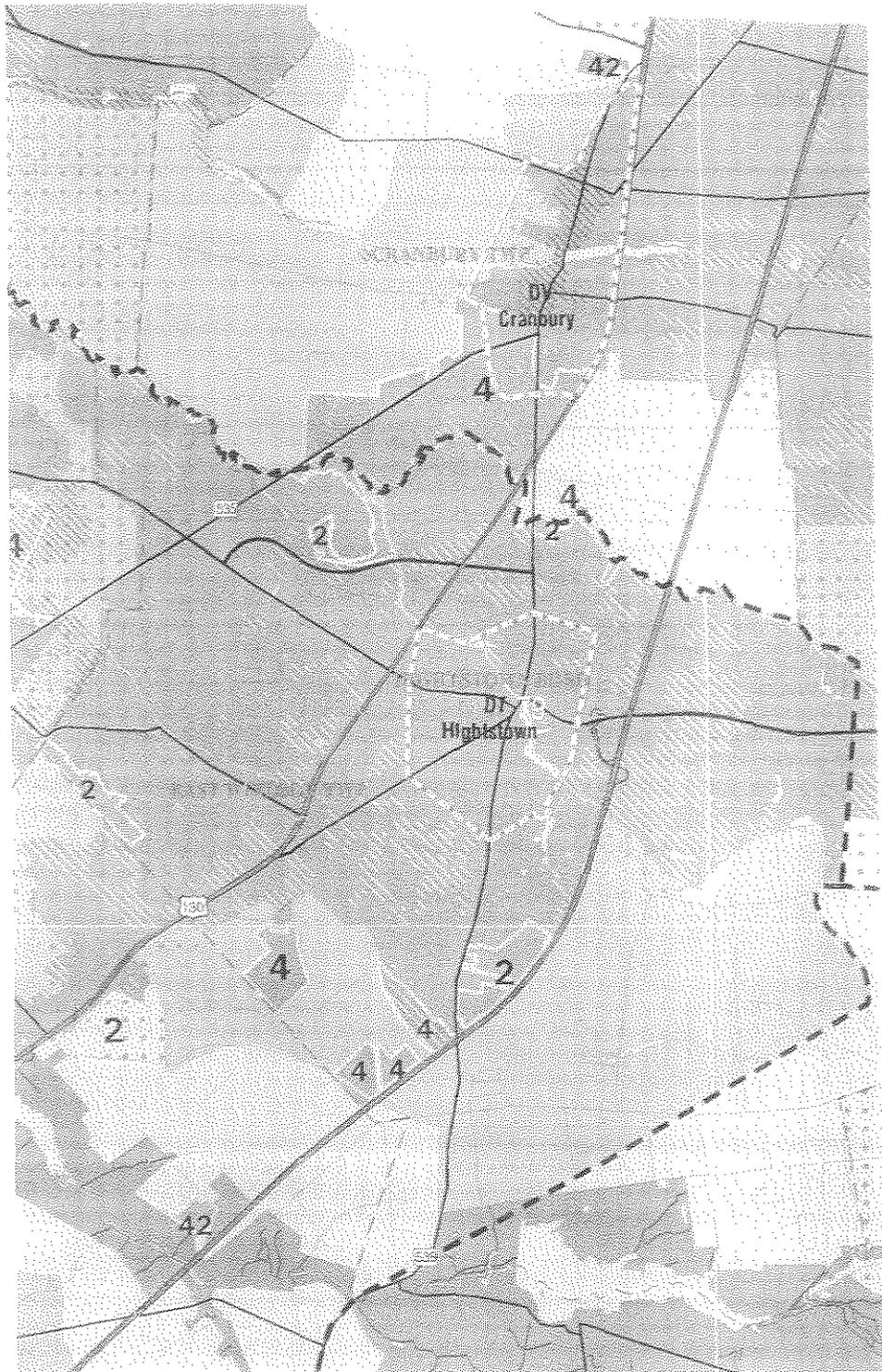
# PRELIMINARY POLICY MAP

## of the New Jersey State Development and Redevelopment Plan

This map is prepared in accordance with the provisions of the State Development and Redevelopment Plan, as amended, and is subject to the provisions of the State Planning Commission, which may be subject to change without notice. The State Planning Commission is not responsible for the accuracy of the information shown on this map.

NEW JERSEY  
STATE PLANNING COMMISSION  
October 7, 2004

This map is prepared in accordance with the provisions of the State Development and Redevelopment Plan, as amended, and is subject to the provisions of the State Planning Commission, which may be subject to change without notice. The State Planning Commission is not responsible for the accuracy of the information shown on this map.



- Transportation**
- Planning Area Boundary
  - Interstate (I-95)
  - State Route (SR)
  - Municipal Boundary
  - Projected Road
  - NJPA Category Systems
- State Development and Redevelopment Plan**
- New SSA Area
  - New SSA Area
  - SSA PA2
  - SSA PA4
  - SSA PA6
  - SSA PA7
- Urban Center**
- Urban Center
  - Metropolitan Planning Area
  - Suburban Planning Area
  - Fringe Planning Area
  - Rural Planning Area
  - Rural to Suburban Planning Area
  - New Suburban Planning Area
  - New Suburban to Planning Area
- Other Land Use Designations**
- Parks & Natural Areas
  - Military Reservations
  - Inland Wetlands
  - Water
  - Designated Development Area
  - Historic & Cultural Site
  - Rock
  - Coal
  - Embodied Plan
  - Center
  - Multiple Boundaries
  - County Boundaries
  - CAHA Boundaries
  - Primary
  - Riparian Corridor
  - Red Line & Corridor Corridor
  - State Designated Planning Area (SDPA)
  - Pinebrook, Pineburg, Greenbush Area
  - Pinebrook Town
  - Pinebrook Village
  - Pinebrook Rural Development Area
  - Pinebrook Agricultural Production Area
  - Pinebrook Special Agriculture Area
  - Pinebrook Forest & Conservation Area
  - Pinebrook Military & Federal



## **EXISTING HOUSING, POPULATION AND ECONOMIC CHARACTERISTICS**

The following is a summary of the outstanding characteristics of the Township of East Windsor's housing stock, population and employment. The information was compiled from the 2000 U.S. Census data and supplemented by data published by the State of New Jersey Department of Labor. The Summary File 1 (SF-1) and the Tables DP-1 through DP-4 data sheets from the 2000 Census for the Township of East Windsor, as published by the Census Bureau, respectfully are included as Addendums I and II to this report.

### **Inventory Of Municipal Housing Stock**

The "Selected Housing Characteristics, 2000" table includes selected data regarding East Windsor Township's housing stock as reported in the 2000 Census. In 2000, East Windsor had a total of 9,880 housing units (Summary File 1 and Table DP-1).

Of these 9,880 units, single-family units (detached and attached) accounted for 5,408 units or approximately 54.7% of the total units. Two-family units accounted for an additional 250 units or approximately 2.5% of the total. Therefore, approximately 57.2% or 5,658 of the total 9,880 units reported to be in the Township in 2000 were either detached or attached single-family or two-family dwelling units. Multi-family units with three or more units per building accounted for 4,023 units or 40.7% of the total.

Regarding housing tenure, 9,448 units, or approximately 95.6% of the total 9,880 units, were occupied at the time the 2000 Census was taken in the Township. Of the 9,448 occupied housing units, approximately 38.8%, or 3,669 units, were renter occupied.

Therefore, in terms of housing vacancy, 4.4% or 432 of the total 9,880 units in the Township were vacant in 2000. Of the 432 vacant housing units, 33.3% (144 units) were for sale, 34.0% (147 units) were for rent, and 12.3% (53 units) already were rented or sold, but not yet occupied. The remaining 20.4% (88 units) were for "seasonal, recreational or occasional use" or for "other" use.

The median value of owner-occupied homes in the Township of East Windsor in 2000 was \$152,600 and the median monthly contract rent was \$791. Throughout Mercer County, the 2000 median value for owner-occupied homes was \$147,400 and the median monthly contract rent was \$727.

Regarding the age of housing units in the Township of East Windsor, slightly more than one-fourth (29.8%), or 2,947 units, of the total 9,880 housing units existing in the Township in March of 2000, were constructed after 1980, and 67.1%, or 6,632 units, were constructed after 1970. Only 2.8%, or 277 units, of the total 9,880 housing units were constructed prior to 1940, which indicates there are relatively few historic structures existing in the Township compared to the total number of housing units.

**SELECTED HOUSING CHARACTERISTICS, 2000  
TOWNSHIP OF EAST WINDSOR**

**Total Housing Units, 2000** 9,880 units

**Housing Type, 2000**

Single-family detached	3,082 units
Single-family attached	2,326
Multi-family (two units at address)	250
Multi-family (three or more units at address)	4,023
Mobile home or trailer	199
Other	0

**Housing Tenure, 2000**

Occupied housing units	9,448 units
Owner occupied	5,779
Renter occupied	3,669
Renter occupied as percent of occupied units = 38.8%	

**Housing Vacancy, 2000**

Vacant housing units	432 units
For rent	147
For sale only	144
Rented or sold, not occupied	53
For seasonal, recreational or occasional use	21
For migrant workers	0
Other	67

**Housing Value, 2000**

Median value, specified owner-occupied housing units = \$152,600  
 Median contract rent, specified renter-occupied units = \$ 791

**Age Of Housing Units, 2000**

<u>Year Constructed</u>	<u>No. of Units</u>	<u>Percentage of Total</u>
1990 - March 2000	1,065	10.8%
1980 - 1989	1,882	19.0%
1970 - 1979	3,685	37.3%
1960 - 1969	2,292	23.2%
1940 - 1959	679	6.9%
1939 or earlier	277	2.8%
<b>Totals:</b>	<b>9,880 units</b>	<b>100.0%</b>

SOURCES: U.S. Census Bureau, Census 2000, "Summary File 1" &  
 "Table DP-4. Profile of Selected Housing Characteristics: 2000".

More specifically, the housing units existing in the Township of East Windsor as of March 2000 were broken down by the decade in which they were constructed as follows:

- 277 units or 2.8% constructed 1939 or earlier;
- 679 units or 6.9% constructed between 1940 and 1959;
- 2,292 units or 23.2% constructed between 1960 and 1969;
- 3,685 units or 37.3% constructed between 1970 and 1979;
- 1,882 units or 19.0% constructed between 1980 and 1989; and
- 1,065 units or 10.8% constructed between 1990 and March 2000.

Regarding construction activity in the Township of East Windsor, the "Residential Building Permits Issued" table indicates the number of residential units for which building permits were issued for each year between 1995 and 2004. Additionally, the table indicates the number of demolitions for the years for which such data is available.

As indicated on the "Residential Building Permits Issued" chart, during the ten (10) year time period between 1995 and 2004, a total of 1,438 building permits were issued for residential construction in the Township of East Windsor, of which 1,335 were for single-family dwelling units and 103 were for two or more family dwelling units.

The annual average of building permits issued during the ten (10) year time period was 143.8 permits. Slightly more than one-third of the total building permits (36.0%) were issued between 2000 and 2001, with the highest number of permits (318) issued in 2001.

Only 99 building permits were issued in 2004. From January through September of 2005, a total of 65 building permits have been issued for residential units. Therefore, it is evident that there is a slow down in the construction of new dwelling units in East Windsor Township compared with the rate of construction from 1997 through 2002.

Adding the 9,880 total housing units existing in the early part of 2000 to the 830 dwelling units for which building permits were issued in 2000 through September of 2005 would mean that the Township of East Windsor had approximately 10,710 housing units built or under construction by the end of September 2005.

**RESIDENTIAL BUILDING PERMITS ISSUED, 1995-2004  
TOWNSHIP OF EAST WINDSOR**

<u>Year</u>	<u>Total Permits</u>	<u>Single-Family</u>	<u>Two or More Family</u>	<u>Demolitions</u>
1995	84	84	0	*
1996	83	83	0	*
1997	156	156	0	*
1998	224	139	85	*
1999	126	126	0	*
2000	200	200	0	*
2001	318	318	0	*
2002	101	83	18	*
2003	47	47	0	*
2004	99	99	0	*
<b>Totals:</b>	<b>1,438</b>	<b>1,335</b>	<b>103</b>	<b>0</b>

**Annual Average Building Permits Issued = 143.8 permits/year**

\* No information on demolitions is available from the "Residential Housing Units Authorized By Building Permits" data provided by the U.S. Bureau of the Census.

SOURCES: N.J. Department of Labor, Annual Building Permit Summaries & U.S. Bureau of the Census, "Residential Housing Units Authorized By Building Permits".

The so-called "Housing Quality Surrogates" used to indicate inferior or deficient housing are:

- Constructed Prior To 1940;
- Overcrowded (more than one person per room);
- Inadequate Plumbing Facilities (incomplete plumbing facilities or the lack of exclusive use of plumbing facilities);
- Inadequate Kitchen Facilities (either the shared use of a kitchen or the lack of a stove, a refrigerator or a sink with piped water);
- Inadequate Heating (where no fuel or coal, coke or wood is used for heating);
- Inadequate Sewer Services (no public sewer, septic tank or cesspool); or
- Inadequate Water Supply (no public water, drilled well or dug well).

Although the U.S. Census does not measure housing quality directly, several items in the Census are indirect indicators of substandard housing conditions. The 2000 Census collected data on the first five (5) surrogates, but not on the sewer service and water supply characteristics of housing units.

According to the 2000 Census, and as summarized hereinbelow, at least 944 housing units in the Township of East Windsor were included in one and/or another of these seven (7) surrogates. It should be emphasized that some units may have been multiply counted, since the Census data did not account for overlapping data.

Moreover, in order for a housing unit to be considered substandard by the New Jersey Council On Affordable Housing (COAH) and be included as an "indigenous need" unit, it must exhibit at least two (2) of the seven (7) surrogates and be occupied by a qualified "low" or "moderate" income household.

**Number Of Deficient Units By Housing Quality Surrogate**

Constructed Prior To 1940	277 units
Overcrowded	612
Inadequate Plumbing Facilities	21
Inadequate Kitchen Facilities	0
Inadequate Heating	<u>34</u>
<b>Total:</b>	<b>944 units</b>

**Existing Units In East Windsor**  
**Theoretically Affordable To Low And Moderate Income Households**

The actual number of housing units in the Township of East Windsor theoretically affordable to "low" and "moderate" income households can only be grossly estimated given the data available. However, according to the "2005 Regional Income Limits" adopted by the Council On Affordable Housing (COAH), the eligible "low" and "moderate" incomes for Mercer County for a one and one-half person household were \$29,805 and \$47,687, respectively, for a three (3) person household were \$35,766 and \$57,225, respectively, and for a four and one-half (4.5) person household were \$41,329 and \$66,127, respectively.

Utilizing the "low" and "moderate" income amounts for the one and one-half person household and for the four and one-half person household, available Census data, and the 2004 Township general tax rate per \$100 of 4.50, and assuming certain monthly costs as required by COAH rules, it is possible to estimate the number of housing units existing in East Windsor Township which theoretically are affordable to "low" and "moderate" income households from one and one-half persons to four and one-half persons.

As indicated on the tables entitled "Existing Housing In East Windsor Township Theoretically Available To Low And Moderate Income Households", which appear on the following pages of this report, a number of existing housing units, particularly rental units, are theoretically affordable to "low" and "moderate" income households, depending upon their size.

**EXISTING HOUSING IN EAST WINDSOR TOWNSHIP  
THEORETICALLY AVAILABLE TO LOW AND MODERATE INCOME  
HOUSEHOLDS OF ONE AND ONE-HALF PERSONS**

	<u>Sales Housing Units</u>	
	<b>"Low" Income</b> year / month	<b>"Moderate" Income</b> year / month
Total Income (\$)	\$29,805 / \$2,483	\$47,687 / \$3,974
28% For Housing	8,345 / 695	13,352 / 1,113
Less Property Taxes	2,784 / 232	4,548 / 379
Less Property Insurance	<u>600 / 50</u>	<u>720 / 60</u>
Net Available For Mortgage:	\$ 4,961 / \$ 413 (*)	\$ 8,084 / \$ 674 (**)

(\*) For "low" income households of one and one-half persons, assuming a fixed 30-year mortgage at 7%, a \$62,000 mortgage could be obtained. Adding 5% as a downpayment would result in a unit valued at \$65,100. Of the 4,794 owner occupied units specified for East Windsor Township on Table DP-4 of the 2000 Census, 22 (0.5%) are indicated to be valued less than \$50,000 and 632 (13.2%) are indicated to be valued less than \$100,000.

(\*\*) For "moderate" income households of one and one-half persons, assuming a fixed 30-year mortgage at 7%, a \$101,000 mortgage could be obtained. Adding 5% as a downpayment would result in a unit valued at \$106,050. Of the 4,794 owner occupied units specified for East Windsor Township on Table DP-4 of the 2000 Census, 632 (13.2%) are indicated to be valued less than \$100,000.

	<u>Rental Housing Units</u>	
	<b>"Low" Income</b> year / month	<b>"Moderate" Income</b> year / month
Total Income (\$)	\$29,805 / \$2,483	\$47,687 / \$3,974
30% For Housing	8,941 / 745	14,306 / 1,192
Less Utilities	<u>1,080 / 90</u>	<u>1,140 / 95</u>
Net Available For Rent:	\$ 7,861 / \$ 655 (*)	\$13,166 / \$1,097 (**)

(\*) For "low" income households of one and one-half persons, of the 3,671 renter occupied units specified for East Windsor Township on Table DP-4 of the 2000 Census, 197 (5.4%) are indicated to be rented at less than \$500 and 1,501 (40.9%) are indicated to be rented at less than \$750.

(\*\*) For "moderate" income households of one and one-half persons, of the 3,671 renter occupied units specified for East Windsor Township on Table DP-4 of the 2000 Census, 3,017 (82.2%) are indicated to be rented at less than \$1,000.

