

#4358 ~ Bear Creek Independent Living

289 Village Road East
West Windsor, NJ 08550

Land

Block: 33
Lot: 1.022

Land Size: 13.7374 Acres

Tax Information

Land Assessment:	\$ 4,500,000.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 4,500,000.
Taxes:	\$ 129,600.
Tax Year:	2022
Tax Rate:	2.482/\$100
Equalization Ratio:	81.05%
Updated:	11/17/2023

Zoning: PRRC ~ Planned Residential Retirement Community

Remarks: 13+ Acres of Land Fully Approved for 220 Unit Independent Living Apartments with All Offsite Work and Road Work Completed. The Development Will Consist of 51 Affordable Units and 169 Market Rate Units with a Community Building, Pool, and Tennis and Pickleball Courts. The Property is Surrounded by Upscale Homes Built by Toll Brothers, a New School, Single-Family Age-Restricted Housing and Bear Creek ALF. The Project will be Sold with a Final Site Plan Approval in Place and Preliminary Architectural Plans. Extensive Shopping Within 2 Miles and Access to Princeton Junction Amtrak. Easy Access to Highway 33, 130, Interstate 195 and the NJ Turnpike.

Price: \$ 6,500,000. ~ Sale

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com

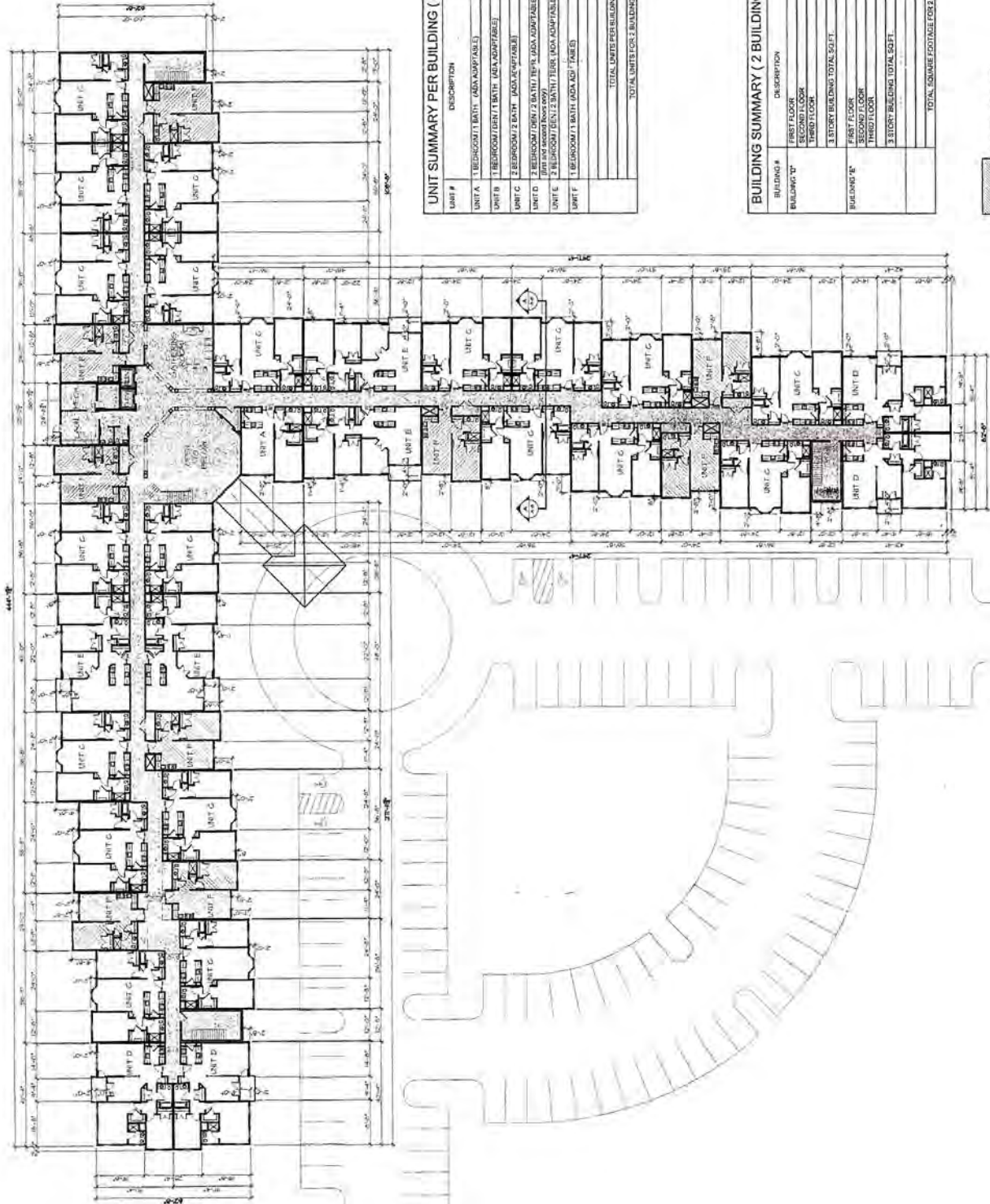




Old Trenton Rd

Bear Creek Assisted Living

289 Village Rd E



UNIT SUMMARY PER BUILDING (2 BUILDINGS TOTAL)

UNIT #	DESCRIPTION	AREA	UNIT QUANTITY BUILDING "D"	UNIT QUANTITY BUILDING "E"
UNIT A	1 BEDROOM/1 BATH (ADA ADAPTABLE)	738 SQ.FT.	3	0
UNIT B	1 BEDROOM/1 BATH (ADA ADAPTABLE)	1,092 SQ.FT.	30	23
UNIT C	2 BEDROOM/2 BATH (ADA ADAPTABLE)	1,095 SQ.FT.	40	40
UNIT D	2 BEDROOM/1 BATH/2 BATH (ADA ADAPTABLE)	1,231 SQ.FT.	0	8
UNIT E	2 BEDROOM/1 BATH/2 BATH (ADA ADAPTABLE)	1,337 SQ.FT.	12	12
UNIT F	1 BEDROOM/1 BATH (ADA ADAPTABLE)	623 SQ.FT.	27	24
TOTAL UNITS PER BUILDING			110 UNITS	110 UNITS
TOTAL UNITS FOR 2 BUILDINGS			220 UNITS	220 UNITS

