

RESIDENTIAL GROWTH AND FACILITIES UPDATE 2023 - 2024

WW-P Board of Education

Meeting

09.19.2023



WW-P MISSION STATEMENT

**Building upon our tradition of excellence,
the mission of the West Windsor-Plainsboro
Regional School District is to empower all learners
to thoughtfully contribute to a diverse and
changing world with confidence, strength of
character, and love of learning.**



HIGH SCHOOL SOUTH

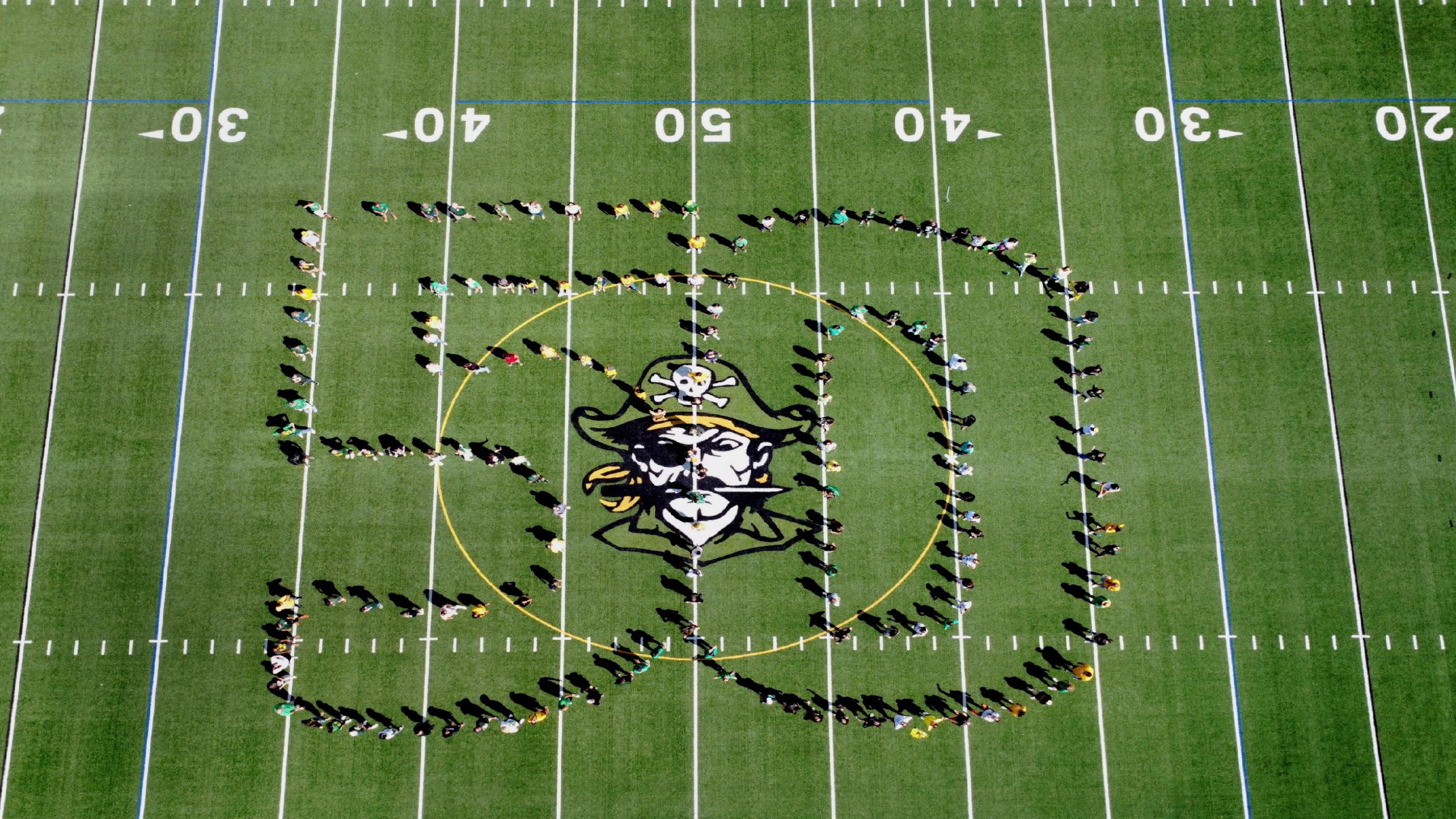






HIGH SCHOOL SOUTH









HSS Commons 1



WEST WINDSOR PLAINSBORO HIGH SCHOOL SOUTH
PIRATE PRIDE AND SPIRIT

TASTE

FLAVORS
OF FRIENDS

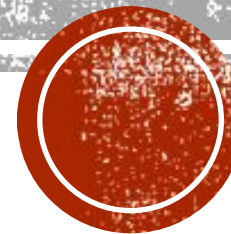
"BE THE CHANGE YOU WANT
IN THE WORLD"







HIGH SCHOOL NORTH











Instructional space reserved for
teacher & students

Instructional space reserved for
teacher & students









REFINISHING OF THE WRESTLING ROOM

WRESTLING RECORDS

NAME	WEIGHT	WINS	LOSSES
ALP. ROTELLA	135	10	2
ALP. ROTELLA	145	8	1
ALP. ROTELLA	160	6	1
ALP. ROTELLA	175	4	1
ALP. ROTELLA	190	3	1
ALP. ROTELLA	220	2	1
ALP. ROTELLA	285	1	1

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HSN POOL REPAIRS



**MILLSTONE
RIVER
ELEMENTARY
SCHOOL**







C102







C102







was
installed in
the MRS
Faculty
Rooms



d stage
floor with
a fresh
coat of
polyureth
ane



**WICOFF
ELEMENTARY
SCHOOL**









Check out these great books!