**EXISTING HOUSING IN EAST WINDSOR TOWNSHIP  
THEORETICALLY AVAILABLE TO LOW AND MODERATE INCOME  
HOUSEHOLDS OF FOUR AND ONE-HALF PERSONS**

	<u>Sales Housing Units</u>	
	"Low" Income year / month	"Moderate" Income year / month
Total Income (\$)	\$41,329 / \$3,444	\$66,127 / \$5,510
28% For Housing	11,572 / 964	18,515 / 1,543
Less Property Taxes	3,936 / 328	6,384 / 532
Less Property Insurance	<u>600 / 50</u>	<u>720 / 60</u>
Net Available For Mortgage:	\$ 7,036 / \$ 586 (*)	\$11,411 / \$ 951 (**)

(\*) For "low" income households of four and one-half persons, assuming a fixed 30-year mortgage at 7%, a \$87,500 mortgage could be obtained. Adding 5% as a downpayment would result in a unit valued at \$91,875. Of the 4,794 owner occupied units specified for East Windsor Township on Table DP-4 of the 2000 Census, 22 (0.5%) are indicated to be valued less than \$50,000 and 632 (13.2%) are indicated to be valued less than \$100,000.

(\*\*) For "moderate" income households of four and one-half persons, assuming a fixed 30-year mortgage at 7%, a \$142,000 mortgage could be obtained. Adding 5% as a downpayment would result in a unit valued at \$149,100. Of the 4,794 owner occupied units specified for East Windsor Township on Table DP-4 of the 2000 Census, 632 (13.2%) are indicated to be valued less than \$100,000 and 2,351 (49.0%) are indicated to be valued less than \$150,000.

	<u>Rental Housing Units</u>	
	"Low" Income year / month	"Moderate" Income year / month
Total Income (\$)	\$41,329 / \$3,444	\$66,127 / \$5,510
30% For Housing	12,399 / 1,033	19,838 / 1,653
Less Utilities	<u>1,080 / 90</u>	<u>1,140 / 95</u>
Net Available For Rent:	\$11,319 / \$ 943 (*)	\$18,698 / \$1,558 (**)

(\*) For "low" income households of four and one-half persons, of the 3,671 renter occupied units specified for East Windsor Township on Table DP-4 of the 2000 Census, 3,017 (82.2%) are indicated to be rented at less than \$1,000.

(\*\*) For "moderate" income households of four and one-half persons, of the 3,671 renter occupied units specified for East Windsor Township on Table DP-4 of the 2000 Census, 3,453 (94.1%) are indicated to be rented at less than \$1,500.

## **Existing Population, Households And Income**

In 2000, the total population of the Township of East Windsor was 24,919 persons, of whom 24,629 resided in households. The 24,629 people residing in households were distributed among 9,448 households, resulting in an average of 2.61 persons per household.

East Windsor Township's population increased 184.1% from 1950 to 2000, while the population of Mercer County increased by 52.6% during the same period. As shown on the "Population Trends, 1950-2000" table, the rate of population growth in East Windsor Township was relatively high in the 1950s (78.9%), with the rate greatly increasing in the 1960s (410.7%). The growth in population slowed during the 1970s (7.9%) and the 1980s (6.2%), with a slight increase in the growth rate in the 1990s (11.5%).

In comparison, the population of Mercer County increased the most during the 1950s (15.9%), then slightly slowed to a 14.2% growth rate during the 1960s, which continued to decline during the 1970s (1.2%). The County then experienced a slight increase in the population growth rate during the 1980s (5.8%) and the 1990s (7.6%).

Between 1950 and 2000, the population of East Windsor Township as a percentage of the population of Mercer County was 0.6% in 1950. In 1960, it increased slightly to 0.9%, and then increased in 1970 to 3.9%, followed by a continued increase in 1980, 1990 and 2000 to 6.8%, 6.9% and 7.1%, respectively.

In 2000, the median age of the Township's population was 35.6 years; 34.5 years for males and 36.6 for females. As shown on the "Population By Sex And Age Cohort, 2000" table, the population of East Windsor Township in 2000, both male and female, was normally distributed among the age cohorts. The total number of males in 2000 was 12,153 (48.8%) and the total number of females was slightly more at 12,766 (51.2%) for a total population of 24,919.

Regarding income, the "Household Income In 1999" table indicates that the median household income in 1999 in the Township of East Windsor was \$63,616. The largest income group, 2,260 households, or 23.9% of the total, earned between \$50,000 and \$74,999.

Of the 9,469 households shown on Table DP-3 of the 2000 U.S. Census, 1,281 households, or 13.5% of the total, earned less than \$25,000, and only 396 households, or 4.2% of the total, had incomes of less than \$10,000. Slightly less than two-thirds of the total households in the Township (2,352 or 24.8%) earned \$100,000 or more annually.

**POPULATION TRENDS, 1950 - 2000**  
**TOWNSHIP OF EAST WINDSOR AND MERCER COUNTY**

	<u>Township of East Windsor</u>	<u>Mercer County</u>	<u>East Windsor's Total Population As A Percentage Of Mercer County</u>
1950	1,284	229,781	0.6%
1950-1960 Increase	1,014 ( 78.9%)	36,611 (15.9%)	
1960	2,298	266,392	0.9%
1960-1970 Increase	9,438 (410.7%)	37,724 (14.2%)	
1970	11,736	304,116	3.9%
1970-1980 Increase	9,305 ( 7.9%)	3,747 ( 1.2%)	
1980	21,041	307,863	6.8%
1980-1990 Increase	1,312 ( 6.2%)	17,961 ( 5.8%)	
1990	22,353	325,824	6.9%
1990-2000 Increase	2,566 ( 11.5%)	24,937 ( 7.6%)	
2000	24,919	350,761	7.1%
<b>Percentage Growth 1950-2000</b>	<b>184.1%</b>	<b>52.6%</b>	

SOURCES: NJSDC 1990 Census Publication; "New Jersey Population Trends 1790 To 1990", State Data Center, April 1991, and 2000 U.S. Census data.

**POPULATION BY SEX AND AGE COHORT, 2000  
TOWNSHIP OF EAST WINDSOR**

<u>Age</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Percentage Of Total</u>
0 - 4	1,915	962	953	7.7%
5 - 14	3,197	1,631	1,494	12.8%
15 - 24	2,774	1,421	1,353	11.1%
25 - 34	4,274	2,125	2,249	17.1%
35 - 44	4,503	2,235	2,268	18.1%
45 - 54	3,713	1,725	1,988	14.9%
55 - 64	2,481	1,166	1,315	10.0%
65 - 74	1,039	500	539	4.2%
75 +	<u>1,023</u>	<u>316</u>	<u>707</u>	<u>4.1%</u>
<b>Total:</b>	<b>24,919</b>	<b>12,153</b>	<b>12,766</b>	<b>100.0%</b>

SOURCE: 2000 U.S. Census data, STF-1, Profile 1.

**HOUSEHOLD INCOME IN 1999  
TOWNSHIP OF EAST WINDSOR**

	<u>Number</u>	<u>Households Percent</u>
Under \$10,000	396	4.2%
\$10,000 - 14,999	247	2.6%
\$15,000 - 24,999	638	6.7%
\$25,000 - 34,999	646	6.8%
\$35,000 - 49,999	1,494	15.8%
\$50,000 - 74,999	2,260	23.9%
\$75,000 - 99,999	1,436	15.2%
\$100,000 - 149,999	1,620	17.1%
\$150,000 - 199,999	513	5.4%
\$200,000 +	<u>219</u>	<u>2.3%</u>
<b>Total:</b>	<b>9,469</b>	<b>100.0%</b>

**Median Household Income: \$63,616**

SOURCE: 2000 U.S. Census data, Table DP-3.

Between 1989 and 1999, the per capita money income of the Township of East Windsor increased from \$21,269 in 1989 to \$28,695 in 1999, an increase of 34.9%. The per capita money income average of all Mercer County municipalities increased from \$18,936 in 1989 to \$27,914 in 1999, an increase of 47.4%.

	<u>1989</u>	<u>1999</u>	<u>Percent of Change</u>
East Windsor Township	\$ 21,269	\$28,695	34.9%
Mercer County*	\$ 18,936	\$27,914	47.4%

\*Average of all municipalities in Mercer County.

The poverty rate for all persons in East Windsor Township was 5.3%, or a total of 1,312 persons, in 1999. The poverty rate for Mercer County was 8.6%, or a total of 28,570 persons, in 1999.

**Existing Employment**

The New Jersey Department of Labor indicates that the Township of East Windsor had 6,681 covered jobs in the private sector during 2003 and that Mercer County had 152,935 covered jobs in the private sector. The term "covered jobs" refers to employment covered by the New Jersey Unemployment Compensation Program.

As indicated on the "Covered Employment, 1990 - 2003" table, employment in East Windsor Township decreased from 8,516 covered jobs in 1990 to 6,681 covered jobs in 2003, while employment in Mercer County increased from 133,135 covered jobs in 1990 to 152,935 jobs in 2003.

The overall change in the number of private sector covered jobs between 1990 and 2003 was -1,835, or -21.5%, for the Township of East Windsor and +19,800, or +14.9%, for Mercer County, indicating that employment growth in East Windsor Township was slower than that of Mercer County during the 14-year period. Covered jobs in East Windsor Township as a percentage of covered jobs in Mercer County ranged over the 14-year period from a low of 3.5% in 1999 and 2000 to a high of 6.4% in 1990.

**COVERED EMPLOYMENT, 1990 - 2003  
TOWNSHIP OF EAST WINDSOR AND MERCER COUNTY**

<u>Year</u>	<u>Covered Jobs</u>		<u>East Windsor Township As Percent Of County</u>
	<u>East Windsor Township</u>	<u>Mercer County</u>	
1990	8,516	133,135	6.4%
1991	7,919	130,242	6.1%
1992	7,654	130,276	5.9%
1993	7,363	132,261	5.6%
1994	7,962	134,568	5.9%
1995	7,777	134,352	5.8%
1996	6,893	132,254	5.2%
1997	6,967	136,832	5.1%
1998	5,605	135,741	4.1%
1999	5,072	142,632	3.5%
2000	5,172	146,203	3.5%
2001	5,767	148,229	3.9%
2002	6,014	149,610	4.0%
2003	6,681	152,935	4.4%
<b>Increase 1990 Through 2003</b>	<b>-1,835 (-21.5%)</b>	<b>+ 19,800 (+14.9%)</b>	

Note: 2004 data not yet available for both County and Municipalities.

SOURCES: Private Sector Covered Jobs, Third Quarter, 1990-1999,  
New Jersey Department of Labor and  
2000-2003 New Jersey Department of Labor Employment & Wage Data For The Third Quarter.

**THE COMPONENTS OF  
COAH'S "THIRD ROUND SUBSTANTIVE RULES"**

COAH's current "Substantive Rules", adopted on December 30, 2004, include three (3) components of a municipality's future "fair share" affordable housing obligations, as follows:

- "Rehabilitation Share";
- "Remaining Prior Round Obligation" (1987-1999); and
- "Growth Share".

**The Calculated Prior Round Obligation For East Windsor Township**

In accordance with the prior "Substantive Rules" (N.J.A.C. 5:92) of the New Jersey Council On Affordable Housing (COAH), East Windsor Township's net "fair share" housing obligation for the years 1993 to 1999 was a total of three hundred sixty-eight (368) "low" and "moderate" income housing units.

As calculated in the following chart, the three hundred sixty-eight (368) units included a "Net Indigenous Need" obligation of twenty-three (23) units (the "Rehabilitation Component") and a "Net Reallocated Present And Prospective Need" obligation of three hundred forty-five (345) units (the "New Construction Component"):

<b>ADJUSTED "FAIR SHARE" HOUSING OBLIGATION</b>	
INDIGENOUS NEED	+ 28 DU
Less Spontaneous Rehabilitation	- 5 DU
<b>NET INDIGENOUS NEED:</b>	<b>+ 23 DU</b>
REALLOCATED PRESENT NEED	+ 28 DU
PROSPECTIVE NEED 1993-1999	+289 DU
Less Filtering	- 112 DU
Less Conversions	- 10 DU
Plus Demolitions	+ 3 DU
Plus Prior Cycle Prospective Need	+ 169 DU
1995 COAH Correction	- 22 DU
<b>NET REALLOCATED PRESENT AND PROSPECTIVE NEED:</b>	<b>+ 345 DU</b>

### **The Rehabilitation Share Obligation For East Windsor Township**

Regarding the prior round "Rehabilitation Component" of twenty-three (23) units, as evidenced by the July 6, 2005 "Rehabilitation Report", which is attached to this report as Addendum III, East Windsor Township has completed the rehabilitation of twenty-two (22) units.

In accordance with Appendix "C" of COAH's "Third Round Substantive Rules", the new "Rehabilitation Share" for East Windsor Township has been calculated from the 2000 U.S. Census data and is five (5) units. The five (5) unit obligation replaces the prior twenty-three (23) unit calculation which was based on the 1990 U.S. Census data.

In accordance with N.J.A.C. 5:94-3.2 of COAH's current "Substantive Rules", East Windsor Township is entitled to receive credits for rehabilitated units which were completed subsequent to April 1, 2000 which had an average capital cost of at least \$8,000.

As noted on the "Rehabilitation Report", all of the twenty-two (22) rehabilitations were completed after April 1, 2000 and had an average expenditure of \$10,455.81 per unit (i.e., \$230,028.00 total expenditure ÷ 22 units = \$10,455.81). Therefore, all of the twenty-two (22) rehabilitated units are eligible for credit against East Windsor Township's third round "Rehabilitation Share" of five (5) units, and the Township has no additional "Rehabilitation Share" obligation.

### **The Approved Plan For The 1987-1999 "New Construction Component"**

On May 4, 1998, the East Windsor Township Planning Board held a public hearing and adopted, via Resolution No. 98-15A, an updated "Housing Plan Element And Fair Share Plan" document, dated March 1998, as part of the Township Master Plan.

On May 5, 1998, the East Windsor Township Council adopted Resolution No. R98-86A and petitioned COAH for "Substantive Certification".

East Windsor Township subsequently amended its "Housing Plan Element And Fair Share Plan" and repitioned COAH for "Substantive Certification" on May 25, 2000. On September 6, 2000, COAH granted East Windsor Township "Substantive Certification".

The table on the following page of this report summarizes East Windsor Township's prior plan which was approved by COAH to satisfy the Township's prior round "New Construction Component".

**EAST WINDSOR TOWNSHIP'S  
APPROVED PLAN  
TO SATISFY ITS PRIOR ROUND  
"NEW CONSTRUCTION COMPONENT"**

<b>SOURCE OF UNIT CREDITS</b>	<b>NUMBER OF CREDITED UNITS</b>	<b>COMMENTS</b>
"St. James Village"	110 du	Prior Cycle Credits
"Eden A.C.R.E.s" 919 Old York Road	3 du	Prior Cycle Credits
"Thompson Realty" Settlement	5 du	Settlement Condition
"Habitat For The Humanities"	3 du	COAH Sanctioned Credits For 3 Completed Units
"Calton Homes"	72 du [36 rental du] (all 36 du can receive 2:1 bonus credit)	Completed Development (236 total du) With 36 Rental Units
"Wyncrest"	30 du [15 rental du] (all 15 du can receive 2:1 bonus credit)	Approved Application (84 total du) With 15 Rental Units
"Group Homes"	28 du [21 bedrooms with 7 receiving a 2:1 bonus credit]	Approved By COAH
"RCA" Agreement	40 du	Completely Funded
"Presbyterian Homes"	54 du	With The 40 du RCA, Only 54 Of The Total 85 Age-Restricted Units Were Credited To Second Round; Remaining 31 Units To Be Credited To Third Round
<b>TOTAL:</b>	<b>345 Units</b>	

## **The Remaining Prior Round Obligation For East Windsor Township**

As evidenced by the "Monitoring Reports" forwarded to COAH, East Windsor Township has completed all aspects of its 1987-1999 "Fair Share Plan" except for the "Thompson Realty" and "Wyncrest" units which have not yet been constructed.

Additionally, East Windsor Township has a credit of thirty-one (31) age-restricted rental units in the "Wheaton Pointe" affordable housing development, which is owned and operated by Presbyterian Homes & Services, Inc., that can be applied against the Township's third round housing obligation.

## **The Growth Share Obligation**

The "Growth Share" approach to the calculation of the number of new affordable housing units obligated to a municipality represents the most significant departure from COAH's current "Substantive Rules". Summarily, the "Growth Share" approach links the number of new affordable units obligated to a municipality with the actual residential and non-residential development that occurs in the municipality.

Regarding residential development, the new rules require that for every eight (8) new market rate units constructed in a municipality, the municipality is obligated for one (1) affordable unit. More specifically, the residential component of the "Growth Share" obligation is calculated by dividing by eight (8) the number of residential Certificates of Occupancy issued from January 2004 to 2014 which are not direct replacements for demolished units. The exception to this rule is that if the residential component includes developments providing for the affordable housing units to meet the third round housing obligation, then the number of residential Certificates of Occupancy are divided by nine (9).

In any case, for every eight (8) non-affordable units constructed within a municipality, one (1) affordable unit also must be constructed or be otherwise addressed in accordance with COAH's rules.

Regarding non-residential development, the new rules require that for every twenty-five (25) new jobs created in the municipality as a result of non-residential development, the municipality is obligated for one (1) affordable unit. More specifically, the non-residential component of the "Growth Share" obligation is calculated by dividing the gross number of jobs added in newly constructed non-residential space from January 2004 to 2014, minus the number of jobs lost as a result of the demolition of non-residential space, by twenty-five (25).

The actual number of jobs created in newly constructed non-residential space is disaggregated by COAH according to the "use groups" as defined in the Uniform Construction Code (UCC). More particularly, the proposed new rules include an "Appendix E", which contains a chart with fourteen (14) different "use groups" and the number of jobs created per thousand (1,000) square feet of area devoted to each of the groups.

**PROBABLE FUTURE CONSTRUCTION OF HOUSING  
IN THE TOWNSHIP OF EAST WINDSOR**

As previously noted, according to State Department of Labor data, 765 single-family building permits were issued in the Township of East Windsor between 2000 and 2004, and an additional 65 building permits were issued in the first nine (9) months of 2005.