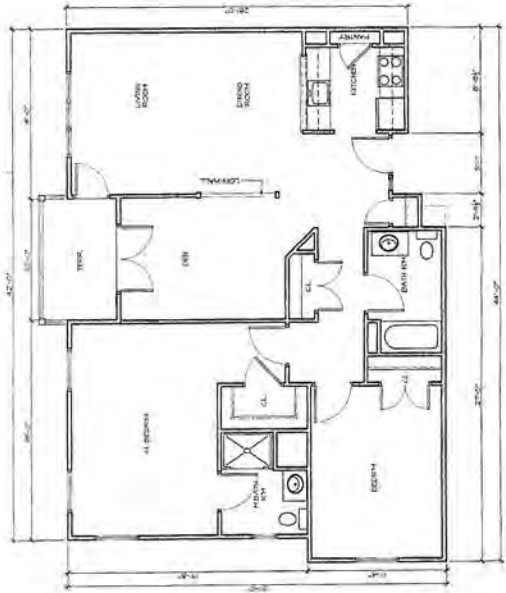
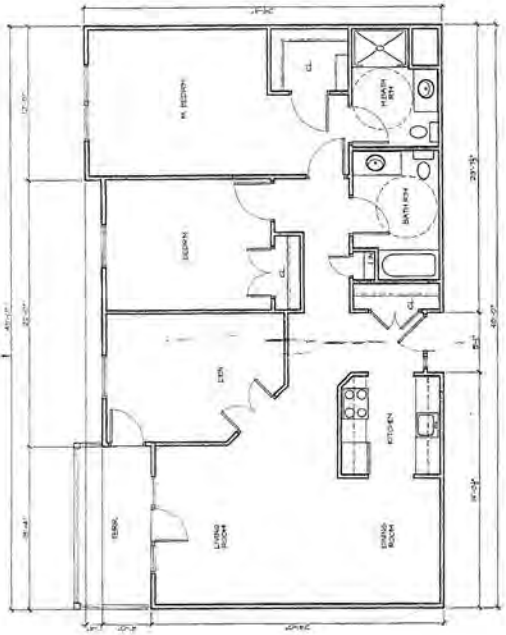
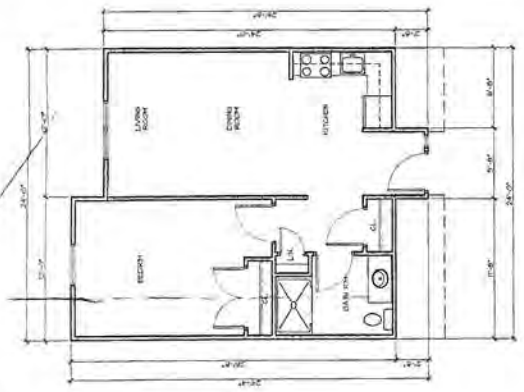
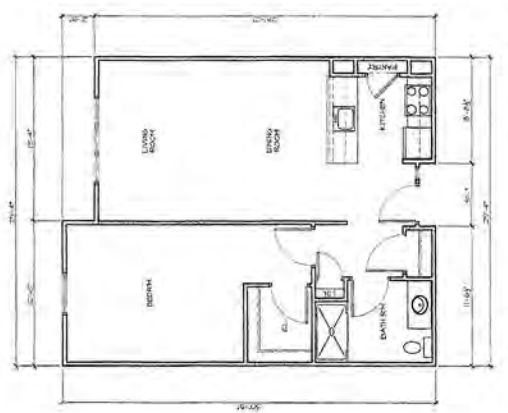
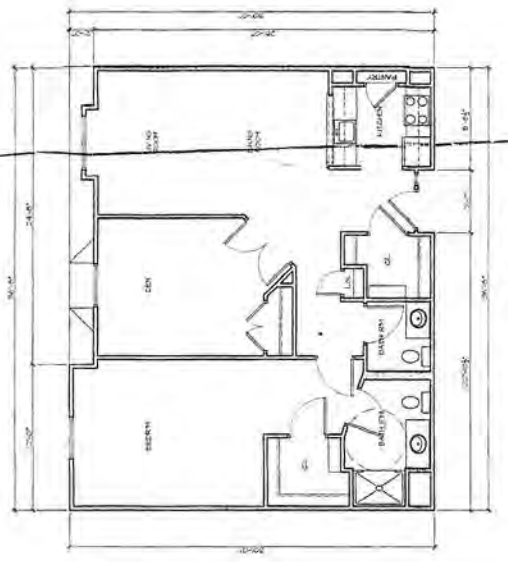
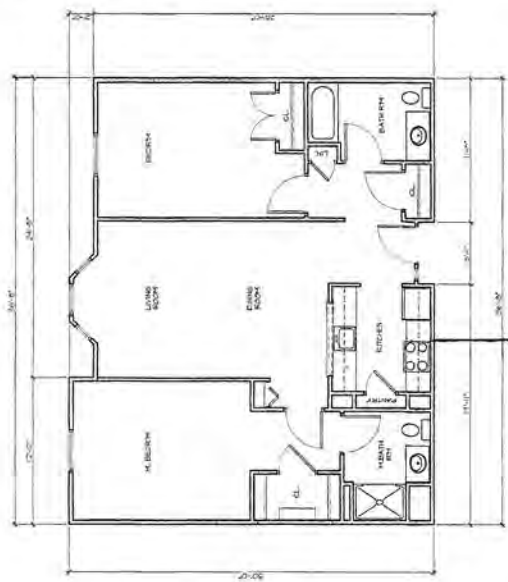
BUILDING SUMMARY (2 BUILDINGS TOTAL)

BUILDING #	DESCRIPTION	AREA	UNIT QUANTITY PER FLOOR
BUILDING "D"	FIRST FLOOR	47,000 S.F.	30
	SECOND FLOOR	45,738 S.F.	30
	THIRD FLOOR	45,921 S.F.	30
3 STORY BUILDING TOTAL SQ.FT.		138,659 SQ.FT.	110
BUILDING "E"	FIRST FLOOR	47,000 S.F.	30
	SECOND FLOOR	45,738 S.F.	30
	THIRD FLOOR	45,921 S.F.	30
3 STORY BUILDING TOTAL SQ.FT.		138,659 SQ.FT.	110 UNITS
TOTAL SQUARE FOOTAGE FOR 2 BUILDINGS		277,318 SQ.FT.	220 UNITS

Legend: [Hatched Box] AFFORDABLE UNITS

SECOND FLOOR BUILDING "D" PLANS
 SCALE: 1/8"=1'-0"

NOT TO SCALE. THIS DRAWING IS A SUMMARY OF EXISTING CONDITIONS. IT IS NOT TO BE USED FOR CONSTRUCTION.



GENERAL NOTES

1. ALL PROPOSED LAND USES SHALL BE REGULATED BY ORDINANCES WHICH ARE CURRENTLY IN EFFECT AND WILL BE ENFORCED BY THE CITY ENGINEER.
2. ALL PROPOSED PLANNING DEEDS SHALL BE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.
3. THE PROPOSED SITE DEVELOPMENT SHALL BE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.
4. ALL PLANNING DEEDS SHALL BE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.
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REGULATION REQUIREMENTS

AREA, HEIGHT AND YARD REQUIREMENTS

HOUSING TYPE	MIN. DIST. BETWEEN ROADS (FEET)	MINIMUM DISTANCE BETWEEN BUILDINGS		MIN. DIST. BETWEEN SIDE YARD TO PARKING AREA (FEET)	MIN. DIST. BETWEEN FRONT YARD TO STREET (FEET)	MAXIMUM BUILDING HEIGHT (FEET)
		FRONT YARD TO SIDE YARD (FEET)	FRONT YARD TO STREET (FEET)			
MULTIFAMILY	15	10	10	10	10	45 (5 STORY)
	15	10	10	10	10	37 (5 STORY)

BULK REQUIREMENTS

TYPE OF REQUIREMENT	REQUIRED	PROVIDED
MIN. DIST. BETWEEN ROADS	15 FT.	15 FT.
MIN. DIST. BETWEEN SIDE YARD TO PARKING AREA	10 FT.	10 FT.
MIN. DIST. BETWEEN FRONT YARD TO STREET	10 FT.	10 FT.
MAXIMUM BUILDING HEIGHT	45 FT. (5 STORY)	45 FT. (5 STORY)