plare

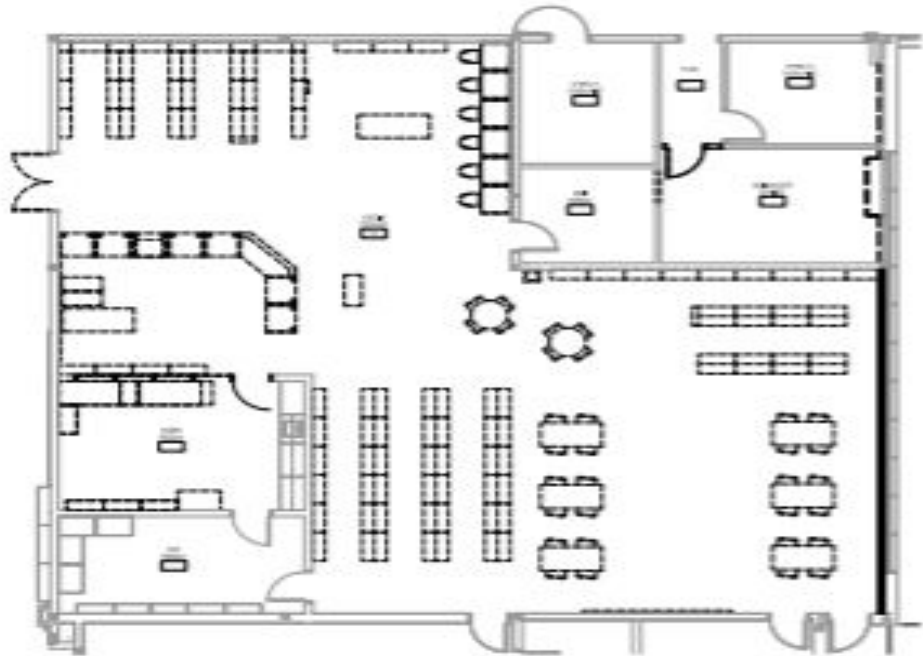




TOWN CENTER ELEMENTARY SCHOOL

***Town Center (Media Center
Renovations)***



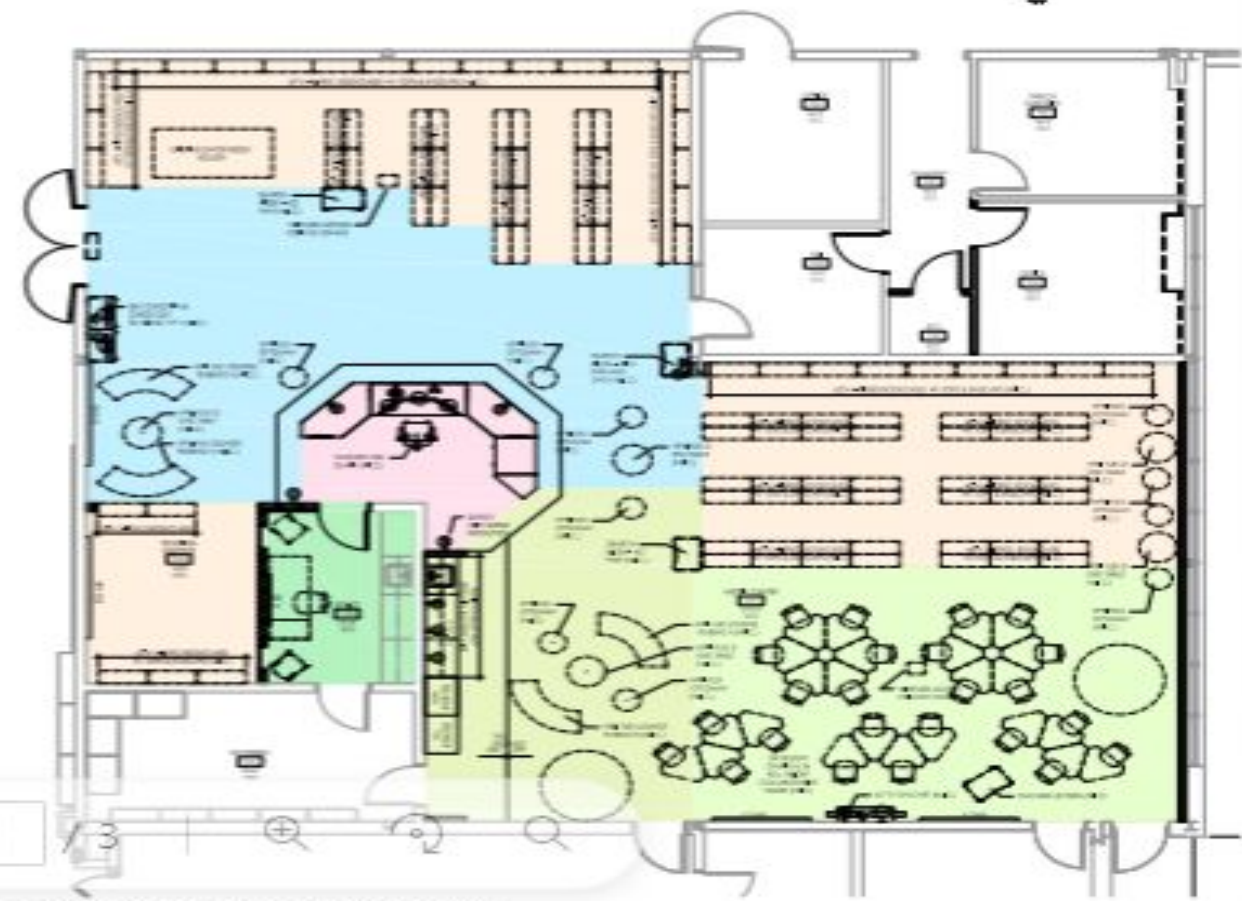


1 MEDIA CENTER EXISTING PLAN
3/17/2022

LEGEND

- CIRCULATION DESK/ MEDIA SPECIALIST
- FLEX CLASSROOM AREA
- FLEX LOUNGE AREA
- READING STACK AREA
- MAKER SPACE
- MEDIA SPECIALIST OFFICE