The following chart provides the ten (10) year historical trend of the number of "Certificates of Occupancy" (COs) issued for new housing units and the number of "Demolition" permits issued for housing units in East Windsor Township from 1995 through 2004. From these permits, the net total number of newly occupied housing units each year is derived as follows:

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
<b>COs</b>	85	99	186	173	98	294	179	229	162	127
<b>Demolition</b>	0	0	1	1	3	4	3	1	0	0
<b>Net:</b>	85	99	185	172	95	290	176	228	162	127

**Sources:** Yearly Data for 1996-2004 from "The New Jersey Construction Reporter", Department of Community Affairs, Division of Codes and Standards, and the Township Construction Department records for 1995.

The annual average of newly occupied housing units for this ten-year period is 161.9 units per year which is slightly more than the annual average of 143.8 residential building permits per year issued during the same time period.

With regards to the projection of the population growth in East Windsor Township, the population forecasts for the next ten (10) years prepared by the County's Metropolitan Planning Organization, the Delaware Valley Regional Planning Commission (DVRPC), are attached to this report as Addendum IV and are as follows:

	2000 US Census	2005	2010	2015
<b>Population</b>	24,919	26,576	28,860	28,860

Based upon the DVRPC calculations, the projected population growth from 2005 to 2015 is 2,284 persons (28,860-26,576). When compared with the DVRPC projections for the entirety of Mercer County, the projected population for the Township of East Windsor in 2015 is 7.6% of the population (379,582) projected for the County. This percentage is consistent with the historical population trends shown on the table appearing on Page 25 of this report.

Utilizing the average household size of 2.61 persons per household provided for East Windsor Township in the 2000 U.S. Census and the DVRPC's population projections, the number of households can be estimated for 2005, 2010 and 2015, as follows:

	<b>2000 US Census</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>
<b>Population</b>	24,919	26,576	28,860	28,860
<b>Households</b>	9,448	10,182	11,057	11,057

Therefore, the projected number of new housing units, as represented by the projected number of new households, is expected to increase from 2005 to 2015 by 875 units (11,057-10,182).

Based upon the applications that have been approved and/or submitted to date, the "Anticipated Residential Development In East Windsor Township By The Year That The Certificates Of Occupancy And Demolition Permits Are Anticipated To Be Issued" table, which appears on the following page of this report, reflects the probable future construction of units in non-inclusionary developments in East Windsor Township during the nine (9) year time period from January 1, 2005 through January 1, 2014.

It should be noted that seventy-six (76) "Certificates of Occupancy" for new dwelling units and no demolition permits already have been issued by East Windsor Township from the beginning of 2005 to October 27, 2005, and these are included in the numbers noted in the table for 2005.

A total of 821 "Certificates of Occupancy" are anticipated to be issued for new housing units, while a total of six (6) demolition permits are projected during the same 9-year period, resulting in a projected net total residential development growth of 815 housing units.

When the actual net residential growth from 2004 shown on Page 34 is added to the projected net residential growth until 2014, a ten-year total net residential growth of 942 housing units results, as follows:

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>Total</b>
<b>COs</b>	127	90	129	255	201	87	54	1	2	2	<b>948</b>
<b>Demos</b>	0	0	1	1	1	0	1	0	1	1	<b>6</b>
<b>Net:</b>	<b>127</b>	<b>90</b>	<b>128</b>	<b>254</b>	<b>200</b>	<b>87</b>	<b>53</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>942</b>

When compared with the projected number of households (875) projected by DVRPC between 2005 and 2015, the projected number of 942 housing units is higher during the ten-year period from 2004 to 2014.

**ANTICIPATED RESIDENTIAL DEVELOPMENT  
IN EAST WINDSOR TOWNSHIP BY THE YEAR THAT THE  
CERTIFICATES OF OCCUPANCY AND DEMOLITION PERMITS  
ARE ANTICIPATED TO BE ISSUED**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>APPROVED APPLICATIONS (Block/Lot)</b>										
Riviera (6/1&5)	12	66	115	56	17	0	0	0	0	266
Viera (6/14.05)	0	30	30	30	0	0	0	0	0	90
Enchantment (16/1,2,5&6)	0	25	50	34	0	0	0	0	0	109
Strategic Wyckoff (13/1)	0	6	55	59	51	38	0	0	0	209
Others	76	0	0	0	0	0	0	0	0	76
Single Lots	2	0	0	0	0	0	0	0	0	2
<b>PENDING APPLICATIONS</b>										
The Hamptons (47/15&19-29)	0	0	3	20	17	13	0	0	0	53
<b>OTHER PROJECTED DEVELOPMENT</b>										
Single Lots	0	2	2	2	2	3	1	2	2	16
<b>TOTAL COs</b>	90	129	255	201	87	54	1	2	2	821
<b>DEMOLITIONS</b>	0	1	1	1	0	1	0	1	1	6
<b>NET TOTALS:</b>	90	128	254	200	87	53	1	1	1	815

In accordance with COAH's "Third Round Substantive Rules", any COs issued for non-residential development in Use Group "U", which would include fences, tanks, barns, sheds and other miscellaneous uses, and any demolition permits issued for structures in Use Group "U" during the subject ten-year period, were excluded.

Appendix E in the "Third Round Substantive Rules" provides a description of the Use Group categories, based upon the International Building Code (IBC) and as included in the Uniform Construction Code. Appendix E then allocates the amount of square footage by Use Group that would generate one affordable unit and the number of jobs per 1,000 square feet of space in each Use Group category.

In order to calculate the number of jobs generated from the actual non-residential growth within East Windsor Township during 2004, the amount of new building square footage for each use group must be converted to jobs, based upon Appendix E. Additionally, any non-residential building space for which a demolition permit was issued in 2004 must be subtracted from the new building square footage in order to obtain the net non-residential growth in 2004.

In the case of the Township of East Windsor, one (1) demolition permit was issued in 2004 for an unknown amount of square feet of storage space under Use Group "S". Therefore, the square footage cannot be deducted from the new building square footage. "Certificates of Occupancy" were issued for non-residential development in six (6) Use Group categories in 2004: Office ("B"), Retail ("M"), Storage ("S"), Assembly ("A-2"), Education ("E"), and Institutional ("I").

In accordance with Appendix E, the following chart indicates the net square footage of non-residential development in 2004 for each Use Group category and the number of jobs that square footage is attributed:

	<b>Total Square Footage</b>	<b>Jobs/1,000 Sq. Ft.</b>	<b>No. of Jobs</b>
<b>Use Group B</b>	48,850	3	147
<b>Use Group M</b>	6,874	1	7
<b>Use Group S</b>	960	0.2	0
<b>Use Group A-2</b>	84	2	0
<b>Use Group E</b>	39,973	1	40
<b>Use Group I</b>	15,393	2	31
<b>Demolition – Use Group S</b>	0	0.2	0
		<b>TOTAL:</b>	<b>225</b>

Therefore, the total number of jobs resulting from the total amount of square footage of new non-residential construction in East Windsor Township for which Certificates of Occupancy and demolition permits were granted in 2004 is 225.

With regards to the future projection of non-residential development in the Township of East Windsor, the four (4) page table, which appears on the following pages of this report and which is entitled "Anticipated Non-Residential Development In East Windsor Township By The Year That The Certificates Of Occupancy And Demolition Permits Are Anticipated To Be Issued", indicates the anticipated development from 1995 through 2013 by Use Group. The square footage of the "Certificates of Occupancy" and demolition permits are indicated in the table.

It should be noted that there have been a number of Certificates of Occupancy for non-residential building space issued by East Windsor Township between January 1, 2005 and November 7, 2005, but no demolition permits have been issued during this time period.

From the information on the four (4) page table coupled with the information on the previous chart indicating the number of jobs generated by each Use Group in 2004, the number of jobs generated by the new building square footage of non-residential development in each Use Group category for each year from 2004 through 2013 is calculated. Since no demolitions for which square footage was accounted occurred in 2004, and none are anticipated from 2005 through 2013, there should be no loss of jobs as a result of demolition permits.

As indicated on the following chart, the actual net projected number of jobs for each year in each Use Group category has been totaled to get the total projected number of jobs, or employment growth, by year, from 2004 through 2013:

Use Group	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
"B"	147	96	299	134	172	92	127	25	0	0	1,092
"M"	7	206	10	67	11	7	0	0	0	0	308
"F"	0	4	99	0	81	72	46	0	0	0	302
"S"	0	20	112	24	34	8	14	0	0	0	212
"A-2 & "A-3"	0	69	0	0	0	0	0	0	0	0	69
"E"	40	15	0	0	0	0	0	0	0	0	55
" I"	31	1	18	16	0	0	0	0	0	0	66
"R-1"	0	35	0	0	0	0	0	0	0	0	35
<b>New Jobs</b>	<b>225</b>	<b>446</b>	<b>538</b>	<b>241</b>	<b>298</b>	<b>179</b>	<b>187</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>2,139</b>

As previously noted, the employment growth projected by the Metropolitan Planning Organization, DVRPC, for the Township of East Windsor between 2005 and 2015 is 1,860 new jobs. However, the amount of anticipated net employment growth is projected to be 2,139 new jobs which, based upon an analysis of existing zoning and development applications, is slightly higher than that projected by the DVRPC.

**ANTICIPATED NON-RESIDENTIAL DEVELOPMENT IN EAST WINDSOR TOWNSHIP BY THE  
YEAR THAT THE CERTIFICATES OF OCCUPANCY  
AND DEMOLITION PERMITS ARE ANTICIPATED TO BE ISSUED**

**USE GROUP "B"**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Sq. Ft.	No. of Jobs
<b>APPROVED APPLICATIONS</b>											
Beth El Synagogue	8,401	0	0	0	0	0	0	0	0	8,401	25.2
McGraw Hill	19,900	0	0	0	0	0	0	0	0	19,900	59.7
Lackland	1,500	0	0	0	0	0	0	0	0	1,500	4.5
PAL	2,160	0	0	0	0	0	0	0	0	2,160	6.5
Gordon MAB	0	40,448	0	0	0	0	0	0	0	40,448	242.7
GOPI	0	6,972	0	0	0	0	0	0	0	6,972	20.9
59 Lake Drive	0	0	5,000	0	0	0	0	0	0	5,000	15.0
624 EW Hi-Tech	0	17,464	9,010	12,157	0	0	0	0	0	38,631	115.9
SciPark One	0	20,820	0	18,246	20,700	25,234	0	0	0	85,000	255.0
Conair	0	3,000	0	0	0	0	0	0	0	3,000	9.0
SP West	0	957	0	0	0	0	0	0	0	957	2.9
Coastal Insulation	0	10,200	0	0	0	0	0	0	0	10,200	30.6
DeGeorge EW Family LP	0	0	6,000	0	0	0	0	0	0	6,000	18.0
Galleria	0	0	15,500	15,500	0	0	0	0	0	31,000	93.0
<b>PENDING APPLICATIONS</b>											
Cobra Power	0	0	0	1,600	0	0	0	0	0	1,600	4.8
Dornoch Holdings LLC	0	0	9,000	10,000	10,000	17,004	8,400	0	0	54,404	488.3
<b>DEMOLITIONS</b>	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL:</b>	<b>31,961</b>	<b>99,861</b>	<b>44,510</b>	<b>57,503</b>	<b>30,700</b>	<b>42,238</b>	<b>8,400</b>	<b>0</b>	<b>0</b>	<b>315,173</b>	<b>945</b>

**USE GROUP "M"**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Sq. Ft.	No. of Jobs
<b>APPROVED APPLICATIONS</b>											
EW Village	24,900	0	0	0	0	0	0	0	0	24,900	24.9
Pierre's Deli	3,076	0	0	0	0	0	0	0	0	3,076	3.1
Wal-Mart	148,801	0	0	0	0	0	0	0	0	148,801	148.8
Walgreens	14,490	0	0	0	0	0	0	0	0	14,490	14.5
CVS	14,452	0	0	0	0	0	0	0	0	14,452	14.5
GOPI	0	9,420	0	0	0	0	0	0	0	9,420	9.4
Windsor Crossing	0	0	67,500	11,400	6,650	0	0	0	0	85,550	85.5
Mark Carstar	0	713	0	0	0	0	0	0	0	713	0.7
<b>DEMOLITIONS</b>	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL:</b>	<b>205,719</b>	<b>10,133</b>	<b>67,500</b>	<b>11,400</b>	<b>6,650</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>301,402</b>	<b>301</b>

**USE GROUP "F"**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Sq. Ft.	No. of Jobs
<b>APPROVED APPLICATIONS</b>											
EWMUA Pump	1,635	0	0	0	0	0	0	0	0	1,635	3.3
SciPark One	0	46,333	0	40,615	36,100	23,202	0	0	0	146,250	292.5
Coastal Insulation	0	3,150	0	0	0	0	0	0	0	3,150	6.3
<b>DEMOLITIONS</b>	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL:</b>	<b>1,635</b>	<b>49,483</b>	<b>0</b>	<b>40,615</b>	<b>36,100</b>	<b>23,202</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>151,035</b>	<b>302</b>

**USE GROUP "S"**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Sq. Ft.	No. of Jobs
<b>APPROVED APPLICATIONS</b>											
59 Lake Drive	0	32,000	0	0	0	0	0	0	0	32,000	6.4
Lackland	100,000	0	0	0	0	0	0	0	0	100,000	20.0
624 EW Hi-Tech	0	21,675	53,955	92,220	0	0	0	0	0	167,850	33.6
SciPark One	0	0	0	40,810	0	0	0	0	0	40,810	8.2
Conair	0	451,033	0	0	0	0	0	0	0	451,033	90.2
Coastal Insulation	0	0	29,550	0	0	0	0	0	0	29,550	5.9
Shiseido	0	53,637	0	0	0	0	0	0	0	53,637	10.7
<b>PENDING APPLICATIONS</b>											
Cobra Power	0	0	2,400	0	0	0	0	0	0	2,400	0.5
Dornoch Holdings LLC	0	0	36,000	40,000	40,000	68,016	0	0	0	184,016	36.8
<b>DEMOLITIONS</b>	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL:</b>	<b>100,000</b>	<b>558,345</b>	<b>121,905</b>	<b>173,030</b>	<b>40,000</b>	<b>68,016</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,061,296</b>	<b>212</b>

**USE GROUP "A-2" and "A-3"**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Sq. Ft.	No. of Jobs
<b>APPROVED APPLICATIONS</b>											
Charlie Brown	8,241	0	0	0	0	0	0	0	0	8,241	24.7
Riviera Club House	14,853	0	0	0	0	0	0	0	0	14,853	44.6
<b>DEMOLITIONS</b>	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL:</b>	<b>23,094</b>	<b>0</b>	<b>23,094</b>	<b>69</b>							

**USE GROUP "E"**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Sq. Ft.	No. of Jobs
<b>APPROVED APPLICATIONS</b>											
Kreps Middle School	14,615	0	0	0	0	0	0	0	0	14,615	14.6
<b>DEMOLITIONS</b>	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL:</b>	<b>14,615</b>	<b>0</b>	<b>14,615</b>	<b>15</b>							

**USE GROUP "I"**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Sq. Ft.	No. of Jobs
<b>APPROVED APPLICATIONS</b>											
Knowledge Learning Corp.	0	8,929	0	0	0	0	0	0	0	8,929	17.8
Windsor Crossing West #4	0	0	8,240	0	0	0	0	0	0	8,240	16.5
Meadow Lakes	465	0	0	0	0	0	0	0	0	465	0.9
<b>DEMOLITIONS</b>	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL:</b>	<b>465</b>	<b>8,929</b>	<b>8,240</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,634</b>	<b>35</b>

**USE GROUP "R-1"**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Sq. Ft.	No. of Jobs
<b>APPROVED APPLICATIONS</b>											
Hampton Inn	43,456	0	0	0	0	0	0	0	0	43,456	34.8
<b>DEMOLITIONS</b>	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL:</b>	<b>43,456</b>	<b>0</b>	<b>43,456</b>	<b>35</b>							

To calculate the affordable housing unit obligation for the Township's growth share relative to new non-residential development, the net non-residential growth (new jobs) for each year is divided by twenty-five (25), as follows:

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>Net Jobs</b>	225	446	538	241	298	179	187	25	0	0	2,139
<b>Divided By 25</b>	9	18	22	10	12	7	7	1	0	0	86

Therefore, the 2,139 new jobs calculated from the anticipated net employment growth in East Windsor Township from 2004 through 2013 results in a "Growth Share" affordable housing obligation of 86 units for the Township.

### **EAST WINDSOR TOWNSHIP'S THIRD ROUND AFFORDABLE HOUSING OBLIGATION**

The third round affordable housing obligation of any municipality consists of three (3) components: the number of "low" and "moderate" income housing units that the municipality is obligated to rehabilitate as of April 1, 2000 ("Rehabilitation Share"); the remaining obligation for newly constructed affordable housing units for which the municipality was obligated to provide during the second round period from 1987 to 1999 ("Remaining Prior Round Obligation"); and the projected "growth share" need based upon the residential and non-residential development projections ("Growth Share").

Based upon the preceding analyses, East Windsor Township's third round affordable housing obligation is as follows:

- Rehabilitation Share: 0 units
- Remaining Prior Round Obligation: 33 units
- Growth Share: 204 units

Regarding the "Rehabilitation Share", as previously indicated on Page 31 of this report, East Windsor Township has no current "Rehabilitation Share" obligation.

Regarding the "Remaining Prior Round Obligation" of 33 affordable units, this is because the 5 affordable units approved pursuant to the "Thompson Realty" settlement and the 15 affordable units approved as part of the 84 unit "Wyncrest" development have not yet been constructed. It is expected that these units will be constructed, and they have been included in the residential projections through December 31, 2013. No changes to the 1987-1999 "Fair Share Plan" are proposed.

Regarding the "Growth Share" number of 204 units, the number was derived from the anticipated net residential growth in East Windsor Township projected from January 1, 2004 to December 31, 2013, which resulted in an obligation for 118 affordable units, and the anticipated net nonresidential growth within the same time period, which resulted in an obligation for 86 affordable units.