DESIGN WALKER REQUESTS

1. FROM SECTION 200-310 (1) REGARDING THE COMPANIES OF THE WALKER AFTER 11:00 AM, THE DESIGNER HAS THE OBLIGATION TO PROVIDE THE WALKER WITH THE NECESSARY INFORMATION TO COMPLETE THE WALKER'S REPORT.
2. FROM SECTION 200-310 (2) REGARDING THE COMPANIES OF THE WALKER AFTER 11:00 AM, THE DESIGNER HAS THE OBLIGATION TO PROVIDE THE WALKER WITH THE NECESSARY INFORMATION TO COMPLETE THE WALKER'S REPORT.
3. FROM SECTION 200-310 (3) REGARDING THE COMPANIES OF THE WALKER AFTER 11:00 AM, THE DESIGNER HAS THE OBLIGATION TO PROVIDE THE WALKER WITH THE NECESSARY INFORMATION TO COMPLETE THE WALKER'S REPORT.
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7. FROM SECTION 200-310 (7) REGARDING THE COMPANIES OF THE WALKER AFTER 11:00 AM, THE DESIGNER HAS THE OBLIGATION TO PROVIDE THE WALKER WITH THE NECESSARY INFORMATION TO COMPLETE THE WALKER'S REPORT.
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9. FROM SECTION 200-310 (9) REGARDING THE COMPANIES OF THE WALKER AFTER 11:00 AM, THE DESIGNER HAS THE OBLIGATION TO PROVIDE THE WALKER WITH THE NECESSARY INFORMATION TO COMPLETE THE WALKER'S REPORT.
10. FROM SECTION 200-310 (10) REGARDING THE COMPANIES OF THE WALKER AFTER 11:00 AM, THE DESIGNER HAS THE OBLIGATION TO PROVIDE THE WALKER WITH THE NECESSARY INFORMATION TO COMPLETE THE WALKER'S REPORT.

GENERAL DEVELOPMENT PLAN APPROVAL OPEN SPACE REQUIREMENTS

THE WALLACES	DAY CARE FACILITY	WALKER CENTER	THE HAVEN	PUBLIC PARKLAND	TOTAL
100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	400,000 sq. ft.

CERTIFICATIONS

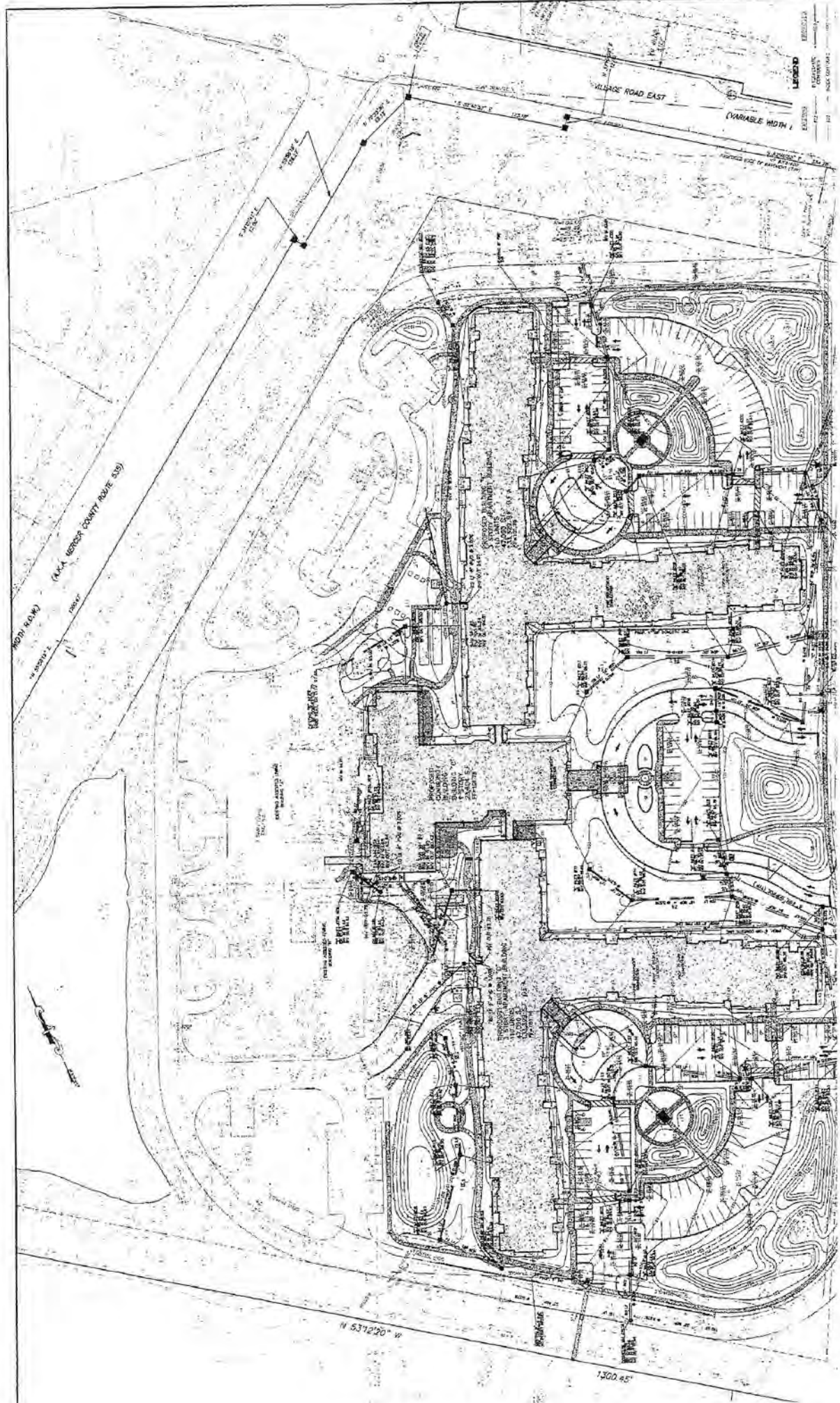
1. I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
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SUMMARY OF COMMUNITY BUILDING (C) SQUARE FOOTAGE

TYPE OF SPACE	AREA (SQ. FT.)
COMMUNITY CENTER	100,000
WALKER CENTER	100,000
THE HAVEN	100,000
PUBLIC PARKLAND	100,000
TOTAL	400,000

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LEGEND
ELEVATION
CONTOUR
M.A.A. COUNTY ROUTE 639
MAY 1945

M.A.A. EXPRESS COUNTY ROUTE 639
MAY 1945

N 53°12'20" W

1,300.45'