<p>BOOK COLLECTION COUNT: 17,882 BOOKS (11/18/2022)</p>
<p>TOTAL REQUIRED SHELVING: 7,447 LINEAR INCHES BASED UPON SURVEY OF EXISTING SHELVING SYSTEM AND DISCUSSION WITH ALLAN JOHNSON (HWJ-RSD) ON 01/05/ 2023 BY DIVERSIFIED STORAGE SOLUTIONS, INC. A 20% EXPANSION GOAL OF 8,937 LINEAR INCHES IS DESIRED.</p>
<p>TOTAL PROVIDED SHELVING: 11,397 INCHES OF SHELVING (09/13/2023)</p>



1 PROPOSED MEDIA CENTER ROOM LAYOUT

PROJECT NO. 2022-001
 PROJECT NAME: MEDIA CENTER RENOVATIONS AT TOWN CENTER ELEMENTARY SCHOOL
 PROJECT LOCATION: WEST WINDSOR, PLAINFIELD REGIONAL SCHOOL DISTRICT
 PROJECT OWNER: WEST WINDSOR PLAINFIELD REGIONAL SCHOOL DISTRICT
 PROJECT ARCHITECT: FVHD ARCHITECTURE, LLC
 PROJECT DATE: 04.10.2023
 PROJECT SCALE: 1/4" = 1'-0"
 PROJECT SHEET: SK-03
 PROJECT STATUS: PROGRESS SET - NOT FOR CONSTRUCTION