More specifically, the "growth share" component of the third round affordable housing obligation for the net projected 942 new housing units and the 2,139 new jobs created between January 1, 2004 and December 31, 2013 computes to a total of 204 affordable housing units  $[(942 \text{ du} \div 8 = 118 \text{ du}) + (2,139 \text{ jobs} \div 25 = 86 \text{ du} = 204 \text{ du})]$ .

The third round "growth share" obligation is broken down by each year during the ten year period as follows:

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>Residential</b>	16	11	16	32	25	11	7	0	0	0	118
<b>Non-Residential</b>	9	18	22	10	12	7	7	1	0	0	86
<b>TOTAL:</b>	25	29	38	42	37	18	14	1	0	0	204

Related to the calculated "growth share" obligation of 204 units are the following calculations for East Windsor Township's minimum rental housing unit obligation, the maximum permitted number of age-restricted affordable units and the maximum permitted number of units to be satisfied via "Regional Contribution Agreements" (RCA's):

**Minimum Rental Housing Unit Obligation**

In accordance with N.J.A.C. 5:94-4.20, East Windsor Township's minimum rental housing obligation is fifty-one (51) units (i.e.,  $204 \text{ du} \times 25\% = 51 \text{ du}$ ).

**Maximum Permitted Number Of Age-Restricted Affordable Units**

In accordance with N.J.A.C. 5:94-4.19, the maximum number of age-restricted affordable units to be credited against East Windsor Township's "growth share" obligation will be 102 units (i.e.,  $204 \text{ du} \times 50\% = 102 \text{ du}$ ) or fifty percent (50%) of the actual number of units constructed in the Township to meet its "growth share" obligation, whichever number is less.

**Maximum Permitted Number Of RCA Units**

In accordance with N.J.A.C. 5:94-5.1 (a), the maximum number of units to be satisfied via RCA's in East Windsor Township is 102 units (i.e.,  $204 \text{ du} \times 50\% = 102 \text{ du}$ ).

**THE FAIR SHARE PLAN FOR EAST WINDSOR TOWNSHIP**

East Windsor Township's "Growth Share" affordable housing obligation of 204 units is to be satisfied as follows and as described in more detail hereinbelow.

<b>METHOD OF COMPLIANCE</b>	<b>NUMBER OF UNITS</b>
Surplus Rental Affordable Housing Unit Credits Carried From Second Round Compliance	31 units
Township Sponsored Rental Program	10 units
Township Sponsored 100% Affordable Rental Unit Program	48 units
Credits For Total Surplus Rental Units	38 units
Township Sponsored For Sale Buy-Down Program	10 units
Proposed "Regional Contribution Agreements"	67 units
<b>TOTAL UNITS:</b>	<b>204 Units</b>

**Surplus Affordable Housing Unit Credits Carried From Second Round Compliance**

As indicated on Page 33 of this report, East Windsor Township has a surplus of 31 rental units from compliance with its second round obligation which are to be credited against its third round "Growth Share" obligation.

More specifically, the "Wheaton Pointe" age-restricted housing development, which is owned and operated by Presbyterian Homes & Services, Inc., contains a total of 85 rental units. However, only 54 of the units were credited to East Windsor Township's second round obligation, and the remaining 31 units were carried forward to be credited against the Township's third round obligation.

The residents of "Wheaton Pointe" are age 62 years and older and must meet federally-established income guidelines. Residents pay rent based on 30% of their adjusted gross annual income. The income limits are those established by the Department of Housing & Urban Development. Utilities are included in the rental fee.

The 31 units reduce the Township's "Growth Share" obligation from 204 units to 173 units, and reduce the Township's rental obligation from 51 units to 20 units.

## **Township Sponsored Rental Program**

In accordance with N.J.A.C. 5:94-4.11, East Windsor Township intends to purchase ten (10) existing apartment units and rent them to eligible "low" and "moderate" income households in accordance with COAH's rules and at a cost of at least \$25,000 per unit.

Two (2) relatively old apartment developments exist in East Windsor Township, and ten (10) units within these developments will be purchased by the Township and rented to COAH qualified households. Brief descriptions of the developments are as follows:

### **"The Orchard"**

The Orchard was constructed in 1964 and contains a total of 480 apartment units situated in 40 buildings of 12 units each. The units are mostly 1-bedroom units (320 du), with the remainder (160 du) being 2-bedroom units. More than 350 of the units are for rent at this time. A 1-bedroom unit currently rents for approximately \$850 per month, while a 2-bedroom unit rents for approximately \$1,100 per month. Units may be purchased for approximately \$35,000 to \$40,000 each.

### **"Windsor Castle"**

Windsor Castle was constructed in 1967 and contains a total of 220 apartment units situated in 18 buildings. Most of the buildings contain 12 apartments, each including 1- or 2-bedrooms. All of the units are for rent. A 1-bedroom unit currently rents for approximately \$845 per month, while a 2-bedroom unit rents for approximately \$1,000 per month.

The 10 rental apartment units in the municipally sponsored rental program reduce the Township's remaining "Growth Share" obligation from 173 units to 163 units, and reduce the Township's remaining rental obligation from 20 units to 10 units.

## **Township Sponsored 100% Affordable Rental Program**

In addition to the ten (10) unit rental program, and in accordance with N.J.A.C. 5:94-4.6, East Windsor Township intends to purchase four (4) apartment buildings of twelve (12) units each within "The Orchard" and rent the units to qualified "low" and "moderate" income households in accordance with COAH's rules.

The Township is in the process of detailing the pro-forma statement for the project and will provide that information, the timetable for the purchase of the buildings and the other information required at N.J.A.C. 5:94-4.6 when completed.

The 48 rental apartments in the municipally sponsored 100% affordable rental program reduce the Township's remaining "Growth Share" obligation from 163 units to 115 units, and more than satisfies the Township's remaining rental obligation of 10 units.

### **Credits For Total Surplus Rental Units**

In accordance with N.J.A.C. 5:94-4.20 (d), East Windsor Township seeks an additional affordable housing unit credit for each of the rental units which exceed the Township's rental obligation of 51 units. Since East Windsor Township's "fair share plan" includes a total of 89 rental units, the Township is entitled to a bonus credit of 38 units (i.e.,  $89 \text{ du} - 51 \text{ du} = 38 \text{ du}$ ).

The 38 bonus credits reduce the Township's remaining "Growth Share" obligation from 115 units to 77 units.

### **Township Sponsored For Sale Buy-Down Program**

In accordance with N.J.A.C. 5:94-4.10, East Windsor Township intends to subsidize the cost of 10 for-sale units that will be purchased by eligible "low" or "moderate" income households, with the minimum subsidy equaling \$25,000 per unit. The units to be included in the buy-down program are located within "The Orchard" development previously discussed.

The 10 municipally sponsored buy-down units reduce the Township's remaining "Growth Share" obligation from 77 to 67 units.

### **Proposed "Regional Contribution Agreements"**

In accordance with Subchapter 5 of COAH's "Third Round Substantive Rules", East Windsor Township proposes to transfer the remaining 67 units of its "growth share" housing obligation via a "Regional Contribution Agreement" (RCA). The Township recognizes that it must transfer at least \$35,000 for each of the 67 units, for a total amount of at least \$2,345,000.

### **FUNDING OF THE HOUSING TRUST FUND**

As of October 20, 2005, East Windsor Township's "Affordable Housing Trust Fund" had a balance of \$1,090,295.35. Fees are being collected for any new residential and non-residential development in accordance with the adopted "Development Fee" ordinance provisions and are being deposited in the Township's "Affordable Housing Trust Fund".

The Township shall continue to collect development fees on all new residential and non-residential developments which are not subject to the proposed "Growth Share" ordinance, once adopted, or which is not part of an "inclusionary" development.

To the extent possible, the costs for the proposed "Township Sponsored Rental Program", the "Township Sponsored 100% Affordable Rental Unit Program", the "Township Sponsored For Sale Buy-Down Program" and the costs for the "Regional Contribution Agreements" will be paid from the "Affordable Housing Trust Fund". Any shortfall will be paid from general funds, and the Township will bond for any moneys as may be needed.

## **"GROWTH SHARE" AFFORDABLE HOUSING REQUIREMENTS**

To address any development that itself generates the need for affordable housing units above that accounted for in the analyses of the future construction of new residential and non-residential development, a "Growth Share" ordinance is proposed, a copy of which is included in Addendum V to this report.

For any residential developments that include eight (8) or more residential lots and/or dwelling units, the number of affordable housing units equivalent to one (1) affordable housing unit for eight (8) new market rate units in the development shall be required to be provided, with any decimal amount rounded to the next higher round number.

Similarly, for any non-residential development that includes the creation of at least twenty-five (25) new jobs, the number of affordable housing units equivalent to one (1) affordable housing unit for every twenty-five (25) new jobs created by the development shall be required to be provided, with any decimal amount rounded to the next higher round number.

The required number of affordable housing units shall be provided onsite or, if approved by the Township Council in accordance with applicable COAH requirements, may alternatively be provided by the purchase of an existing market rate dwelling unit within the Township and its conversion to an affordably priced unit, by the provision of an "alternate living arrangement", by the creation of an affordable "accessory apartment" and/or by participation in a gut rehabilitation and/or buy down/write down or buy down/rent down program.

**ADDENDUM I**

**2000 U. S. CENSUS DATA FOR EAST WINDSOR TOWNSHIP  
SUMMARY FILE - 1**

P1/P15/P16/P17/P31/P32/P33. POPULATION SUMMARY					P12/P13. POPULATION BY AGE AND SEX								
Universe: Persons, Households, Families					Universe: Persons								
		Total		Average		Both Sexes		Male		Female			
		Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.	Number	Pct.		
Total Population	24,919	Total Families	6,557			Under 5	1,915	7.7	962	7.9	953	7.5	
Total Households	9,448	Population in Families	20,476			5 to 9	1,631	6.5	879	7.2	752	5.9	
Population in Households	24,629	Average Family Size	3.12			10-14	1,566	6.3	824	6.8	742	5.8	
Average Household Size	2.61					15 to 17	872	3.5	437	3.6	435	3.4	
<b>P7/P8/P11. POPULATION BY RACE AND HISPANIC OR LATINO</b>					18 and 19								
Universe: Persons					20								
		Total	Hispanic	Non-Hispanic			21	232	0.9	121	1.0	111	0.9
Total	24,919	3,559	21,360			22 to 24	956	3.8	491	4.0	465	3.6	
White Alone	18,545	2,112	16,433			25 to 29	1,923	7.7	943	7.8	980	7.7	
Black or African American Alone	2,217	95	2,122			30 to 34	2,351	9.4	1,182	9.7	1,169	9.2	
American Ind. and Alaska Native Alone	49	27	22			35 to 39	2,412	9.7	1,170	9.6	1,242	9.7	
Asian Alone	2,380	15	2,365			40 to 44	2,091	8.4	1,065	8.8	1,026	8.0	
Native Hawaiian/Other Pacific Islander Alone	31	11	20			45 to 49	1,837	7.4	865	7.1	972	7.6	
Some Other Race Alone	1,148	1,088	60			50 to 54	1,876	7.5	860	7.1	1,016	8.0	
Two or More Races	549	211	338			55 to 59	1,576	6.3	738	6.1	838	6.6	
					60 and 61								
					62 to 64								
					65 and 66								
					67 to 69								
					70 to 74								
					75 to 79								
					80 to 84								
					85 and over								
					65 and over								
					Median Age		35.6	34.5		36.6			
<b>P15A-I/P16A-I/P17A-I. HOUSEHOLDS AND HOUSEHOLD POPULATION BY RACE</b>													
Universe: Households and Population in Households													
Householder:		Households	Pop. In HH	Avg. HH Size									
White Alone	7,425	18,361	2.48										
Black or African American Alone	813	2,193	2.70										
American Ind. and Alaskan Native Alone	10	39	3.90										
Asian Alone	752	2,353	3.13										
Native Hawaiian/Other Pacific Islander Alone	10	35	3.50										
Some Other Race Alone	291	1,157	3.98										
Two or More Races	147	471	3.20										
Hispanic or Latino (Any Race)	931	3,478	3.74										
White Alone, Not Hispanic	6,856	16,350	2.38										
<b>P31A-I/P32A-I/P33A-I. FAMILIES AND POPULATION IN FAMILIES BY RACE</b>													
Universe: Families and Population in Families													
Householder:		Families	Population In Families	Average Family Size									
White Alone	4,992	15,030	3.01										
Black or African American Alone	552	1,825	3.31										
American Ind. and Alaska Native Alone	8	35	4.38										
Asian Alone	630	2,168	3.44										
Native Hawaiian/Other Pacific Islander Alone	8	28	3.50										
Some Other Race Alone	250	981	3.92										
Two or More Races	117	409	3.50										
Hispanic or Latino (Any Race)	764	2,911	3.81										
White Alone, Not Hispanic	4,545	13,367	2.94										
					<b>P19. HOUSEHOLDS BY TYPE AND PRESENCE OF PERSONS UNDER 18</b>								
					Universe: Households								
										Households With			
										People Under 18		No People Under 18	
					Family Households:					3,430		3,127	
					Married Couple Families:					2,679		2,570	
					Other Families:					751		557	
					Male Householder, no wife present					192		205	
					Female Householder, no husband present					559		352	
					Nonfamily Households:					21		2,870	
					Male Householder					14		1,254	
					Female Householder					7		1,616	



H1/H3/H4/H5/H10/H11/H12. HOUSING UNITS AND HOUSEHOLD POPULATION BY TENURE; VACANCY STATUS BY TYPE					P26/H13. HOUSEHOLD SIZE BY HOUSEHOLD TYPE						
Universe: Housing Units and Population					Universe: Households						
Universe:	Units	Percent	Population	Average HH Size	Household Size	Total Households	Percent	Family Households	Percent	Nonfamily Households	Percent
Total:	9,880	100.0			1-Person	2,320	24.6	N/A		2,320	80.2
Occupied	9,448	95.6	24,629	2.61	2-Person	2,955	31.3	2,468	37.6	487	16.8
Owner occupied	5,779	58.5	15,803	2.73	3-Person	1,756	18.6	1,705	26.0	51	1.8
Renter occupied	3,669	37.1	8,826	2.41	4-Person	1,495	15.8	1,474	22.5	21	0.7
Vacant	432	4.4			5-Person	586	6.2	578	8.8	8	0.3
For rent	147	1.5			6-Person	218	2.3	215	3.3	3	0.1
For sale only	144	1.5			7 or more Person	118	1.2	117	1.8	1	0.0
Rented or sold, not occupied	53	0.5									
Seasonal, recreational, or occasional use	21	0.2									
For migrant worker	0	0.0									
Other	67	0.7									

H6/H7. HOUSING UNITS BY HOUSEHOLDER'S RACE BY HISPANIC OR LATINO						PCT15. NONRELATIVES BY HOUSEHOLD TYPE			
Universe: Occupied Housing Units						Universe: Nonrelatives			
Race of Householder	Total	Hispanic	Non-Hispanic			Nonrelatives	Family Households	Nonfamily Households	
Total	9,448	100.0	931	100.0	8,517	100.0	Roomer or boarder	63	75
White Alone	7,425	78.6	569	61.1	6,856	80.5	Housemate or roommate	110	267
Black/African American Alone	813	8.6	29	3.1	784	9.2	Unmarried partner	189	284
American Ind./Alaska Native Alone	10	0.1	5	0.5	5	0.1	Foster child	18	6
Asian Alone	752	8.0	3	0.3	749	8.8	Other nonrelatives	177	73
Native Hawaiian/Other Pacific Islander Alone	10	0.1	3	0.3	7	0.1			
Some Other Race Alone	291	3.1	276	29.6	15	0.2			
Two or More Races	147	1.6	46	4.9	101	1.2			

H14. HOUSING UNITS BY HOUSEHOLDER'S RACE BY TENURE					H16. HOUSING UNITS BY HOUSEHOLDER'S AGE BY TENURE				
Universe: Occupied Housing Units					Universe: Occupied Housing Units				
Race of Householder	Owner Occupied Number	Owner Occupied Pct.	Renter Occupied Number	Renter Occupied Pct.	Age of Householder	Owner Occupied Number	Owner Occupied Pct.	Renter Occupied Number	Renter Occupied Pct.
Total	5,779	100.0	3,669	100.0	15 to 24	34	0.6	277	7.5
White Alone	4,886	84.5	2,539	69.2	25 to 34	808	14.0	1,062	28.9
Black/African American Alone	384	6.6	429	11.7	35 to 44	1,528	26.4	941	25.6
American Ind./Alaska Native Alone	1	0.0	9	0.2	45 to 54	1,531	26.5	593	16.2
Asian Alone	373	6.5	379	10.3	55 to 64	1,144	19.8	329	9.0
Native Hawaiian/Other Pacific Islander Alone	5	0.1	5	0.1	65 to 74	486	8.4	172	4.7
Some Other Race Alone	72	1.2	219	6.0	75 to 84	197	3.4	181	4.9
Two or More Races	58	1.0	89	2.4	85 and over	51	0.9	114	3.1

P14. SEX BY AGE FOR THE POPULATION UNDER 20 YEARS

Universe: Population Under 20 Years

	Total	Pct.	Male	Pct.	Female	Pct.
Total	6,455	100	3,351	100	3,104	100
Under 1	407	6.3	203	6.1	204	6.6
1 year	396	6.1	198	5.9	198	6.4
2 years	374	5.8	192	5.7	182	5.9
3 years	383	5.9	196	5.8	187	6.0
4 years	355	5.5	173	5.2	182	5.9
5 years	348	5.4	183	5.5	165	5.3
6 years	306	4.7	165	4.9	141	4.5
7 years	302	4.7	157	4.7	145	4.7
8 years	363	5.6	196	5.8	167	5.4
9 years	312	4.8	178	5.3	134	4.3
10 years	338	5.2	187	5.6	151	4.9
11 years	354	5.5	185	5.5	169	5.4
12 years	297	4.6	154	4.6	143	4.6
13 years	294	4.6	150	4.5	144	4.6
14 years	283	4.4	148	4.4	135	4.3
15 years	308	4.8	156	4.7	152	4.9
16 years	273	4.2	132	3.9	141	4.5
17 years	291	4.5	149	4.4	142	4.6
18 years	240	3.7	130	3.9	110	3.5
19 years	231	3.6	119	3.6	112	3.6

P36. OWN CHILDREN UNDER 18 YEARS BY FAMILY TYPE AND AGE

Universe: Own Children Under 18 Years

	Total	In Male		In Female	
		In Married Couple	In Single Householder	In Married Couple	In Single Householder
		Families	Families	Families	Families
Total < 18 Years:	5,565	4,622	231	712	
Under 3 Years	1,080	978	48	54	
3 and 4 Years	695	598	35	62	
5 Years	320	275	13	32	
6 to 11 Years	1,856	1,494	69	293	
12 to 17 Years	1,614	1,277	66	271	

P38. GROUP QUARTERS POPULATION BY SEX BY AGE BY G.Q. TYPE

Universe: Population in Group Quarters

	Total	Pct of		Female	Pct of
		Male	Total		
Total	290	91	31.4	199	68.6
Under 18 years:	0	0	.	0	.
Institutionalized population:	0	0	.	0	.
Correctional institutions	0	0	.	0	.
Nursing homes	0	0	.	0	.
Other institutions	0	0	.	0	.
Non-Institutional population:	0	0	.	0	.
College dormitories	0	0	.	0	.
Military quarters	0	0	.	0	.
Other noninstitutional G.Q.	0	0	.	0	.
18 to 64 years:	40	34	85.0	6	15.0
Institutionalized population:	6	5	83.3	1	16.7
Correctional institutions	0	0	.	0	.
Nursing homes	6	5	83.3	1	16.7
Other institutions	0	0	.	0	.
Non-Institutional population:	34	29	85.3	5	14.7
College dormitories	0	0	.	0	.
Military quarters	0	0	.	0	.
Other noninstitutional G.Q.	34	29	85.3	5	14.7
65 Years and over:	250	57	22.8	193	77.2
Institutionalized population:	250	57	22.8	193	77.2
Correctional institutions	0	0	.	0	.
Nursing homes	250	57	22.8	193	77.2
Other institutions	0	0	.	0	.
Non-Institutional population:	0	0	.	0	.
College dormitories	0	0	.	0	.
Military quarters	0	0	.	0	.
Other noninstitutional G.Q.	0	0	.	0	.