1/24/2018

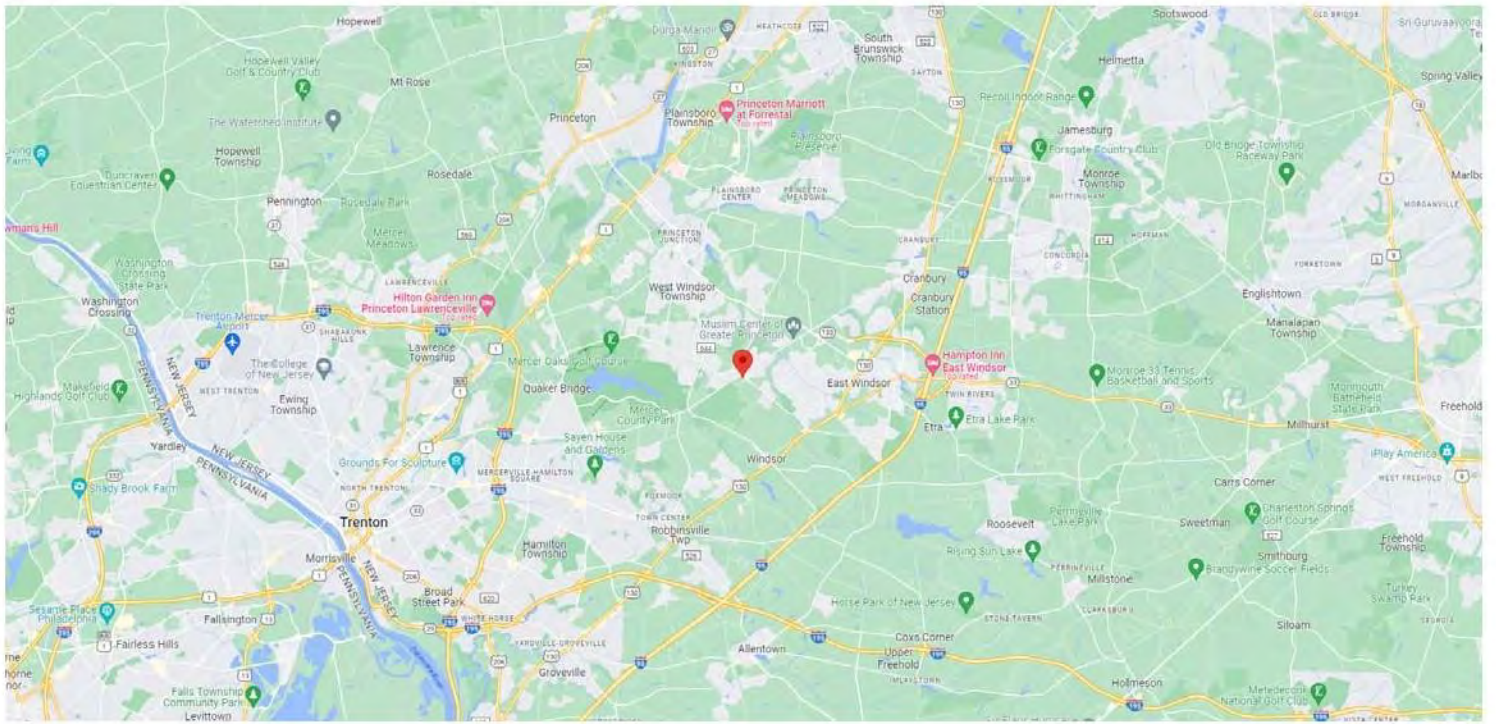
Bear Creek Independent Living

Pricing

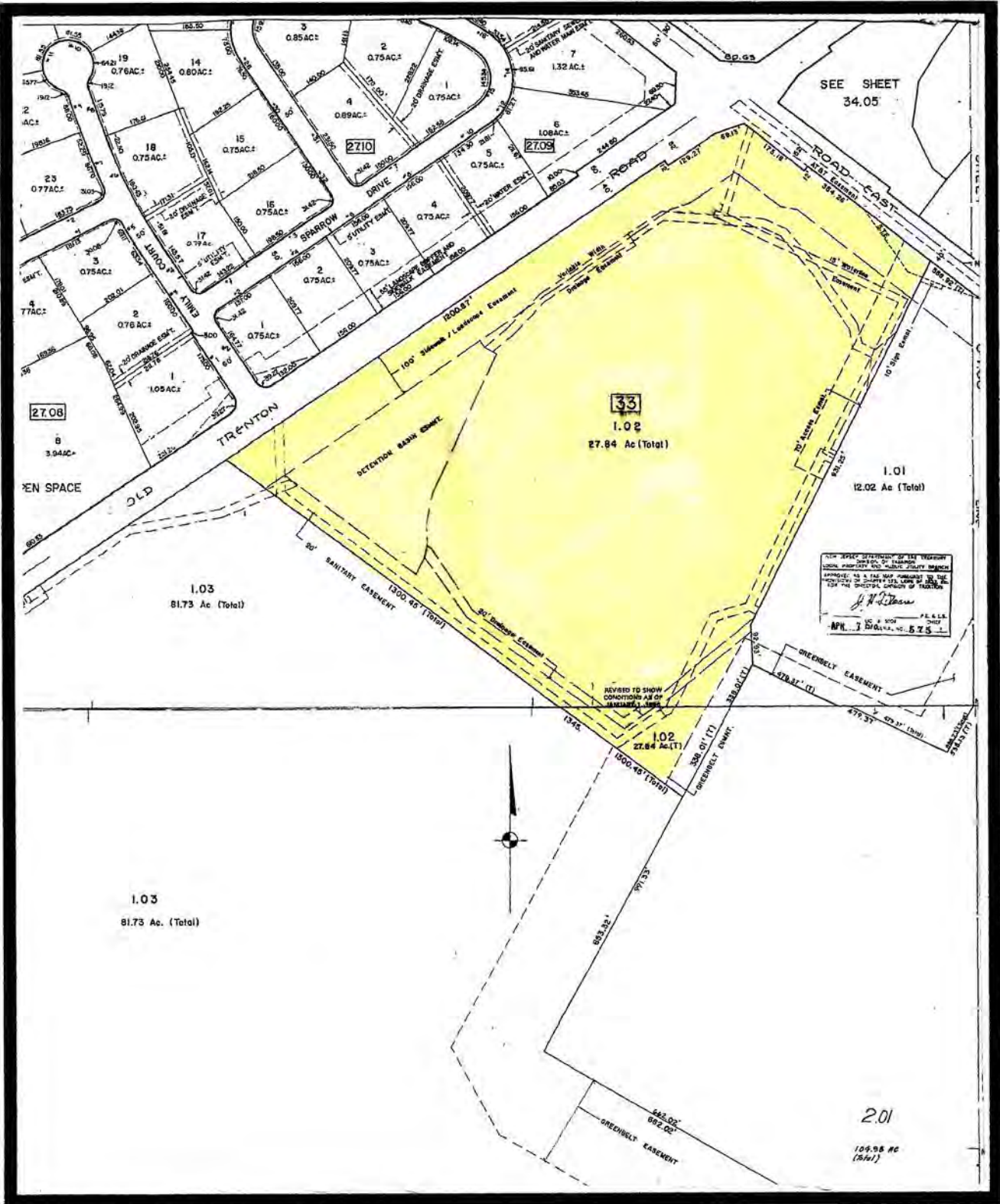
	Area	Price Per Unit	Total Price
Total Number of Units	220		
Required Affordable Units	51		
Percentage of Total Units	23%		
Very Low Income	7		
Low Income	19		
Moderate Income	25		
Total Affordable	51	\$ 10,000	\$ 510,000
Total Market Rate Units	169	\$ 35,000	\$ 5,915,000
Total Units	220	\$	\$ 6,425,000

Unit Mix:

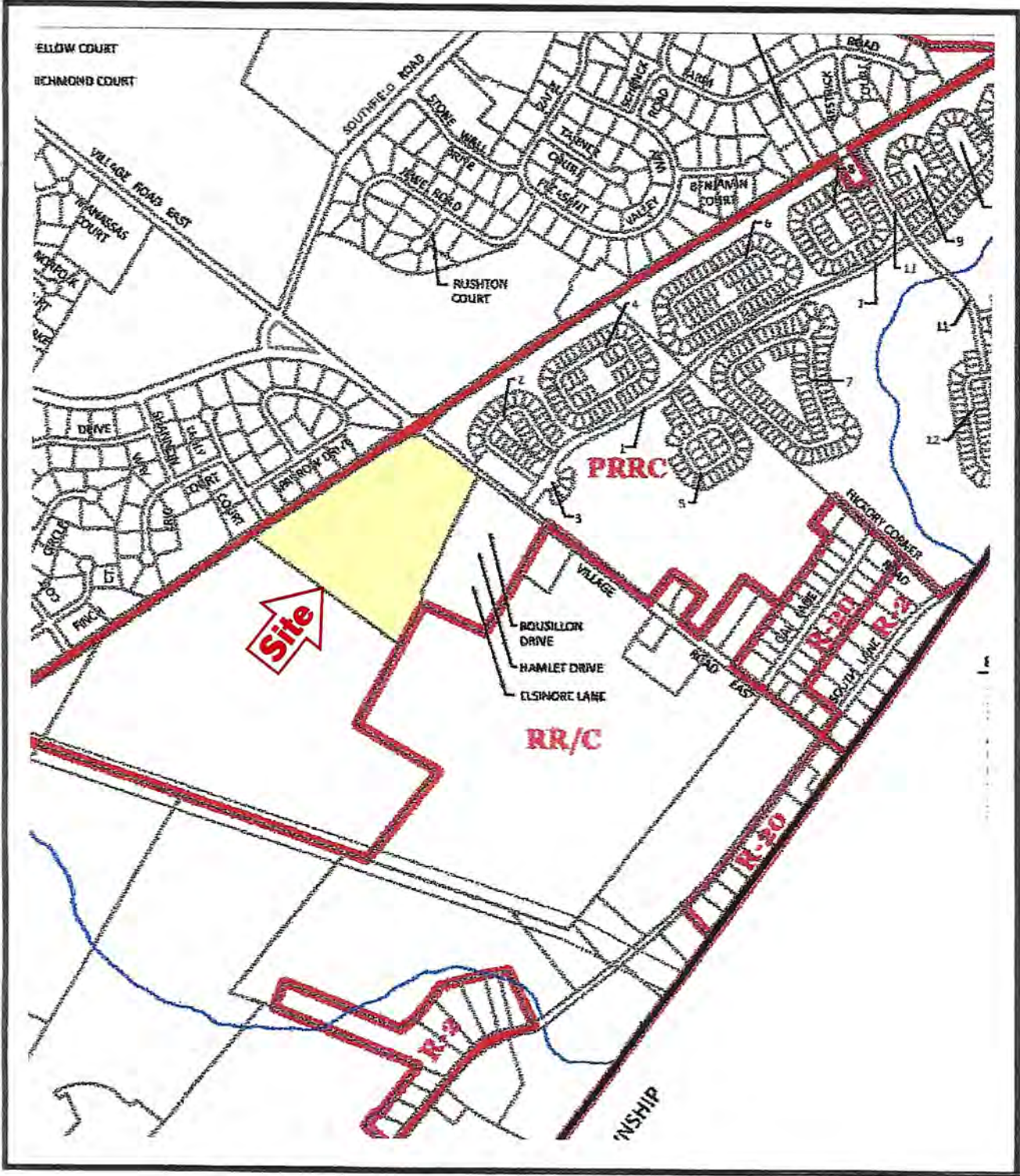
A-1 Bedroom 1 Bath	9	735
B-1 Br Den 1 Bath	40	1050
C-2 Br 2 Bath	80	1055
D- 2 Br Den 2 Bath	16	1231
E- 2 BR Den 2 Bath	24	1301
F-1 Br 1 Bath-Affordable	51	623



Tax Map Location



Zoning Map



XXXI, § 200-237, of this Part 4.

B. Conditional uses. In an EH District, the following uses may be permitted as conditional uses:

- (1) Any use permitted by condition in an R-2 District.
- (2) Professional offices, not to exceed 25,000 square feet in gross floor area as part of a mixed use site plan containing senior citizen affordable housing and public safety fire house facility, subject to the following requirements:
[Amended 7-17-1989 by Ord. No. 89-29]
 - (a) Bulk and lot area regulations for office use shall be those contained in the P District, § **200-205**, of this Part 4, except that the building heights shall not exceed two stories.
 - (b) A developer's agreement shall be approved by the Township Council upon recommendation by the Planning Board and subject to the approval by a court maintaining jurisdiction of the Township's Mt. Laurel program that governs, among other related items, the following aspects of a mixed-use development program to be undertaken by different parties: procedures governing the conveyance of two parcels of land to the Township, which are to be subdivided from a tract to be developed with professional offices for subsequent use and development by others as a fire company facility and an affordable housing senior citizen project on the respective parcels; provisions regarding no cost for the future fire company parcel and a cost of \$150,000 for the senior citizen parcel; grant of drainage easements and the establishment of cost sharing and reimbursement arrangements regarding a common detention facility to service the uses envisioned for the overall tract of which the professional offices are a part; and provision through site plan design of one access point for the professional office parcel, together with an easement and interconnection to the senior citizen parcel for emergency vehicle access.

§ 200-193. EH District bulk and area regulations.

[Added 2-25-1985 by Ord. No. 85-1]

A. Tract development.

- (1) Minimum tract area: five acres.
- (2) Minimum tract frontage: 150 feet.
- (3) Maximum permissible development density.
 - (a) The average gross density shall not exceed 20 dwelling units per acre.
 - (b) The net density for various unit types shall conform to those stipulated for the R-5 District.
 - (c) Maximum improvement coverage: 40%.
 - (d) Design: The standards and principles for design set forth in § **200-190A(2)(h)[2]** of this article as well as those applicable provisions contained in Part 1, Site Plan Review, Part 2, Subdivision, and Part 3, Subdivision and Site Plan Procedures, of this chapter, shall be used in the design of residential uses permitted in this district.

B. Individual lots: Bulk and area regulations for individual townhouse lots, subject to the regulations for such uses as contained in the R-4 District, § **200-181B**, of this Part 4.

C. Maximum building height: 2 1/2 stories or 35 feet.

§ 200-194. Planned Residential Retirement Community use regulations.

[Added 10-24-1994 by Ord. No. 94-54]

A. Purpose. The purpose of the Planned Residential Retirement Community (PRRC) District is to provide for a variety of dwelling unit types and services for the elderly population, which is growing both locally and in the State of New Jersey. Dwelling units in the PRRC District are intended for mature adults, 55 years of age or older, and contain a variety of housing types and services to satisfy a wide range of life-styles.

B. Permitted uses. In a Planned Residential Retirement Community, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses:

- (1) Any permitted use in the RR/C District, subject to the bulk and area regulations of that district as set forth in § **200-157**.
[Amended 1-7-2008 by Ord. No. 2007-27]
- (2) A planned residential retirement community subject to the requirements set down herein and conforming to the findings for a planned development as defined by the N.J.S.A. 40:25D-45, provided that the following minimum requirements shall be met:
 - (a) Minimum tract area. A planned residential retirement community, hereinafter referred to as "PRRC," is defined as a community having one or more parcels of land with a total acreage of at least 400 acres forming a land block to be dedicated for the use of a planned residential retirement community. For the purposes of determining total parcel acreage, public streets located between properties under the control of the planned residential retirement community do not constitute a break in parcel continuity.

- (b) Age restrictions. Through its corporations, association or owners, said land shall be restricted by bylaws, rules, regulations and restrictions of record to use by permanent residents 55 years of age or older, with the following exceptions:
 - [1] A member of a couple under the age of 55 years who is residing with his/her partner who is 55 years of age or over.
 - [2] Emancipated children (as defined under New Jersey law) residing with their parents or parent where one of the parents with whom the child or children are residing is 55 years of age or over.
[Amended 9-15-2008 by Ord. No. 2008-21]
 - [3] One adult under 55 years of age will be admitted as a permanent resident if it is established that the presence of such person is essential to the physical care of one or more of the adult occupants who shall be 55 years of age or older.
- (c) Minimum open space accessible to the public. A minimum of 30% of the total tract area must be in open space accessible to the public. The open space to be preserved shall include Block 33, Lot 1, between Village Road and the JCP right-of-way, so as to serve as an open space buffer between the PRRC and the remainder of the RR/C Zone.
[Amended 10-27-2008 by Ord. No. 2008-43]
- (d) Public water and sewer service. All uses will be serviced by public water and sewer systems.
- (e) Affordable housing required. A minimum of 15% of the total dwelling units shall be low- and moderate-income residential units as required by Article **XXXI**, § **200-237**, of this Part **4**. Total dwelling units shall be defined as conventional individual residences/apartments plus bedrooms in assisted living facilities (such as congregate care, continuing care, nursing home). The method of accomplishing the required affordable housing shall be established at the time a development application is made for a PRRC.
- (f) Maximum permissible density. Maximum gross density in a PRRC is 1.45 dwelling units per acre. For the purpose of calculating maximum permissible density, individual beds and units in a congregate care, congregate housing, nursing home, continuing care facility, extended care facility or outpatient clinic are not considered units. The PRRC shall have no more than 500 total beds and 306 dwelling units in congregate care, continuing care, extended and outpatient care facilities.
[Amended 3-18-2019 by Ord. No. 2019-02]
- (g) Permitted residential uses. The following residential uses are principal permitted uses in a PRRC, provided that they meet the standards of Subsection **C** of this section.
 - [1] Single-family detached.
 - [2] Two-family semidetached.
 - [3] Single-family zero lot line.
 - [4] Zero lot line semidetached.
 - [5] Townhouse.
 - [6] Condominium.
 - [7] Garden apartments.
 - [8] Congregate care facilities/assisted care facilities.
 - [9] Continuing care/extended and outpatient care facilities.
- (h) Accessory uses and accessory buildings incidental to a PRRC development.
 - [1] Recreational, cultural and religious facilities for the sole use of the residents and their guests.
 - [2] Garages and storage sheds off residential lots for recreational vehicles or household goods for resident use only.
 - [3] Accessory uses and buildings customarily associated with residential uses in conformance with § **200-226**.
 - [4] Medical services not to exceed 10,000 square feet in floor area.
 - [5] Restaurant use designed as part of the planned development and not exceeding 5,000 square feet in floor area.
 - [6] Elder and day-care centers.

C. Bulk and area regulations for PRRC District.

- (1) The following shall be the standards for PRRC developments:
 - (a) Minimum tract area: 400 acres.
 - (b) Minimum building and parking setbacks from Old Trenton Road: 100 feet.
 - (c) Minimum building and parking setbacks from tract boundaries: 50 feet and 100 feet from existing residential lot lines.
 - (d) Maximum improvement coverage for total PRRC tract area: 25%.

[Amended 9-15-2008 by Ord. No. 2008-21]

- (e) Common open space: 60% of the PRRC must be set aside in common open space. Common open space calculations may include all environmental constrained lands and land set aside for public open space.
 - (f) Maximum building height. No single-family detached dwelling unit or nonresidential use shall exceed two stories or 35 feet, and no multifamily unit or congregate care facility shall exceed three stories or 45 feet in height.
- (2) The following shall be the standards for residential unit types permitted in PRRC developments:
- (a) Single-family detached:
 - [1] Minimum lot area: 5,000 square feet.
 - [2] Minimum lot frontage and width: 50 feet.
 - [3] Minimum front yard setback: 20 feet.
 - [4] Minimum side yard setback: 10 feet.
 - [5] Minimum rear yard setback: 25 feet.
 - [6] Maximum improvement coverage: 40%.
[Amended 9-15-2008 by Ord. No. 2008-21]
 - (b) Two-family semidetached:
 - [1] Minimum lot area: 6,500 square feet.
 - [2] Minimum lot frontage and width: 80 feet.
 - [3] Minimum front yard setback: 20 feet.
 - [4] Minimum side yard setback: 10 feet.
 - [5] Minimum rear yard setback: 20 feet.
 - [6] Maximum improvement coverage: 40%.
[Amended 9-15-2008 by Ord. No. 2008-21]
 - (c) Single-family zero lot line:
 - [1] Minimum lot area: 5,000 square feet.
 - [2] Minimum lot frontage and width: 50 feet.
 - [3] Minimum front yard setback: 20 feet.
 - [4] Minimum side yard setback: 0/10 feet.
 - [5] Minimum rear yard setback: 15 feet.
 - [6] Maximum improvement coverage: 40%.
[Amended 9-15-2008 by Ord. No. 2008-21]
 - (d) Zero lot line semidetached:
 - [1] Minimum lot area: 6,500 square feet.
 - [2] Minimum lot frontage and width: 65 feet.
 - [3] Minimum front yard setback: 20 feet.
 - [4] Minimum side yard setback: 0/10 feet.
 - [5] Minimum rear yard setback: 15 feet.
 - [6] Maximum improvement coverage: 40%.
[Amended 9-15-2008 by Ord. No. 2008-21]
 - (e) Townhouse (fee simple):
 - [1] Minimum lot area: 2,000 square feet.
 - [2] Minimum lot frontage and width: 20 feet.
 - [3] Minimum front yard setback: 20 feet.
 - [4] Minimum side yard setback: 10 feet (end units).
 - [5] Minimum rear yard setback: 10 feet.
 - [6] Maximum improvement coverage: 75%.

[Amended 9-15-2008 by Ord. No. 2008-21]

(f) Condominium/garden apartments:

[1] Minimum distance from internal roads: 25 feet.

[2] Minimum distance between buildings:

[a] Window wall to window wall: 75 feet.

[b] Window wall to end wall: 30 feet.

[c] End wall to end wall: 12 feet.

[d] Building face to parking: 12 feet.

[e] Building face to street curb: 20 feet.

(g) Congregate care facility/continuing care/extended care facility/outpatient facility:

[1] Minimum lot area: five acres or one acre per each 42 beds, whichever is greater.

[2] Minimum lot frontage: 100 feet.

[3] Minimum lot depth: 500 feet.

[4] Minimum front yard setback from internal roads: 50 feet.

[5] Minimum side yards: 50 feet.

[6] Minimum rear yards: 50 feet.

[7] Maximum improvement coverage: 70%.

[Amended 9-15-2008 by Ord. No. 2008-21]

[8] Minimum distance between buildings: same as condominium/garden apartments, except for front yard setback.

[9] Maximum floor area ratio: 45%.

(3) The following shall be the standards for all nonresidential uses permitted in a PRRC development:

(a) Medical services, restaurants and elder and day-care centers shall follow the area and bulk controls of the B-1 District.

(b) Off-residence garages, storage sheds and parking for recreational vehicles or household goods.

[1] Area devoted to off-residence storage and recreational vehicle parking for residence use only shall not exceed five acres.

[2] Building and parking setback from all residential uses and tract boundaries: 150 feet.