Area Name: East Windsor township

Area Type: County Subdivision (Summary Level 060)

State: NJ County: 021 (Mercer) CouSub: 19780

P22/23/24. HOUSEHOLDS BY PRESENCE OF PEOPLE 60 (65/75) YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE							P25. HOUSEHOLDS BY PRESENCE OF NONRELATIVES	
Universe: Households							Universe: Households	
	60+ Years	Pct.	65+ Years	Pct.	75+ Years	Pct.	Total	
Total	9,448	100.0	9,448	100.0	9,448	100.0	9,448	
Households w/ one or more over 60/65/75:	2,087	22.1	1,485	15.7	688	7.3	998	Households with one or more non-relatives
1-person households	774		622		361			
2-or-more person households:	1,313		863		327			Households with no non-relatives
Family households	1,247		817		312			8,450
Non-family households	66		46		15			
Households with no people over 60/65/75:	7,361	77.9	7,963	84.3	8,760	92.7		
1-person households	1,546		1,698		1,959			
2-or-more person households:	5,815		6,265		6,801			
Family households	5,310		5,740		6,245			
Non-family households	505		525		556			

P20. HOUSEHOLDS BY AGE OF HOUSEHOLDER BY HOUSEHOLD TYPE (INCLUDING LIVING ALONE) BY PRESENCE OF OWN CHILDREN				H15. TENURE BY HOUSEHOLD SIZE			
Universe: Households				Universe: Occupied Housing Units			
	Total Householder Households	15 to 64	Householder 65 and Over	Total	Pct. Owner Occupied	Pct. Renter Occupied	
Total	9,448	8,247	1,201	9,448	61.2	38.8	
Family households:	6,557	6,007	550	2,320	45.8	54.2	
Married couple families:	5,249	4,799	450	2,955	65.3	34.7	
With own children under 18	2,597	2,589	8	1,756	65.8	34.2	
No own children under 18	2,652	2,210	442	1,495	70.7	29.3	
Other families:	1,308	1,208	100	586	64.3	35.7	
Male householder, no wife present:	397	380	17	218	59.6	40.4	
With own children under 18	158	158	0	118	56.8	43.2	
No own children under 18	239	222	17				
Female householder, no husband present:	911	828	83				
With own children under 18	478	477	1				
No own children under 18	433	351	82				
Non-family households:	2,891	2,240	651				
Householder living alone	2,320	1,698	622				
Householder not living alone	571	542	29				

P29. RELATIONSHIP BY AGE FOR THE POPULATION UNDER 18 YEARS  
 Universe: Population Under 18 Years

	-----In Households-----						-----Group Quarters-----		
	Excluding Head/Spouse Total	In Households	Householder or Spouse	-----Related Child-----		Nonrelatives	Total	Institution- alized Pop.	Noninstitution- alized Pop.
				Own Child	Other Relatives				
Under 18	5,973	5,973	11	5,565	343	65	0	0	0
Under 3	1,177	1,177		1,080	82	15	0	0	0
3 and 4 years	738	738		695	39	4	0	0	0
5 years	348	348		320	25	3	0	0	0
6 to 11 years	1,975	1,975		1,856	98	21	0	0	0
12 and 13 years	591	591		553	32	6	0	0	0
14 years	283	283		270	12	1	0	0	0
15 to 17 years	861	861		791	55	15	0	0	0
% Under 3	19.7%	19.7%		19.4%	23.9%	23.1%	.%	.%	.%
% 3 and 4 years	12.4%	12.4%		12.5%	11.4%	6.2%	.%	.%	.%
% 5 years	5.8%	5.8%		5.8%	7.3%	4.6%	.%	.%	.%
% 6 to 11 years	33.1%	33.1%		33.4%	28.6%	32.3%	.%	.%	.%
% 12 and 13 years	9.9%	9.9%		9.9%	9.3%	9.2%	.%	.%	.%
% 14 years	4.7%	4.7%		4.9%	3.5%	1.5%	.%	.%	.%
% 15 to 17 years	14.4%	14.4%		14.2%	16.0%	23.1%	.%	.%	.%

H17. TENURE BY HOUSEHOLD TYPE (INCLUDING LIVING ALONE) BY AGE OF HOUSEHOLDER  
 Universe: Occupied Housing Units

	-----Owner Occupied-----						-----Renter Occupied-----					
	Householder Any Age	Householder 15 to 34	Householder 35 to 64	Householder 65+	Pct. 65+		Householder Any Age	Householder 15 to 34	Householder 35 to 64	Householder 65+	Pct. 65+	
Family households:	4,514	680	3,399	435	9.6		2,043	802	1,126	115	5.6	
Married-couple family:	3,912	608	2,938	366	9.4		1,337	517	736	84	6.3	
Other family:	602	72	461	69	11.5		706	285	390	31	4.4	
Male householder, no wife	139	28	98	13	9.4		258	142	112	4	1.6	
Female householder, no husband	463	44	363	56	12.1		448	143	278	27	6.0	
Nonfamily households:	1,265	162	804	299	23.6		1,626	537	737	352	21.6	
Male householder:	516	96	327	93	18.0		752	299	370	83	11.0	
Living alone	413	58	274	81	19.6		530	157	294	79	14.9	
Not living alone	103	38	53	12	11.7		222	142	76	4	1.8	
Female householder:	749	66	477	206	27.5		874	238	367	269	30.8	
Living alone	649	44	408	197	30.4		728	143	320	265	36.4	
Not living alone	100	22	69	9	9.0		146	95	47	4	2.7	

P12, P12A-D/P13, P13A-D/P14, PCT12A-D. AGE BY SEX BY RACE AND HISP/LATINO ETHNICITY (INCLUDING MEDIAN AGE BY SEX), PT. 1 OF 2

Universe: Persons (Total Population: 24,919)

	----All Races Combined----			-----White alone-----			-----Black alone-----			AmerInd/NatAlaskan alone			-----Asian alone-----		
	Total	Pct.	Female	Total	Pct.	Female	Total	Pct.	Female	Total	Pct.	Female	Total	Pct.	Female
All Ages:	24,919	100.0	12,766	18,545	100.0	9,625	2,217	100.0	1,147	49	100.0	23	2,380	100.0	1,180
0 to 4	1,915	7.7	953	1,296	7.0	641	190	8.6	85	7	14.3	4	224	9.4	125
0	407	1.6	204	274	1.5	136	36	1.6	18	2	4.1	1	50	2.1	25
1	396	1.6	198	269	1.5	135	37	1.7	14	1	2.0	1	39	1.6	21
2	374	1.5	182	256	1.4	123	42	1.9	21	1	2.0	0	41	1.7	22
3	383	1.5	187	254	1.4	121	34	1.5	14	2	4.1	2	53	2.2	34
4	355	1.4	182	243	1.3	126	41	1.8	18	1	2.0	0	41	1.7	23
5 to 9	1,631	6.5	752	1,133	6.1	523	191	8.6	82	5	10.2	3	147	6.2	74
5	348	1.4	165	244	1.3	114	42	1.9	20	0	0.0	0	33	1.4	18
6	306	1.2	141	216	1.2	100	34	1.5	17	1	2.0	0	28	1.2	12
7	302	1.2	145	203	1.1	97	34	1.5	15	3	6.1	2	31	1.3	16
8	363	1.5	167	253	1.4	116	44	2.0	17	0	0.0	0	29	1.2	15
9	312	1.3	134	217	1.2	96	37	1.7	13	1	2.0	1	26	1.1	13
10 to 14	1,566	6.3	742	1,119	6.0	539	156	7.0	75	5	10.2	3	152	6.4	60
10	338	1.4	151	249	1.3	113	26	1.2	11	1	2.0	1	31	1.3	12
11	354	1.4	169	249	1.3	115	39	1.8	18	1	2.0	0	34	1.4	15
12	297	1.2	143	211	1.1	104	27	1.2	12	2	4.1	1	29	1.2	14
13	294	1.2	144	207	1.1	105	29	1.3	17	1	2.0	1	29	1.2	10
14	283	1.1	135	203	1.1	102	35	1.6	17	0	0.0	0	29	1.2	9
15 to 19	1,343	5.4	657	928	5.0	457	139	6.3	74	4	8.2	0	133	5.6	64
15	308	1.2	152	211	1.1	104	31	1.4	12	2	4.1	0	32	1.3	20
16	273	1.1	141	198	1.1	106	24	1.1	15	1	2.0	0	32	1.3	8
17	291	1.2	142	211	1.1	106	29	1.3	17	0	0.0	0	25	1.1	8
18	240	1.0	110	159	0.9	71	32	1.4	17	0	0.0	0	21	0.9	14
19	231	0.9	112	149	0.8	70	23	1.0	13	1	2.0	0	23	1.0	14
20 to 24	1,431	5.7	696	986	5.3	489	141	6.4	70	3	6.1	1	123	5.2	64
20	243	1.0	120	152	0.8	82	42	1.9	14	0	0.0	0	23	1.0	13
21	232	0.9	111	155	0.8	75	31	1.4	19	0	0.0	0	15	0.6	8
22 to 24	956	3.8	465	679	3.7	332	68	3.1	37	3	6.1	1	85	3.6	43
25 to 29	1,923	7.7	980	1,341	7.2	690	121	5.5	55	5	10.2	2	249	10.5	137
30 to 34	2,351	9.4	1,169	1,627	8.8	817	212	9.6	114	6	12.2	2	299	12.6	149
35 to 39	2,412	9.7	1,242	1,736	9.4	905	256	11.5	139	6	12.2	4	262	11.0	118
40 to 44	2,091	8.4	1,026	1,545	8.3	767	209	9.4	101	3	6.1	2	204	8.6	97
45 to 49	1,837	7.4	972	1,397	7.5	757	198	8.9	106	2	4.1	0	165	6.9	77
50 to 54	1,876	7.5	1,016	1,569	8.5	851	109	4.9	66	1	2.0	0	130	5.5	67
55 to 59	1,576	6.3	838	1,338	7.2	713	107	4.8	61	0	0.0	0	101	4.2	52
60 to 64	905	3.6	477	752	4.1	394	62	2.8	36	2	4.1	2	65	2.7	34
65 to 69	589	2.4	280	476	2.6	223	41	1.8	26	0	0.0	0	57	2.4	22
70 to 74	450	1.8	259	369	2.0	208	42	1.9	26	0	0.0	0	35	1.5	22
75 to 79	356	1.4	223	308	1.7	194	21	0.9	16	0	0.0	0	18	0.8	8
80 to 84	265	1.1	185	238	1.3	169	15	0.7	9	0	0.0	0	9	0.4	5
85 plus	402	1.6	299	387	2.1	288	7	0.3	6	0	0.0	0	7	0.3	5
0 to 14	5,112	20.5	2,447	3,548	19.1	1,703	537	24.2	242	17	34.7	10	523	22.0	259
18 to 21	946	3.8	453	615	3.3	298	128	5.8	63	1	2.0	0	82	3.4	49
18 to 24	1,902	7.6	918	1,294	7.0	630	196	8.8	100	4	8.2	1	167	7.0	92
18 to 64	16,873	67.7	8,638	12,599	67.9	6,524	1,470	66.3	778	29	59.2	13	1,642	69.0	823
25 to 64	14,971	60.1	7,720	11,305	61.0	5,894	1,274	57.5	678	25	51.0	12	1,475	62.0	731
Median Age	Both	Male	Female	Both	Male	Female	Both	Male	Female	Both	Male	Female	Both	Male	Female
By Sex	35.6	34.5	36.6	37.4	36.1	38.6	34.2	31.5	35.6	25.3	25.0	29.3	32.8	33.4	32.2

P3/P4. RACE BY HISPANIC/LATINO ETHNICITY  
 Universe: Total Population

	Total		Hispanic or Latino		Not Hispanic/Latino	
	No.	Pct.	No.	Pct.	No.	Pct.
Total:	24,919	100.0	3,559	100.0	21,360	100.0
Population of one race:	24,370	97.8	3,348	94.1	21,022	98.4
White alone	18,545	74.4	2,112	59.3	16,433	76.9
Black or African American alone	2,217	8.9	95	2.7	2,122	9.9
American Indian and Alaska Native alone	49	0.2	27	0.8	22	0.1
Asian alone	2,380	9.6	15	0.4	2,365	11.1
Native Hawaiian and Other Pacific Islander alone	31	0.1	11	0.3	20	0.1
Some other race alone	1,148	4.6	1,088	30.6	60	0.3
Population of two or more races:	549	2.2	211	5.9	338	1.6
Population of two races:	503	2.0	204	5.7	299	1.4
White; Black or African American	66	0.3	14	0.4	52	0.2
White; American Indian and Alaska Native	27	0.1	4	0.1	23	0.1
White; Asian	62	0.2	5	0.1	57	0.3
White; Native Hawaiian and Other Pacific Islander	8	0.0	2	0.1	6	0.0
White; Some other race	204	0.8	153	4.3	51	0.2
Black or African American; American Indian and Alaska Native	12	0.0	1	0.0	11	0.1
Black or African American; Asian	2	0.0	0	0.0	2	0.0
Black or African American; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
Black or African American; Some other race	53	0.2	13	0.4	40	0.2
American Indian and Alaska Native; Asian	6	0.0	2	0.1	4	0.0
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native; Some other race	6	0.0	6	0.2	0	0.0
Asian; Native Hawaiian and Other Pacific Islander	6	0.0	0	0.0	6	0.0
Asian; Some other race	48	0.2	2	0.1	46	0.2
Native Hawaiian and Other Pacific Islander; Some other race	3	0.0	2	0.1	1	0.0
Population of three or more races:	46	0.2	7	0.2	39	0.2
Population of three races*	39	0.2	7	0.2	32	0.1
Population of four races*	7	0.0	0	0.0	7	0.0
Population of five races*	0	0.0	0	0.0	0	0.0
Population of all six races	0	0.0	0	0.0	0	0.0

\*Note: Tables P3 and P4 also include counts for all 41 specific combinations of three, four, and five races. They are not shown here to save space. For more information, contact the Census Bureau or the State Data Center which produced this report. See also Race Profile 3 below.