[3] Landscape buffer perimeter screening: 50 feet.

D. Design requirements for a PRRC.

(1) A comprehensive design plan shall be prepared for the entire PRRC which creates a series of distinct neighborhoods, each featuring a communal meeting area or neighborhood focal point developed with seating areas, landscaping, decorative pavement and lighting and structural features such as picket fencing, masonry walls, a gazebo, etc. A minimum of 250 square feet of developed open space shall be set aside in the form of neighborhood greens or parks per each residential unit approved in a PRRC.

(2) The development plan for the site, its developed facilities and the interior of residential units in a PRRC must be specifically designed to meet the potential physical and social needs and visual auditory, ambulatory and other impairments that may affect older persons, particularly as residents age in place.

(a) There should be provided a safe and convenient system of walks accessible to all occupants. Due consideration should be given in planning walks and ramps to prevent slipping or stumbling. Handrails and ample space for rest should be provided. All walks, paths and risers shall be designed according to the requirements of the Americans with Disabilities Act (ADA).

(b) Artificial lighting shall be provided along all walks and interior roads and driveways and in all off-street parking areas, with sufficient illumination for the safety and convenience of older age residents, depending on anticipated nighttime use.

(c) A PRRC shall provide developed open space and common recreational or community facilities for the exclusive use of its residents.

[1] There shall be not less than six square feet of floor space per dwelling unit provided in community or clubhouse buildings. Such facilities shall be designed and equipped to meet the social and recreational needs of the anticipated residents. This may include hobby and craft rooms, lounge areas, meeting rooms, card rooms, rooms providing support facilities for outdoor recreation facilities or other similar facilities.

[2] Not less than 5% of the developable area of the PRRC and excluding developable public open space lands shall be developed for outdoor recreational use. This may include swimming pools and related facilities, shuffleboard and horseshoe courts, tennis courts and other appropriate facilities.

(d) The interior of a residential unit in a PRRC shall be designed to accommodate the reasonable physical impairments of residents as they evolve from independence to limited functioning. Among the features which may be considered in unit design are skidproof floors, emergency call systems, elevated switches and electrical outlets that do not require the user to bend or crouch, grab bars at bathtubs and toilets, doors wide enough to accommodate wheelchairs, appliances that are front-mounted with easy to read dials and gauges and avoidance of barriers such as high doorsteps, uneven walking surfaces, hard to open doors (use lever handles) and difficult to operate plumbing fixtures.

(e) An on-site security and maintenance service system may be provided for a PRRC, including an entrance gatehouse, fences, walls and supporting service buildings.

(3) The entire planned residential retirement development shall be designed and constructed to provide utility services, including stormwater drainage, electric, telephone and, where desired, CATV cables, all of which shall be installed underground.

E. Off-street parking. Off-street parking spaces shall be provided in a PRRC as follows: one attached garage space plus one space in the driveway for each single-family detached dwelling unit; and for multifamily unit dwellings, 1.25 parking spaces for each one-bedroom unit, 1.75 parking spaces for each two-bedroom unit and two parking spaces for each three-bedroom unit. Adequate parking facilities for residents, employees and visitors of a congregate care facility shall be provided. For congregate care and continuing care/extended care facilities, there shall be 0.5 off-street parking space per bedroom in addition to one off-street parking space for each employee on the largest shift. All parking areas for congregate care, continuing care/extended care facilities and nonresidential accessory uses shall be visually defined along their perimeter by a fence, wall, hedge, tree line or landscaped berm, or some combination of the above. Screening shall be at least four feet in height to soften the pedestrian's view of a large number of parked cars.

F. Application procedure and development standards. The procedural requirements and standards for planned residential retirement community developments are those required for all major development applications as specified in this Part 4, Part 1, Site Plan Review, and Part 3, Subdivision and Site Plan Procedures, of this chapter, except where otherwise provided in this section, and a developer seeking approval of a planned residential retirement community development shall submit to the Planning Board a general development plan as outlined and described in § 200-115 of Part 3, Subdivision and Site Plan Procedures, of this chapter, prior to the submission of any application for preliminary approval.

G. Other provisions.

[Added 3-18-2019 by Ord. No. 2019-02]

(1) For any development application filed for vacant land within the congregate care component of the PRRC District as of the date of this ordinance, at least 51 of the units shall be low- and moderate-income housing meeting all the applicable standards and requirements for affordable units, including those set forth in the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and § 200-237. At least 50% of the affordable units shall be made affordable to low-income households, and at least 13% of all rental affordable units shall be made affordable to very-low-income households earning 30% or less of the regional median household income by household size, which very-low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made available to moderate-income households. The affordable units shall be located on-site and shall be reasonably dispersed throughout the development phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). The state-wide nonresidential development fee shall apply to the nonresidential portion of the development to the extent that it includes other than residential uses.

§ 200-194.1. Planned Residential Retirement Community-1.

[Added 9-8-2003 by Ord. No. 2003-22]

A. Purpose. The purpose of the Planned Residential Retirement Community-1 (PRRC-1) District is to provide congenial dwelling opportunities for the elderly population, which is growing both locally and in the State of New Jersey. Dwelling units in the PRRC-1 District are intended for mature adults, 55 years of age or older.

B. Permitted uses. In a PRRC-1 District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses:

(1) Any permitted use in the RR/C District, subject to the bulk and area regulations of that district as set forth in § 200-157.

[Amended 1-7-2008 by Ord. No. 2007-27]

(2) A planned residential retirement community subject to the requirements set down herein and conforming to the findings for a planned development as defined by N.J.S.A. 40:55D-45, provided that the following minimum requirements are met.

(a) Minimum tract area: 150 acres.

(b) Age restrictions. Through its corporations, associations or owners, said land shall be restricted by bylaws, rules, regulations and restrictions of record to use by permanent residents 55 years of age or older, with the following exceptions:

[1] A member of a couple under the age of 55 years who is residing with his/her partner who is 55 years of age or older.

289 Village Rd E, West Windsor, NJ 08550, Mercer County

APN: 13-00033-0000-00001-022-C00IL CLIP: 2324351164

POPULATION

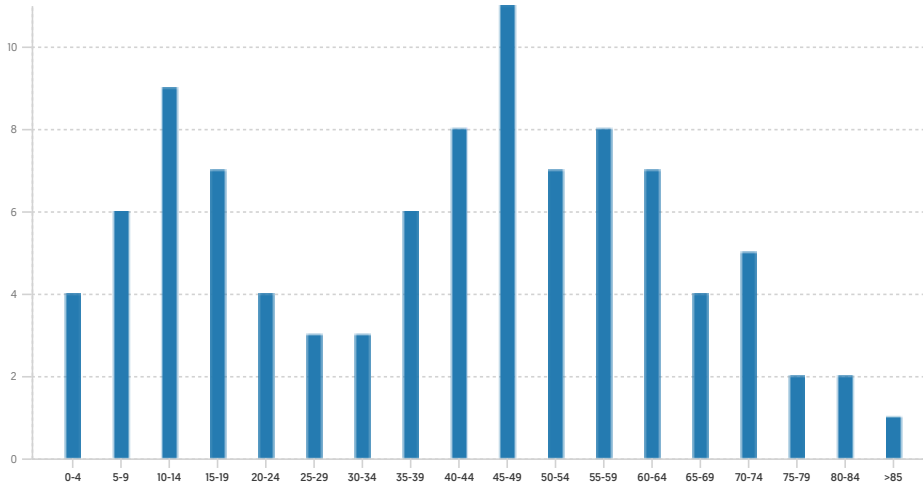
SUMMARY

Estimated Population	20,546
Population Growth (since 2010)	-19.5%
Population Density (ppl / mile)	1,042
Median Age	44.5