P9/P10. TOTAL RACES TALLIED BY HISPANIC/LATINO ETHNICITY

Universe: Total Races Tallied (25,521 or 102.4% of the total population)  
 (Greater than the total population because of multiple race reporting)

	Total	Hispanic or Latino	Not Hispanic or Latino
Total Races Tallied:	25,521	3,777	21,744
White alone or in combination with one or more other races	18,956	2,296	16,660
Black or African American alone or in combination with one or more other races	2,385	126	2,259
American Indian and Alaska Native alone or in combination with one or more other races	130	43	87
Asian alone or in combination with one or more other races	2,522	27	2,495
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	50	15	35
Some other race alone or in combination with one or more other races	1,478	1,270	208
As a Percent of Total Race Tallies:	100.0	100.0	100.0
White alone or in combination with one or more other races	74.3	60.8	76.6
Black or African American alone or in combination with one or more other races	9.3	3.3	10.4
American Indian and Alaska Native alone or in combination with one or more other races	0.5	1.1	0.4
Asian alone or in combination with one or more other races	9.9	0.7	11.5
Native Hawaiian and Other Pacific Islander alone or in combination with one or more other races	0.2	0.4	0.2
Some other race alone or in combination with one or more other races	5.8	33.6	1.0

P3/P9. RACE COMBINATIONS AND SHARE OF TOTAL TALLIES Two Universes: Total Population (24,919) and Total Races Tallied* (25,521 or 102.4% of the Total Population)	White		Black or African American		American Indian & Alaska Native		Asian		Native Hawaiian & Other Pacific Islander		Some other race	
	(WHITE)		(BLACK)		(NATAM)		(ASIAN)		(HAWPI)		(OTHER)	
	Persons or Tallies	Pct of WHITE tallies	Persons or Tallies	Pct of BLACK tallies	Persons or Tallies	Pct of NATAM tallies	Persons or Tallies	Pct of ASIAN tallies	Persons or Tallies	Pct of HAWPI tallies	Persons or Tallies	Pct of OTHER tallies
One Race Alone	18,545	97.8	2,217	93.0	49	37.7	2,380	94.4	31	62.0	1,148	77.7
Two-Race combinations (15 in all, each presented twice)-- Total Tallies*	367	1.9	133	5.6	51	39.2	124	4.9	17	34.0	314	21.2
WHITE and...			66	2.8	27	20.8	62	2.5	8	16.0	204	13.8
BLACK and...	66	0.3			12	9.2	2	0.1	0	0.0	53	3.6
NATAM and...	27	0.1	12	0.5			6	0.2	0	0.0	6	0.4
ASIAN and...	62	0.3	2	0.1	6	4.6			6	12.0	48	3.2
HAWPI and...	8	0.0	0	0.0	0	0.0	6	0.2			3	0.2
OTHER and...	204	1.1	53	2.2	6	4.6	48	1.9	3	6.0		
Three-Race combinations (20, each presented three times)-- Total Tallies*	37	0.2	28	1.2	23	17.7	11	0.4	2	4.0	16	1.1
WHITE; BLACK; and...					19	14.6	1	0.0	0	0.0	6	0.4
WHITE; NATAM; and...			19	0.8			2	0.1	0	0.0	1	0.1
WHITE; ASIAN; and...			1	0.0	2	1.5			1	2.0	6	0.4
WHITE; HAWPI; and...			0	0.0	0	0.0	1	0.0			1	0.1
WHITE; OTHER; and...			6	0.3	1	0.8	6	0.2	1	2.0		
BLACK; NATAM; and...	19	0.1					0	0.0	0	0.0	1	0.1
BLACK; ASIAN; and...	1	0.0			0	0.0			0	0.0	1	0.1
BLACK; HAWPI; and...	0	0.0			0	0.0	0	0.0			0	0.0
BLACK; OTHER; and...	6	0.0			1	0.8	1	0.0	0	0.0		
NATAM; ASIAN; and...	2	0.0	0	0.0					0	0.0	0	0.0
NATAM; HAWPI; and...	0	0.0	0	0.0			0	0.0			0	0.0
NATAM; OTHER; and...	1	0.0	1	0.0			0	0.0	0	0.0		
ASIAN; HAWPI; and...	1	0.0	0	0.0	0	0.0					0	0.0
ASIAN; OTHER; and...	6	0.0	1	0.0	0	0.0			0	0.0		
HAWPI; OTHER; and...	1	0.0	0	0.0	0	0.0	0	0.0				
Four Races (15)--Total Tallies*:	7	0.0	7	0.3	7	5.4	7	0.3	0	0.0	0	0.0
Five Races (6)--Total Tallies*:	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Six Races (1)--Total Tallies*:	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Total Tallies* for each race alone or in any combination:	18,956	100.0	2,385	100.0	130	100.0	2,522	100.0	50	100.0	1,478	100.0

\*Notes: Summing across Total Tallies rows would give results greater than the corresponding population counts because of multiple counting (e.g., each person of three races would be counted three times). Detail is not shown for the four-race and five-race combinations. Each Percent shown represents that combination's share of total tallies for the race indicated in the column header. See Race Profile 1 for Grand Total Tallies.

Table PCT1. NATIVE AMERICANS BY TRIBE		Table PCT5/PCT7. ASIAN POPULATION--SELECTED SUBGROUPS				Table PCT11. HISP/LATINO BY SPECIFIC ORIGIN		
Universe: Persons who are American Indian/Alaska Native Alone		Two Universes: (1) Persons who are Asian Alone, and (2) Total Asian Tallies reported by all persons*				Universe: Hispanic/Latino population*		
		Persons	Pct.	Tallies*	Number	Pct.		
Total:	49	Totals (Each Universe):	2,380	100.0	2,544	Total Hispanic/Latino	3,559	100.0
With one subgroup specified:	12	Only one group specified:	2,333	98.0	----	Mexican	282	7.9
American Indian tribe:	12	Asian Indian	1,465	61.6	1,520	Puerto Rican	515	14.5
Apache	0	Bangladeshi	15	0.6	16	Cuban	96	2.7
Blackfeet	1	Cambodian	0	0.0	1	Dominican Republic	110	3.1
Cherokee	0	Chinese, except Taiwanese	395	16.6	410	Central American:	520	14.6
Cheyenne	0	Filipino	146	6.1	168	Costa Rican	33	0.9
Chickasaw	0	Hmong	0	0.0	0	Guatemalan	383	10.8
Chippewa	0	Indonesian	0	0.0	2	Honduran	33	0.9
Choctaw	0	Japanese	27	1.1	48	Nicaraguan	22	0.6
Colville	0	Korean	82	3.4	90	Panamanian	14	0.4
Comanche	0	Laotian	2	0.1	2	Salvadoran	17	0.5
Cree	0	Malaysian	5	0.2	8	Other Cent. American	18	0.5
Creek	0	Pakistani	118	5.0	140	South American:	1,197	33.6
Crow	0	Sri Lankan	0	0.0	0	Argentinean	9	0.3
Delaware	0	Taiwanese	18	0.8	19	Bolivian	3	0.1
Houma	0	Thai	6	0.3	9	Chilean	7	0.2
Iroquois	1	Vietnamese	48	2.0	55	Colombian	215	6.0
Kiowa	0	Other specified subgroup	6	0.3	6	Ecuadorian	846	23.8
Latin Amer. Indians	9	No subgroup specified	25	1.1	50	Paraguayan	0	0.0
Lumbee	0	More than one specified	22	0.9	----	Peruvian	67	1.9
Menominee	0	*Included are the 44 tallies of Asian alone persons who specified more than one Asian category, as well as the 142 Asian tallies of the 142 persons who are Asian in combination with one or more other races.				Uruguayan	6	0.2
Navajo	0					Venezuelan	16	0.4
Osage	0					Other South American	28	0.8
Ottawa	0					Other Hispanic/Latino:	839	23.6
Paiute	0					Spaniard	20	0.6
Pima	0					Spanish	67	1.9
Potawatomi	0					Spanish American	13	0.4
Pueblo	0					All other Hisp/Latino	739	20.8
Puget Sound Salish	0	Table PCT8/PCT10. NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER POPULATION--SELECTED SUBGROUPS				*Hispanic/Latino persons can be of any race; See Profile "Race-1" for racial breakdown.		
Seminole	1	Two Universes:				Numbers for specific origin groups not fully comparable with 1990 counts because of changes in the Census questionnaire.		
Shoshone	0	(1) Persons who are Pacific Islander Alone,						
Sioux	0	(2) Total Pacific Islander Tallies reported**						
Tohono O'Odham	0	Persons	Pct.	Tallies**				
Uta	0	Totals (Each Universe):	31	100.0	50			
Yakama	0	Only one group specified:	31	100.0	----			
Yaqui	0	Polynesian:	6	19.4	8	General note: Native American alone, Asian alone, Pacific Islander alone, and Hispanic persons represent 0.2%, 9.6%, 0.1%, & 14.3% respectively of this area's total population of 24,919.		
Yuman	0	Native Hawaiian	3	9.7	5			
Other specified tribe	0	Samoan	3	9.7	3			
Amer. Indian not specified	0	Tongan	0	0.0	0			
Alaska Native tribe:	0	Other Polynesian	0	0.0	0			
Alaska Athabaskan	0	Micronesian:	12	38.7	18			
Aleut	0	Guamanian or Chamorro	12	38.7	18			
Eskimo	0	Other Micronesian	0	0.0	0			
Tlingit-Haida	0	Melanesian:	0	0.0	0			
Other specified tribe	0	Fijian	0	0.0	0			
Alaska Native not specified	0	Other Melanesian	0	0.0	0			
No subgroup specified	37	Other specified subgroup	13	41.9	0	**Included are the 0 tallies of Pacific Islander alone persons who specified more than one Pacific Islander category, as well as the 19 Pacific Islander tallies of the 19 persons who are Pacific Islander in combination with one or more other races.		
More than one specified	0	No subgroup specified	0	0.0	24			
(An additional 81 persons are Native Amer. in combination with other races.)		More than one specified	0	0.0	----			

Table PCT16. GROUP QUARTERS POPULATION BY GROUP QUARTERS TYPE  
 Universe: Population in group quarters (Total\*: 290)

Institutionalized population:	256	Noninstitutionalized population:	34
Correctional institutions:	0	College dormitories (college GQ on and off campus)	0
Federal prisons and detention centers	0	Military quarters:	0
Halfway houses	0	On base:	0
Local jails, police lockups, etc.	0	Barracks and other GQ for military personnel	0
Military disciplinary barracks	0	Transient quarters for temporary residents	0
State prisons	0	Military ships	0
Other types of correctional institutions	0	Group homes:	34
Nursing homes	256	Homes or halfway houses for drug/alcohol abuse	0
Hospitals/wards, hospices, and schools for the handicapped:	0	Homes for the mentally ill	16
Hospitals/wards and hospices for chronically ill:	0	Homes for the mentally retarded	18
Hospices or homes for chronically ill	0	Homes for the physically handicapped	0
Military hospitals or wards for chronically ill	0	Other group homes	0
Other hospitals or wards for chronically ill	0	Religious group quarters	0
Hospitals or wards for drug/alcohol abuse	0	Workers' dormitories:	0
Mental (Psychiatric) hospitals or wards	0	Agriculture workers' dormitories on farms	0
Schools, hospitals, or wards for the mentally retarded	0	Job Corps and vocational training facilities	0
Schools, hospitals, or wards for the physically handicapped:	0	Other workers' dormitories	0
Institutions for the deaf	0	Crews of maritime vessels	0
Institutions for the blind	0	Other nonhousehold living situations	0
Orthopedic wards/institutions for the physically handicapped	0	Other noninstitutional group quarters	0
Wards in general hospitals for patients with no usual home elsewhere	0		
Wards in military hospitals for patients with no usual home elsewhere	0		
Juvenile institutions:	0		
Long-term care:	0		
Homes for abused, dependent, and neglected children	0		
Residential treatment centers for emotionally disturbed children	0		
Training schools for juvenile delinquents	0		
Short-term care, detention or diagnostic centers for delinquent chdrn	0		
Type of juvenile institution unknown	0		

\*The group quarters population forms 1.2% of this area's total population.

Table PCT17. GROUP QUARTERS POPULATION BY SEX BY AGE BY GROUP QUARTERS TYPE  
 Universe: Population in group quarters (Total: 290)

	-----All Ages-----				---Under 18---		---18 to 64---		-65 and over-	
	---Male---	---Female---			Male	Female	Male	Female	Male	Female
All types of group quarters:	91	199			0	0	34	6	57	193
as a percent of total GQ population	31.4	68.6			0.0	0.0	11.7	2.1	19.7	66.6
	No.	Pct	No.	Pct						
Institutionalized population:	62	21.4	194	66.9	0	0	5	1	57	193
Correctional institutions	0	0.0	0	0.0	0	0	0	0	0	0
Nursing homes	62	21.4	194	66.9	0	0	5	1	57	193
Hosp./wards & hospices for chronically ill	0	0.0	0	0.0	0	0	0	0	0	0
Mental (Psychiatric) hospitals/wards	0	0.0	0	0.0	0	0	0	0	0	0
Juvenile institutions	0	0.0	0	0.0	0	0	0	0	0	0
All Other institutions (see Table PCT16)	0	0.0	0	0.0	0	0	0	0	0	0
Noninstitutionalized population:	29	10.0	5	1.7	0	0	29	5	0	0
College dormitories (GQ on & off campus)	0	0.0	0	0.0	0	0	0	0	0	0
Military quarters	0	0.0	0	0.0	0	0	0	0	0	0
Other noninstitutional group quarters	29	10.0	5	1.7	0	0	29	5	0	0

## **ADDENDUM II**

### **2000 U. S. CENSUS DATA FOR EAST WINDSOR TOWNSHIP TABLES DP-1 THROUGH DP-4**

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: East Windsor township, Mercer County, New Jersey

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population</b> .....	<b>24,919</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b> .....	<b>24,919</b>	<b>100.0</b>
Male.....	12,153	48.8	Hispanic or Latino (of any race).....	3,559	14.3
Female.....	12,766	51.2	Mexican.....	282	1.1
Under 5 years.....	1,915	7.7	Puerto Rican.....	515	2.1
5 to 9 years.....	1,631	6.5	Cuban.....	96	0.4
10 to 14 years.....	1,566	6.3	Other Hispanic or Latino.....	2,666	10.7
15 to 19 years.....	1,343	5.4	Not Hispanic or Latino.....	21,360	85.7
20 to 24 years.....	1,431	5.7	White alone.....	16,433	65.9
25 to 34 years.....	4,274	17.2	<b>RELATIONSHIP</b>		
35 to 44 years.....	4,503	18.1	<b>Total population</b> .....	<b>24,919</b>	<b>100.0</b>
45 to 54 years.....	3,713	14.9	In households.....	24,629	98.8
55 to 59 years.....	1,576	6.3	Householder.....	9,448	37.9
60 to 64 years.....	905	3.6	Spouse.....	5,249	21.1
65 to 74 years.....	1,039	4.2	Child.....	7,170	28.8
75 to 84 years.....	621	2.5	Own child under 18 years.....	5,565	22.3
85 years and over.....	402	1.6	Other relatives.....	1,500	6.0
Median age (years).....	35.6	(X)	Under 18 years.....	343	1.4
18 years and over.....	18,935	76.0	Nonrelatives.....	1,262	5.1
Male.....	9,051	36.3	Unmarried partner.....	473	1.9
Female.....	9,884	39.7	In group quarters.....	290	1.2
21 years and over.....	18,221	73.1	Institutionalized population.....	256	1.0
62 years and over.....	2,560	10.3	Noninstitutionalized population.....	34	0.1
65 years and over.....	2,062	8.3	<b>HOUSEHOLD BY TYPE</b>		
Male.....	816	3.3	<b>Total households</b> .....	<b>9,448</b>	<b>100.0</b>
Female.....	1,246	5.0	Family households (families).....	6,557	69.4
<b>RACE</b>			With own children under 18 years.....	3,233	34.2
One race.....	24,370	97.8	Married-couple family.....	5,249	55.6
White.....	18,545	74.4	With own children under 18 years.....	2,597	27.5
Black or African American.....	2,217	8.9	Female householder, no husband present.....	911	9.6
American Indian and Alaska Native.....	49	0.2	With own children under 18 years.....	478	5.1
Asian.....	2,380	9.6	Nonfamily households.....	2,891	30.6
Asian Indian.....	1,465	5.9	Householder living alone.....	2,320	24.6
Chinese.....	413	1.7	Householder 65 years and over.....	622	6.6
Filipino.....	146	0.6	Households with individuals under 18 years.....	3,451	36.5
Japanese.....	27	0.1	Households with individuals 65 years and over.....	1,485	15.7
Korean.....	82	0.3	Average household size.....	2.61	(X)
Vietnamese.....	48	0.2	Average family size.....	3.12	(X)
Other Asian <sup>1</sup> .....	199	0.8	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	31	0.1	<b>Total housing units</b> .....	<b>9,880</b>	<b>100.0</b>
Native Hawaiian.....	3	-	Occupied housing units.....	9,448	95.6
Guamanian or Chamorro.....	12	-	Vacant housing units.....	432	4.4
Samoan.....	3	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	13	0.1	occasional use.....	21	0.2
Some other race.....	1,148	4.6	Homeowner vacancy rate (percent).....	2.4	(X)
Two or more races.....	549	2.2	Rental vacancy rate (percent).....	3.9	(X)
<b>Race alone or in combination with one</b>			<b>HOUSING TENURE</b>		
<b>or more other races:</b> <sup>3</sup>			<b>Occupied housing units</b> .....	<b>9,448</b>	<b>100.0</b>
White.....	18,956	76.1	Owner-occupied housing units.....	5,779	61.2
Black or African American.....	2,385	9.6	Renter-occupied housing units.....	3,669	38.8
American Indian and Alaska Native.....	130	0.5	Average household size of owner-occupied units.....	2.73	(X)
Asian.....	2,522	10.1	Average household size of renter-occupied units.....	2.41	(X)
Native Hawaiian and Other Pacific Islander.....	50	0.2			
Some other race.....	1,478	5.9			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: East Windsor township, Mercer County, New Jersey