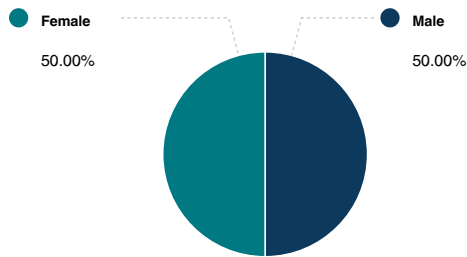
HOUSEHOLD

Number of Households	7,310
Household Size (ppl)	3
Households w/ Children	5,113

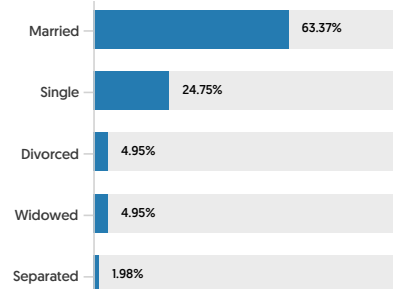
AGE



GENDER



MARITAL STATUS



HOUSING

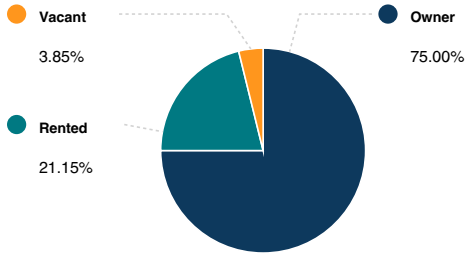
SUMMARY

Median Home Sale Price	\$645,800
Median Year Built	1987

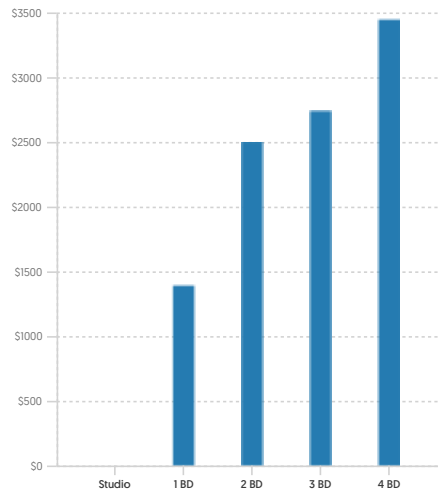
STABILITY

Annual Residential Turnover	7.43%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

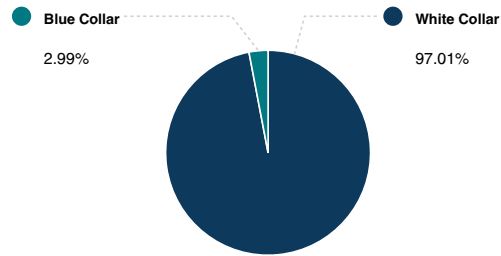


QUALITY OF LIFE

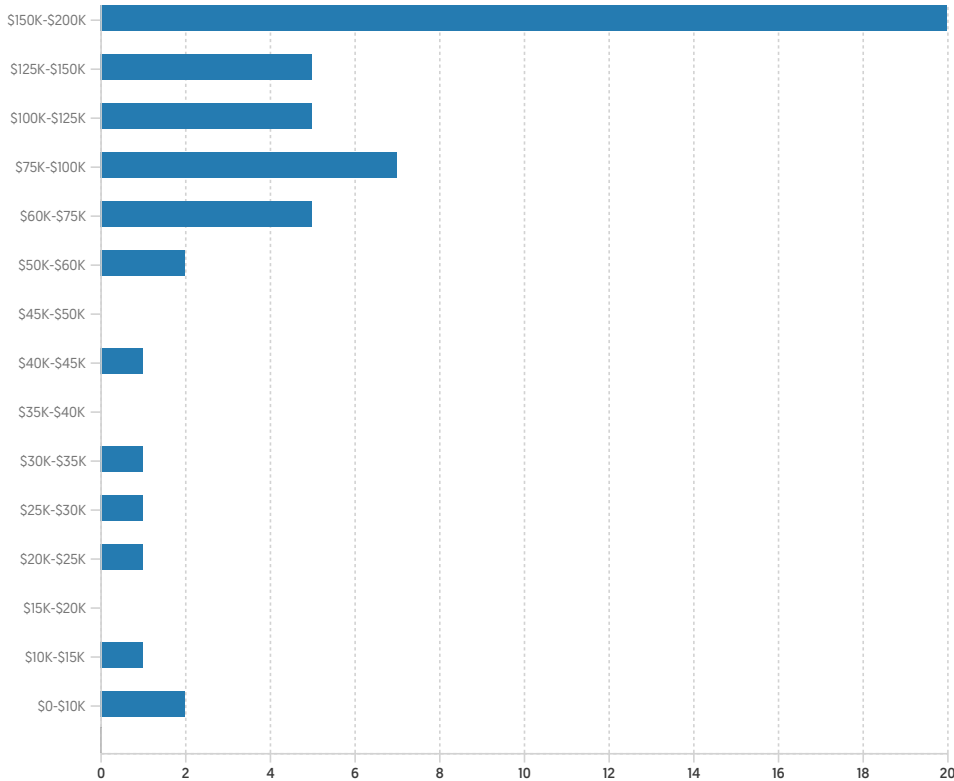
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing Mining	35
Construction	109
Manufacturing	802
Transportation and Communications	169
Wholesale Trade	309
Retail Trade	635
Finance, Insurance and Real Estate	2,165
Services	2,658
Public Administration	276
Unclassified	

WORKFORCE



HOUSEHOLD INCOME



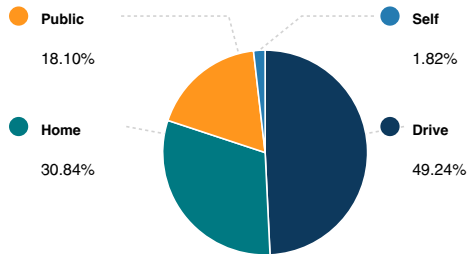
Average Household Income

\$196,066

Average Per Capita Income

\$87,089

COMMUTE METHOD



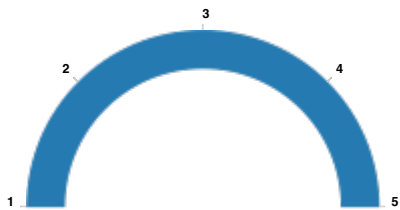
Median Travel Time **47 min**

WEATHER

January High Temp (avg °F)	39.4
January Low Temp (avg °F)	22.2
July High Temp (avg °F)	85.7
July Low Temp (avg °F)	63.7
Annual Precipitation (inches)	46.77

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	23
Some High School	136
High School Graduate	814
Some College	961
Associate Degree	512
Bachelor's Degree	5,238
Graduate Degree	7,116

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Village Elementary School	0.45	4th-5th	617	11	7/10

Community Rating (2)

Village Elementary School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Thomas R Grover Middle School	0.35	6th-8th	1,208	12	6/10

Community Rating (2)

Thomas R Grover Middle School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Children's House Of The Windsors	0.18	Pre-K-K	22		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)