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
<b>Population 3 years and over enrolled in school</b>			<b>Total population</b> .....	<b>24,919</b>	<b>100.0</b>
Nursery school, preschool.....	5,679	100.0	Native.....	19,155	76.9
Kindergarten.....	511	9.0	Born in United States.....	18,727	75.2
Elementary school (grades 1-8).....	420	7.4	State of residence.....	9,597	38.5
High school (grades 9-12).....	2,273	40.0	Different state.....	9,130	36.6
College or graduate school.....	1,162	20.5	Born outside United States.....	428	1.7
	1,313	23.1	Foreign born.....	5,764	23.1
<b>EDUCATIONAL ATTAINMENT</b>			Entered 1990 to March 2000.....	3,056	12.3
<b>Population 25 years and over</b>			Naturalized citizen.....	2,273	9.1
Less than 9th grade.....	17,196	100.0	Not a citizen.....	3,491	14.0
9th to 12th grade, no diploma.....	683	4.0	<b>REGION OF BIRTH OF FOREIGN BORN</b>		
High school graduate (includes equivalency).....	1,271	7.4	<b>Total (excluding born at sea)</b> .....	<b>5,764</b>	<b>100.0</b>
Some college, no degree.....	3,667	21.3	Europe.....	869	15.1
Associate degree.....	3,317	19.3	Asia.....	2,085	36.2
Bachelor's degree.....	1,034	6.0	Africa.....	405	7.0
Graduate or professional degree.....	4,564	26.5	Oceania.....	-	-
Percent high school graduate or higher.....	2,660	15.5	Latin America.....	2,327	40.4
Percent bachelor's degree or higher.....	88.6	(X)	Northern America.....	78	1.4
	42.0	(X)	<b>LANGUAGE SPOKEN AT HOME</b>		
<b>MARITAL STATUS</b>			<b>Population 5 years and over</b>		
<b>Population 15 years and over</b>			English only.....	22,915	100.0
Never married.....	19,910	100.0	Language other than English.....	16,337	71.3
Now married, except separated.....	4,933	24.8	Speak English less than "very well".....	6,578	28.7
Separated.....	11,603	58.3	Spanish.....	3,048	13.3
Widowed.....	483	2.4	Speak English less than "very well".....	3,038	13.3
Female.....	1,132	5.7	Other Indo-European languages.....	1,772	7.7
Divorced.....	886	4.5	Speak English less than "very well".....	2,234	9.7
Female.....	1,759	8.8	Asian and Pacific Island languages.....	763	3.3
	1,161	5.8	Speak English less than "very well".....	764	3.3
				427	1.9
<b>GRANDPARENTS AS CAREGIVERS</b>			<b>ANCESTRY (single or multiple)</b>		
<b>Grandparent living in household with one or more own grandchildren under 18 years</b>			<b>Total population</b> .....	<b>24,919</b>	<b>100.0</b>
Grandparent responsible for grandchildren.....	368	100.0	<b>Total ancestries reported</b> .....	<b>29,332</b>	<b>117.7</b>
	89	24.2	Arab.....	321	1.3
<b>VETERAN STATUS</b>			Czech <sup>1</sup> .....	178	0.7
<b>Civilian population 18 years and over</b>			Danish.....	106	0.4
Civilian veterans.....	19,044	100.0	Dutch.....	137	0.5
	1,826	9.6	English.....	1,627	6.5
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			French (except Basque) <sup>1</sup> .....	417	1.7
<b>Population 5 to 20 years</b>			French Canadian <sup>1</sup> .....	95	0.4
With a disability.....	4,510	100.0	German.....	2,854	11.5
Population 21 to 64 years.....	321	7.1	Greek.....	82	0.3
With a disability.....	16,397	100.0	Hungarian.....	598	2.4
Percent employed.....	2,546	15.5	Irish <sup>1</sup> .....	3,141	12.6
No disability.....	72.4	(X)	Italian.....	2,937	11.8
Percent employed.....	13,851	84.5	Lithuanian.....	202	0.8
	80.8	(X)	Norwegian.....	131	0.5
<b>Population 65 years and over</b>			Polish.....	2,368	9.5
With a disability.....	1,748	100.0	Portuguese.....	31	0.1
	770	44.1	Russian.....	1,353	5.4
<b>RESIDENCE IN 1995</b>			Scotch-Irish.....	262	1.1
<b>Population 5 years and over</b>			Scottish.....	229	0.9
Same house in 1995.....	22,915	100.0	Slovak.....	157	0.6
Different house in the U.S. in 1995.....	11,182	48.8	Subsaharan African.....	422	1.7
Same county.....	9,846	43.0	Swedish.....	190	0.8
Different county.....	3,873	16.9	Swiss.....	92	0.4
Same state.....	5,973	26.1	Ukrainian.....	208	0.8
Different state.....	3,335	14.6	United States or American.....	875	3.5
Elsewhere in 1995.....	2,638	11.5	Welsh.....	219	0.9
	1,887	8.2	West Indian (excluding Hispanic groups).....	347	1.4
			Other ancestries.....	9,753	39.1

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.



**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: East Windsor township, Mercer County, New Jersey

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total housing units</b> .....	<b>9,880</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			<b>Occupied housing units</b> .....	<b>9,448</b>	<b>100.0</b>
1-unit, detached .....	3,082	31.2	1.00 or less .....	8,836	93.5
1-unit, attached .....	2,326	23.5	1.01 to 1.50 .....	268	2.8
2 units .....	250	2.5	1.51 or more .....	344	3.6
3 or 4 units .....	401	4.1			
5 to 9 units .....	742	7.5	<b>Specified owner-occupied units</b> .....	<b>4,794</b>	<b>100.0</b>
10 to 19 units .....	1,666	16.9	<b>VALUE</b>		
20 or more units .....	1,214	12.3	Less than \$50,000 .....	22	0.5
Mobile home .....	199	2.0	\$50,000 to \$99,999 .....	610	12.7
Boat, RV, van, etc .....	-	-	\$100,000 to \$149,999 .....	1,719	35.9
			\$150,000 to \$199,999 .....	1,007	21.0
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999 .....	1,238	25.8
1999 to March 2000 .....	222	2.2	\$300,000 to \$499,999 .....	190	4.0
1995 to 1998 .....	601	6.1	\$500,000 to \$999,999 .....	8	0.2
1990 to 1994 .....	242	2.4	\$1,000,000 or more .....	-	-
1980 to 1989 .....	1,882	19.0	Median (dollars) .....	152,600	(X)
1970 to 1979 .....	3,685	37.3			
1960 to 1969 .....	2,292	23.2	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959 .....	679	6.9	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier .....	277	2.8	With a mortgage .....	4,111	85.8
			Less than \$300 .....	-	-
<b>ROOMS</b>			\$300 to \$499 .....	11	0.2
1 room .....	257	2.6	\$500 to \$699 .....	94	2.0
2 rooms .....	638	6.5	\$700 to \$999 .....	393	8.2
3 rooms .....	1,154	11.7	\$1,000 to \$1,499 .....	1,504	31.4
4 rooms .....	1,715	17.4	\$1,500 to \$1,999 .....	1,154	24.1
5 rooms .....	1,632	16.5	\$2,000 or more .....	955	19.9
6 rooms .....	1,416	14.3	Median (dollars) .....	1,512	(X)
7 rooms .....	1,133	11.5	Not mortgaged .....	683	14.2
8 rooms .....	1,204	12.2	Median (dollars) .....	557	(X)
9 or more rooms .....	731	7.4			
Median (rooms) .....	5.2	(X)	<b>SELECTED MONTHLY OWNER COSTS</b>		
<b>Occupied housing units</b> .....	<b>9,448</b>	<b>100.0</b>	<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			<b>INCOME IN 1999</b>		
1999 to March 2000 .....	1,646	17.4	Less than 15.0 percent .....	1,382	28.8
1995 to 1998 .....	3,383	35.8	15.0 to 19.9 percent .....	894	18.6
1990 to 1994 .....	1,410	14.9	20.0 to 24.9 percent .....	938	19.6
1980 to 1989 .....	1,476	15.6	25.0 to 29.9 percent .....	559	11.7
1970 to 1979 .....	1,173	12.4	30.0 to 34.9 percent .....	384	8.0
1969 or earlier .....	360	3.8	35.0 percent or more .....	630	13.1
			Not computed .....	7	0.1
<b>VEHICLES AVAILABLE</b>			<b>Specified renter-occupied units</b> .....	<b>3,671</b>	<b>100.0</b>
None .....	577	6.1	<b>GROSS RENT</b>		
1 .....	3,359	35.6	Less than \$200 .....	82	2.2
2 .....	4,310	45.6	\$200 to \$299 .....	47	1.3
3 or more .....	1,202	12.7	\$300 to \$499 .....	68	1.9
			\$500 to \$749 .....	1,304	35.5
<b>HOUSE HEATING FUEL</b>			\$750 to \$999 .....	1,516	41.3
Utility gas .....	7,571	80.1	\$1,000 to \$1,499 .....	436	11.9
Bottled, tank, or LP gas .....	87	0.9	\$1,500 or more .....	136	3.7
Electricity .....	1,263	13.4	No cash rent .....	82	2.2
Fuel oil, kerosene, etc .....	453	4.8	Median (dollars) .....	791	(X)
Coal or coke .....	-	-			
Wood .....	-	-	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy .....	-	-	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel .....	40	0.4	Less than 15.0 percent .....	740	20.2
No fuel used .....	34	0.4	15.0 to 19.9 percent .....	804	21.9
			20.0 to 24.9 percent .....	579	15.8
<b>SELECTED CHARACTERISTICS</b>			25.0 to 29.9 percent .....	337	9.2
Lacking complete plumbing facilities .....	21	0.2	30.0 to 34.9 percent .....	298	8.1
Lacking complete kitchen facilities .....	-	-	35.0 percent or more .....	708	19.3
No telephone service .....	45	0.5	Not computed .....	205	5.6

-Represents zero or rounds to zero. (X) Not applicable.

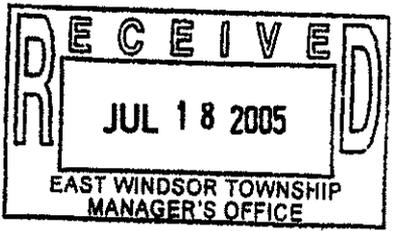
Source: U.S. Bureau of the Census, Census 2000.

## **ADDENDUM III**

### **THE JULY 6, 2005 REHABILITATION REPORT**

# REHABILITATION REPORT

<i>Muni</i>	<i>Block</i>	<i>Lot</i>	<i>St</i>	<i>OL</i>	<i>OM</i>	<i>RL</i>	<i>RM</i>	<i>Oth</i>	<i>Final Insp</i>	<i>Expended</i>	<i>Code</i>	<i>Lien</i>	<i>Comp</i>
101	EAST WINDSOR TWP												
	1	HEW-002EW	7	1	0	0	0	0	11-09-2001	\$12,000.00	Y	6	1
	2	HEW-005EW	7	1	0	0	0	0	04-10-2002	\$10,000.00	Y	6	1
	3	HEW-008EW	7	1	0	0	0	0	12-12-2002	\$11,655.00	Y	6	1
	4	HEW-008EW	7	0	1	0	0	0	11-14-2001	\$11,280.00	Y	6	1
	5	HEW-017EW	7	1	0	0	0	0	01-11-2002	\$10,000.00	Y	6	1
	6	HEW-020EW	7	0	1	0	0	0	03-15-2002	\$10,975.00	Y	6	1
	7	HEW-023EW	7	1	0	0	0	0	07-07-2003	\$11,400.00	Y	6	1
	8	HEW-024EW	7	0	1	0	0	0	10-04-2001	\$6,250.00	Y	6	1
	10	HEW-026EW	7	0	1	0	0	0	04-13-2003	\$12,000.00	Y	6	1
	11	HEW-027EW	7	1	0	0	0	0	01-11-2002	\$10,100.00	Y	6	1
	12	HEW-028EW	7	1	0	0	0	0	01-11-2002	\$10,750.00	Y	6	1
	13	HEW-029EW	7	0	1	0	0	0	03-29-2002	\$10,000.00	Y	6	1
	14	HEW-030EW	7	1	0	0	0	0	08-01-2003	\$10,000.00	Y	6	1
	15	HEW-033EW	7	0	1	0	0	0	10-28-2002	\$9,925.00			1
	16	HEW-035EW	7	0	1	0	0	0	11-13-2002	\$10,000.00	Y	6	1
	17	HEW-038EW	7	0	1	0	0	0	03-24-2003	\$10,000.00	Y	6	1
	18	HEW-038EW	7	0	1	0	0	0	08-01-2003	\$11,955.00	Y	6	1
	19	HEW-039EW	7	1	0	0	0	0	05-15-2002	\$9,145.00	Y		1
	20	HEW-0040EW	7	0	1	0	0	0	07-09-2002	\$10,000.00			1
	21	HEW-0443W	7	1	0	0	0	0				6	0
	22	EWSC03-001	7	0	1	0	0	0	03-16-2004	\$8,593.00	Y	6	1
	23	EWSC03-002	7	0	1	0	0	0					0
	24	EWSC03-003	7	1	0	0	0	0					0



# REHABILITATION REPORT

<i>Muni</i>	<i>Block</i>	<i>Lot</i>	<i>St</i>	<i>OL</i>	<i>OM</i>	<i>RL</i>	<i>RM</i>	<i>Oth</i>	<i>Final Insp</i>	<i>Expended</i>	<i>Code</i>	<i>Lien</i>	<i>Comp</i>
25 EWSC03-005			7	0	1	0	0	0					0
26 EWSC03-006			7	1	0	0	0	0					0
27 EWSC03-007			7	1	0	0	0	0	02-04-2004	\$12,000.00			1
28 EWSC03-008			7	0	1	0	0	0					0
29 EWSC03-009			7	0	1	0	0	0	03-19-2004	\$12,000.00	Y	6	1
			<i>Status totals</i>	13	15	0	0	0		\$230,028.00			22
9 HEW-025EW				0	0	0	0	0					0
			<i>Status totals</i>	0	0	0	0	0					0
			<i>Totals</i>	13	15	0	0	0		\$230,028.00			22

**ADDENDUM IV**

**POPULATION & EMPLOYMENT PROJECTIONS  
PREPARED BY THE  
DELAWARE VALLEY REGIONAL PLANNING COMMISSION**

Area Name	2000 Census	2005	2010	2015	2020	2025	2000-2010	2000-2010	2010-2020	2010-2020	2000-2025	2000-2025
	population	Forecast	Forecast	Forecast	Forecast	Forecast	Absolute Change	Percent Change	Absolute Change	Percent Change	Absolute Change	Percent Change
Glassboro Borough	19,068	20,070	20,800	21,430	23,010	24,350	1,732	9%	2,210	11%	5,282	28%
Greenwich Township	4,879	4,750	4,750	4,740	4,740	4,640	(129)	-3%	(10)	0%	(239)	-5%
Harrison Township	8,788	9,810	11,060	12,200	13,450	16,290	2,272	26%	2,390	22%	7,502	85%
Logan Township	6,032	6,560	6,880	7,110	7,140	7,190	848	14%	260	4%	1,158	19%
Mantua Township	14,217	15,180	16,200	17,110	18,070	18,920	1,983	14%	1,870	12%	4,703	33%
Monroe Township	28,967	30,330	32,800	35,310	38,250	41,010	3,833	13%	5,450	17%	12,043	42%
National Park Borough	3,205	3,140	3,140	3,130	3,130	3,130	(65)	-2%	(10)	0%	(75)	-2%
Newfield Borough	1,616	1,660	1,660	1,650	1,650	1,650	44	3%	(10)	-1%	34	2%
Paulsboro Borough	6,160	6,120	6,020	5,960	5,860	5,750	(140)	-2%	(160)	-3%	(410)	-7%
Pitman Borough	9,331	9,280	9,270	9,210	9,140	8,990	(61)	-1%	(130)	-1%	(341)	-4%
South Harrison Township	2,417	2,690	2,820	3,200	3,290	3,710	403	17%	470	17%	1,293	53%
Swedesboro Borough	2,055	2,040	2,140	2,180	2,180	2,220	85	4%	40	2%	165	8%
Washington Township	47,114	49,220	51,300	53,410	55,320	55,580	4,186	9%	4,020	8%	8,466	18%
Wenonah Borough	2,317	2,300	2,350	2,400	2,440	2,440	33	1%	90	4%	123	5%
West Deptford Township	19,368	19,730	20,410	21,370	22,430	23,350	1,042	5%	2,020	10%	3,982	21%
Westville Borough	4,500	4,470	4,560	4,610	4,650	4,640	60	1%	90	2%	140	3%
Woodbury City	10,307	10,200	10,140	9,980	9,880	9,730	(167)	-2%	(260)	-3%	(577)	-6%
Woodbury Heights Borough	2,988	2,930	2,920	2,920	2,920	2,870	(68)	-2%	0	0%	(118)	-4%
Woolwich Township	3,032	4,490	6,390	8,900	11,590	13,910	3,358	111%	5,200	81%	10,878	359%
<b>Mercer County, NJ</b>	<b>350,761</b>	<b>382,090</b>	<b>373,530</b>	<b>385,530</b>	<b>395,970</b>	<b>404,850</b>	<b>22,769</b>	<b>6%</b>	<b>22,440</b>	<b>6%</b>	<b>54,089</b>	<b>15%</b>
East Windsor Township	24,919	26,960	29,010	31,050	33,100	35,150	4,091	16%	4,090	14%	10,231	41%
Ewing Township	35,707	36,370	37,030	37,700	38,360	39,020	1,323	4%	1,330	4%	3,313	9%
Hamilton Township	87,109	89,390	90,790	92,190	94,230	95,200	3,681	4%	3,440	4%	8,091	9%
Hightstown Borough	5,216	5,220	5,220	5,220	5,220	5,220	4	0%	0	0%	4	0%
Hopewell Borough	2,035	2,040	2,040	2,040	2,040	2,040	5	0%	0	0%	5	0%
Hopewell Township	16,105	17,890	19,680	21,470	22,260	23,050	3,575	22%	2,580	13%	6,945	43%
Lawrence Township	29,159	31,530	33,900	36,270	38,640	41,010	4,741	16%	4,740	14%	11,851	41%
Pennington Borough	2,696	2,580	2,650	2,720	2,780	2,850	(46)	-2%	130	5%	154	6%
Princeton Borough	14,203	14,180	14,160	14,140	14,120	14,100	(43)	0%	(40)	0%	(103)	-1%
Princeton Township	16,027	16,300	16,520	16,880	17,350	17,530	493	3%	830	5%	1,503	9%
Trenton City	85,403	84,780	85,030	85,970	86,540	86,500	(373)	0%	1,510	2%	1,097	1%
Washington Township	10,275	11,730	13,320	13,970	14,820	15,080	3,045	30%	1,500	11%	4,805	47%
West Windsor Township	21,907	23,120	24,180	25,910	26,510	28,100	2,273	10%	2,330	10%	6,193	28%
<b>Bucks County, PA</b>	<b>597,635</b>	<b>634,250</b>	<b>662,400</b>	<b>688,660</b>	<b>719,610</b>	<b>748,120</b>	<b>64,785</b>	<b>11%</b>	<b>57,210</b>	<b>9%</b>	<b>150,485</b>	<b>25%</b>
Bedminster Township	4,804	6,490	6,860	7,270	7,880	8,100	2,056	43%	1,020	15%	3,296	69%
Bensalem Township	58,434	59,140	59,200	60,130	60,640	61,060	766	1%	1,440	2%	2,626	4%
Bridgeton Township	1,408	1,460	1,470	1,480	1,500	1,480	62	4%	30	2%	72	5%
Bristol Borough	9,923	9,950	10,170	10,440	10,600	10,790	247	2%	430	4%	867	9%
Bristol Township	55,521	56,670	56,760	56,860	57,380	57,730	1,239	2%	620	1%	2,209	4%
Buckingham Township	16,442	17,540	18,110	19,180	21,500	22,870	1,668	10%	3,390	19%	6,428	39%
Chalfont Borough	3,900	4,130	4,530	4,560	4,770	4,980	630	16%	240	5%	1,080	28%
Doylestown Borough	8,227	8,300	8,350	8,380	8,380	8,370	123	1%	30	0%	143	2%

Area Name	Total employment, 1990 Census	Total employment, 1997 estimate	2000 Forecast	2005 Forecast	2010 Forecast	2015 Forecast	2020 Forecast	2025 Forecast	2000-2010 Absolute Change	2000-2010 Percent Change	2010-2020 Absolute Change	2010-2020 Percent Change	2000-2025 Absolute Change	2000-2025 Percent Change
Franklin Township	2,651	2,945	2,950	3,100	3,250	3,350	3,550	3,700	300	10.2%	300	9.2%	750	25.4%
Glassboro Borough	7,924	8,109	8,200	8,250	8,350	8,250	8,000	7,850	150	1.8%	(350)	-4.2%	-350	-4.3%
Greenwich Township	3,283	3,309	3,250	3,250	3,250	3,150	3,150	3,100	0	0.0%	(100)	-3.1%	-150	-4.6%
Harrison Township	1,247	1,370	1,350	1,450	1,500	1,600	1,700	1,750	150	11.1%	200	13.3%	400	29.6%
Logan Township	2,980	4,556	5,000	5,900	6,400	7,000	7,600	8,200	1,400	28.0%	1,200	18.8%	3,200	64.0%
Mantua Township	6,181	7,138	7,350	7,800	8,700	9,450	10,150	11,200	1,350	18.4%	1,450	16.7%	3,850	52.4%
Monroe Township	5,888	6,505	6,500	6,600	7,000	7,200	7,450	7,850	500	7.7%	450	6.4%	1,350	20.8%
National Park Borough	374	387	400	400	400	400	400	400	0	0.0%	0	0.0%	0	0.0%
Newfield Borough	941	857	850	850	850	850	850	850	0	0.0%	0	0.0%	0	0.0%
Paulsboro Borough	3,728	3,461	3,350	3,200	3,100	2,950	2,800	2,750	-250	-7.5%	(300)	-9.7%	-600	-17.9%
Pitman Borough	3,535	3,419	3,650	3,550	3,500	3,200	3,050	2,950	-150	-4.1%	(450)	-12.9%	-700	-19.2%
South Harrison Township	181	316	350	450	500	550	600	700	150	42.9%	100	20.0%	350	100.0%
Swedesboro Borough	1,893	2,788	2,900	3,350	3,600	3,900	4,300	4,650	700	24.1%	700	19.4%	1,750	60.3%
Washington Township	8,138	10,453	10,950	12,000	13,000	14,150	15,100	16,400	2,050	18.7%	2,100	16.2%	5,450	49.8%
Wenonah Borough	751	1,034	1,100	1,200	1,250	1,350	1,500	1,650	150	13.6%	250	20.0%	550	50.0%
West Deptford Township	6,333	8,423	8,650	9,350	10,400	11,300	12,000	13,050	1,750	20.2%	1,600	15.4%	4,400	50.9%
Westville Borough	2,906	2,964	2,850	2,700	2,700	2,600	2,450	2,350	-150	-5.3%	(250)	-9.3%	-500	-17.5%
Woodbury City	10,103	10,635	10,400	10,350	10,350	10,350	10,250	10,250	-50	-0.5%	(100)	-1.0%	-150	-1.4%
Woodbury Heights Borough	2,115	1,907	1,850	1,750	1,700	1,700	1,550	1,550	-150	-8.1%	(150)	-8.8%	-300	-16.2%
Woolwich Township	373	525	650	800	800	1,000	1,150	1,150	150	23.1%	350	43.8%	500	76.9%
<b>Mercer County, NJ</b>	<b>220,592</b>	<b>230,275</b>	<b>236,650</b>	<b>242,250</b>	<b>250,700</b>	<b>258,050</b>	<b>264,150</b>	<b>269,900</b>	<b>14,050</b>	<b>5.9%</b>	<b>13,450</b>	<b>5.4%</b>	<b>33,250</b>	<b>14.1%</b>
East Windsor Township	11,970	12,034	12,600	13,000	13,700	14,400	14,900	15,500	1,100	8.7%	1,200	8.8%	2,900	23.0%
Ewing Township	32,234	32,359	32,550	32,200	31,700	31,700	31,250	29,600	-850	-2.6%	(450)	-1.4%	-2,950	-9.1%
Hamilton Township	31,636	33,260	33,950	34,450	36,700	36,800	36,850	36,850	2,750	8.1%	150	0.4%	2,900	8.5%
Hightstown Borough	4,286	4,625	4,800	4,900	5,000	5,500	5,550	5,600	200	4.2%	550	11.0%	800	16.7%
Hopewell Borough	646	790	800	800	800	1,000	1,100	1,350	0	0.0%	300	37.5%	550	68.8%
Hopewell Township	4,170	4,697	5,900	7,000	8,950	9,300	9,900	10,600	3,050	51.7%	950	10.6%	4,700	79.7%
Lawrence Township	26,024	26,857	27,750	28,000	28,450	31,250	33,200	34,600	700	2.5%	4,750	16.7%	6,850	24.7%
Pennington Borough	815	867	900	900	1,150	1,150	1,150	1,150	250	27.8%	-	0.0%	250	27.8%
Princeton Borough	15,200	15,302	15,400	15,400	15,500	15,500	15,450	15,450	100	0.6%	(50)	-0.3%	50	0.3%
Princeton Township	11,150	12,680	13,650	14,900	15,400	16,600	17,100	17,650	1,750	12.8%	1,700	11.0%	4,000	29.3%
Trenton City	63,779	63,185	62,700	62,000	61,650	59,800	59,800	60,000	-1,050	-1.7%	(1,850)	-3.0%	-2,700	-4.3%
Washington Township	2,290	2,925	3,200	3,500	3,750	5,050	5,650	6,550	550	17.2%	1,900	50.7%	3,350	104.7%
West Windsor Township	16,392	20,694	22,450	25,200	27,950	30,000	32,250	35,000	5,500	24.5%	4,300	15.4%	12,550	55.9%
<b>Bucks County, PA</b>	<b>245,350</b>	<b>284,010</b>	<b>271,880</b>	<b>282,350</b>	<b>296,610</b>	<b>311,000</b>	<b>323,470</b>	<b>338,310</b>	<b>24,730</b>	<b>9.1%</b>	<b>26,860</b>	<b>9.1%</b>	<b>66,430</b>	<b>24.4%</b>
Bedminster Township	820	880	930	970	1,080	1,180	1,290	1,420	150	16.1%	210	19.4%	490	52.7%
Bensalem Township	33,390	35,720	36,630	37,160	38,040	39,590	41,370	42,840	1,410	3.8%	3,330	8.8%	6,210	17.0%
Bridgeton Township	340	350	370	380	420	460	510	570	50	13.5%	90	21.4%	200	54.1%
Bristol Borough	8,290	7,950	7,780	7,640	7,810	7,970	7,760	7,900	30	0.4%	(50)	-0.6%	120	1.5%
Bristol Township	20,630	20,680	20,780	20,740	20,770	21,230	21,870	22,620	-10	0.0%	1,100	5.3%	1,840	8.9%
Buckingham Township	2,980	4,620	4,850	5,210	5,680	6,200	6,640	7,410	830	17.1%	960	16.9%	2,580	52.8%
Chalfont Borough	1,920	1,920	1,940	1,900	1,900	1,890	1,920	1,870	-40	-2.1%	20	1.1%	-70	-3.6%
Doylestown Borough	11,220	10,920	10,890	10,880	10,970	11,180	11,200	11,150	80	0.7%	230	2.1%	260	2.4%

**ADDENDUM V**

**GROWTH SHARE AFFORDABLE HOUSING  
ORDINANCE PROVISIONS**

**TOWNSHIP OF EAST WINDSOR  
MERCER COUNTY, NEW JERSEY**

**ORDINANCE NO. 2006 -**

**AN ORDINANCE AMENDING AND SUPPLEMENTING  
CHAPTER XX, "ZONING", OF THE REVISED GENERAL ORDINANCES  
OF THE TOWNSHIP OF EAST WINDSOR  
SPECIFICALLY BY ADDING A NEW SECTION 20-4.1700  
TO THE "GENERAL PROVISIONS" OF THE "ZONING" ORDINANCE  
WHICH IS TO BE ENTITLED  
"GROWTH SHARE AFFORDABLE HOUSING REQUIREMENTS"**

**WHEREAS** both the New Jersey Supreme Court and the New Jersey State Legislature have recognized and mandated, via the "Mount Laurel II" Supreme Court Decision [So. Burl. Co. NAACP v. Mount Laurel, 92 N.J. 158 (1983)] and via the Fair Housing Act ("FHA") adopted by the Legislature [N.J.S.A. 52:27D-301, et. seq.], that each municipality in the State of New Jersey has an affirmative obligation to facilitate the prompt provision of affordable housing; and

**WHEREAS** the New Jersey Council on Affordable Housing ("COAH") is the State administrative agency created pursuant to the FHA which is vested with the primary jurisdiction for the administration of each municipality's affordable housing obligations in accordance with regional planning considerations throughout New Jersey; and

**WHEREAS** COAH's "Third Round Substantive Rules" [N.J.A.C. 94-1, et. seq.], implement a "growth share" approach to affordable housing production, which requires affordable housing to be produced in conjunction with all the nonexempt market-rate residential development and with all the nonresidential development which occurs within a municipality; and

WHEREAS the Township of East Windsor desires to implement the "growth share" policies promulgated by COAH in its "Third Round Substantive Rules" in an effort to foster the production of affordable housing for the third cycle, which extends from 2000 through 2014; and

WHEREAS COAH has reviewed the documentation and the provisions of this ordinance for compliance with COAH's "Substantive Rules" and has determined that this ordinance complies with all requirements set forth in said "Substantive Rules".

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF EAST WINDSOR in the County of Mercer and the State of New Jersey, that Chapter XX, "Zoning", of the Revised General Ordinances of the Township of East Windsor is hereby amended and supplemented as follows:

**SECTION 1.** Add a new Section 20-4.1700 to the "General Provisions" of the "Zoning" ordinance of the Township of East Windsor, to be entitled "Growth Share Affordable Housing Requirements", and to read in its entirety as follows:

"20-4.1700     **GROWTH SHARE AFFORDABLE HOUSING REQUIREMENTS.**

a. *Affordable Units Required For Residential Developments.*

Any applicant for a residential development in any zoning district within East Windsor Township resulting in eight (8) or more residential units shall be required to provide the applicable "growth share" of affordable housing units equivalent to twelve and one-half percent (12.5%) of the total number of market rate units which will result from the proposed development, with any decimal amount equal to one-half (0.5) or greater rounded to the next highest whole number.

1. The applicable "growth share" of affordable housing units shall be built onsite with the market rate units and in accordance with Subsection 20-4.1700 d., hereinbelow, except as otherwise permitted in Subsection 20-4.1700 c.
2. There shall be no density increase as a result of the construction of the affordable housing units. The affordable housing units shall be single-family detached dwellings or, if designed to resemble single-family detached dwellings and specifically approved by the Planning Board, may be duplexes which shall be deemed to be a permitted use in all residential zoning districts when created for the purpose of satisfying the "growth share" obligation onsite. All other applicable zoning requirements shall be met.
3. Where residential lots and/or dwelling units are created from the sub-portion(s) of an original tract of land previously subject to residential development during the time period between January 1, 2006 and December 31, 2013, then the "growth share" obligation of the subsequent development shall be added to that of the original development for the purposes of this ordinance, even if the original subdivision and/or site plan created less than eight (8) residential lots and/or dwelling units.

b. *Affordable Units Required For Non-Residential Developments.*

Any applicant for a non-residential development in any zoning district within East Windsor Township that includes the creation of twenty-five (25) or more new jobs in accordance with COAH's rules shall be required to provide the number of affordable housing units equivalent to one (1) affordable housing unit for every twenty-five (25) new jobs created by the development, with any decimal amount equal to one-half (0.5) or greater rounded to the next higher round number. In accordance with the "Substantive Rules" of the New Jersey Council on Affordable Housing (COAH), the calculation of the number of new jobs shall be in accordance with "Appendix E" to COAH's "Substantive Rules" (N.J.A.C. 5:94-1, et seq.), which is entitled "UCC Use Groups for Projecting and Implementing Nonresidential Components of Growth Share".

1. The applicable "growth share" of affordable housing units shall be constructed onsite as specifically approved by the Planning Board, either within space above the first floor of the non-residential building or within a separate building onsite, and in accordance with Subsection 20-4.1700 d., hereinbelow, except as otherwise permitted in Subsection 20-4.1700 c.

**GROWTH SHARE AFFORDABLE HOUSING REQUIREMENTS**

2. The affordable housing units built onsite shall not be subject to the maximum Floor Area Ratio applicable to the non-residential development; however, all other applicable zoning requirements shall be met.
3. Where non-residential developments are created on an original tract of land previously subject to non-residential development during the time period between January 1, 2006 and December 31, 2013, then the "growth share" obligation of the subsequent development shall be added to that of the original development for the purposes of this ordinance, even if the original development created less than twenty-five (25) new jobs.

*c. Alternative Methods Of Compliance.*

Provided the applicant obtains advanced written permission from the Township Council, the applicant may choose to satisfy its affordable housing obligation calculated in accordance with the applicable requirements of this ordinance in accordance with one or more of the following alternatives as permitted by COAH's "Substantive Rules" and in accordance with Subsection 20-4.1700 d. of this ordinance hereinbelow:

1. The purchase of an existing market rate dwelling unit within the Township and its conversion to an affordably priced unit;
2. The purchase of an existing market rate dwelling unit within the Township and its conversion to an "alternative living arrangement" facility (i.e., group home);
3. Participation in gut rehabilitation and/or buy down/write down or buy-down/rent down programs; and/or
4. For non-residential development only where there is no residential component of the development generating the "growth share" obligation, the off-site construction of affordable housing units in a residential zoning district within the Township, provided that the developer satisfactorily demonstrates that the off-site location is approvable, suitable and developable for affordable housing.

The written permission from the Township Council endorsing the applicant's plan for satisfying the affordable housing obligation created by the proposed development shall be submitted to the Planning Board at the time the application for development is submitted for review and approval and shall be considered a condition for the application being determined "complete".

d. *Compliance With COAH's Rules.*

1. Fifty percent (50%) of the affordable housing units required to be produced in accordance with the provisions of this ordinance shall be available to "low" income households and fifty percent (50%) shall be available to "moderate" income households, provided that any single remaining unit shall be available to a "low" income household.
2. All affordable housing units shall comply with the bedroom distribution requirements of COAH as set forth at N.J.A.C. 5:80-26.3. Where there are an insufficient number of affordable units provided to meet the bedroom distribution, the first unit shall be a two-bedroom unit, the second unit shall be a one-bedroom unit and the third unit shall be a three-bedroom unit.
3. All affordable housing units shall fully comply with all applicable "Substantive Rules" (N.J.A.C. 5:94) and policies of the New Jersey Council on Affordable Housing (COAH) including, but not limited to, controls on affordability, household income qualification and eligibility, range of affordability, affirmative marketing, heating source, and the integration and construction phasing of the market versus the affordable housing units.
4. It shall be the responsibility of the applicant, at his/her sole cost and expense, to pay the per unit cost of the initial advertising and ongoing administration of the controls on affordability pursuant to a contract between the Township and an experienced administrative entity. Where such entity has not yet been designated by the Township and approved by COAH, the applicant shall arrange for such an administering authority, subject to Township and COAH approval, to ensure full COAH compliance and to file such advertisements, certifications, reports and/or monitoring forms as may be required to verify COAH compliance for each affordable unit.

e. Other Requirements.

1. The applicant for a residential or non-residential development shall present a proposed affordable housing plan to the Township at the time of the application filing which shall address the planned method of compliance with this "growth share" ordinance and COAH's rules. Said submission shall be a condition of the determination of application completeness. The development plan submitted by the applicant for the affordable housing shall be based upon the full build-out of the subject property for residential and/or non-residential development.

2. Full and complete satisfaction and compliance with the affordable housing requirements of the Township shall be a specific, automatic, essential and non-severable condition of all approvals and extensions of prior approvals. The applicant must therefore demonstrate that the affordable housing requirements have been satisfied prior to obtaining the first building permit, with the actual construction of the affordable units subject to the phasing schedule established by COAH.
3. Developments that provide their "growth share" of affordable housing shall be exempt from the payment of Development Fees."

**SECTION 2.** All ordinances or parts thereof which are inconsistent or conflict with the provisions of this ordinance or any part thereof are hereby repealed to the extent of said inconsistency or conflict.

**SECTION 3.** If the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance shall be judged to be invalid by a Court of competent jurisdiction, such Order or Judgement shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause if this ordinance, or any other ordinance which is referred to herein, and to this end, the provisions of any section, subsection, paragraph, subdivision or clause of this ordinance are hereby declared to be severable. Should any clause, sentence or other part of this ordinance be judged invalid by a Court of competent jurisdiction, such judgement shall not affect, impair or invalidate the remainder of this ordinance.

**SECTION 4.** This ordinance shall take effect twenty (20) days after the final adoption, publication and the filing of said ordinance with the Mercer County Planning Board, all in accordance with law.

Signed:

\_\_\_\_\_  
Janice S. Mironov, Mayor

\_\_\_\_\_  
Date Adopted

Attest:

\_\_\_\_\_  
Cindy A. Dye, Municipal Clerk