FVHD ARCHITECTURE, LLC
 1000 MAIN STREET, SUITE 200
 WEST WINDSOR, NJ 07093
 TEL: 908.886.1111
 WWW.FVHDARCHITECTURE.COM





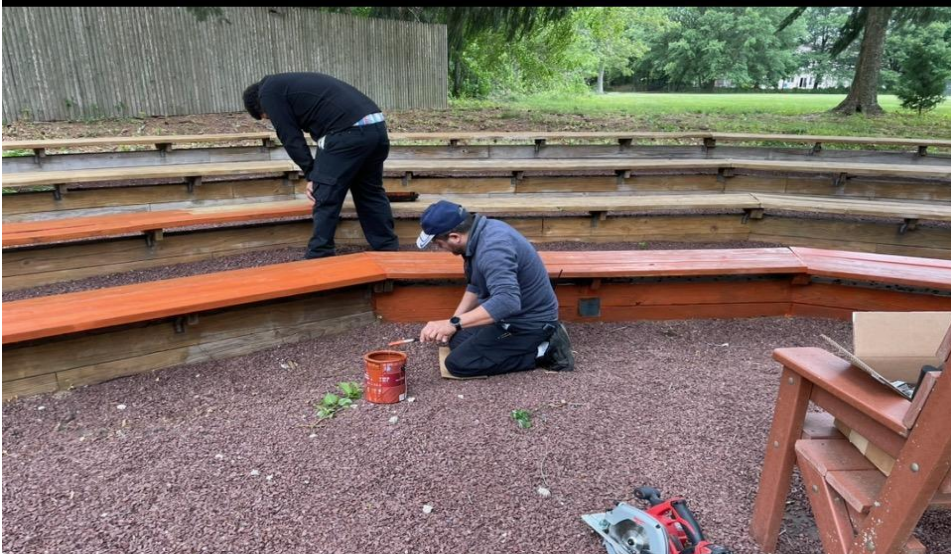
DUTCH NECK ELEMENTARY SCHOOL





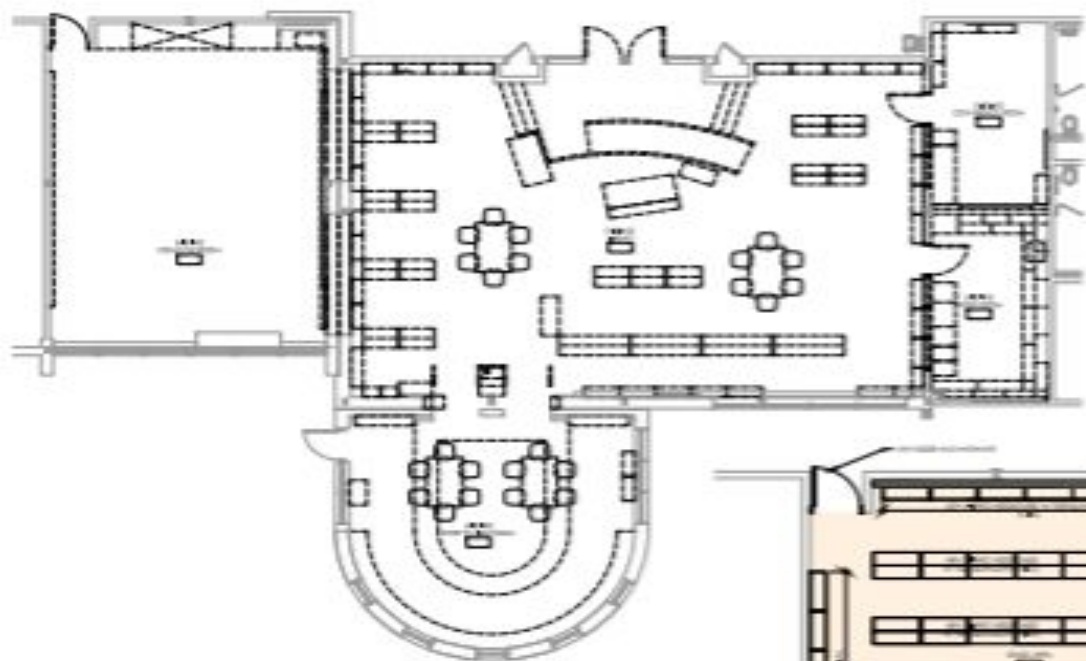


AND REPAINTED OUTDOOR AMPHITHEA TER CLASSROO M



**MAURICE HAWK
ELEMENTARY
SCHOOLS**

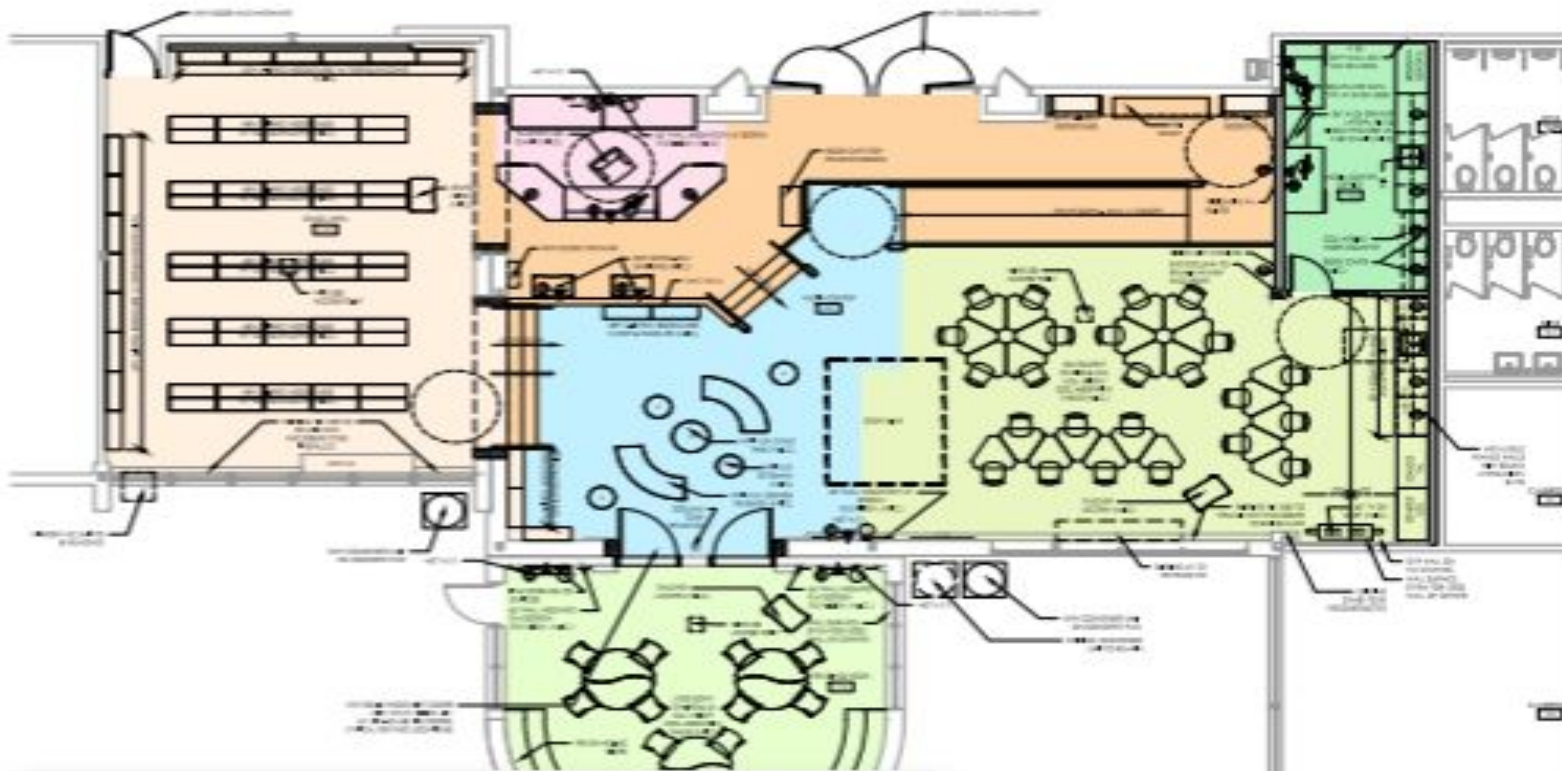




1 MEDIA CENTER EXISTING PLAN
01/18/2022

LEGEND

- CIRCULATION
- CIRCULATION DESK/MEDIA SPECIALIST
- FLEX CLASSROOM AREA
- FLEX LOUNGE AREA
- READING STACK AREA
- MAKESPACE
- MEDIA SPECIALIST OFFICE



BOOK COLLECTION COUNT: 15,108 BOOKS
(11/18/2022)

TOTAL REQUIRED SHELVING: 4,767 LINEAR INCHES
BASED UPON SURVEY OF EXISTING SHELVING SYSTEM AND
DISCUSSION WITH ALLAN JOHNSON (AWP-RSD) ON 01/05/
2023 BY DIVERSIFIED STORAGE SOLUTIONS, INC. A 30%
EXPANSION GOAL OF 8,120 LINEAR INCHES IS DESIRED

TOTAL PROVIDED SHELVING: 8,136 INCHES OF SHELVING
(03/13/2023)

Navigation icons: up, down, page 1 / 1, zoom in, zoom out, search.

11500 S. COCKERILL BLVD
 SUITE 100
 WEST WINDSOR, NJ 08085
 TEL: 856.261.1100
 WWW.FVHD.COM

FVHD
 FLOORING & WALLCOVERING
 COMMERCIAL & RESIDENTIAL

PROJECTS UP & AHEAD FOR CONSTRUCTION

Media Center
 Renovation at
 Maurice Hawk
 Elementary School

West Windsor-
 Plainsboro Regional
 School District

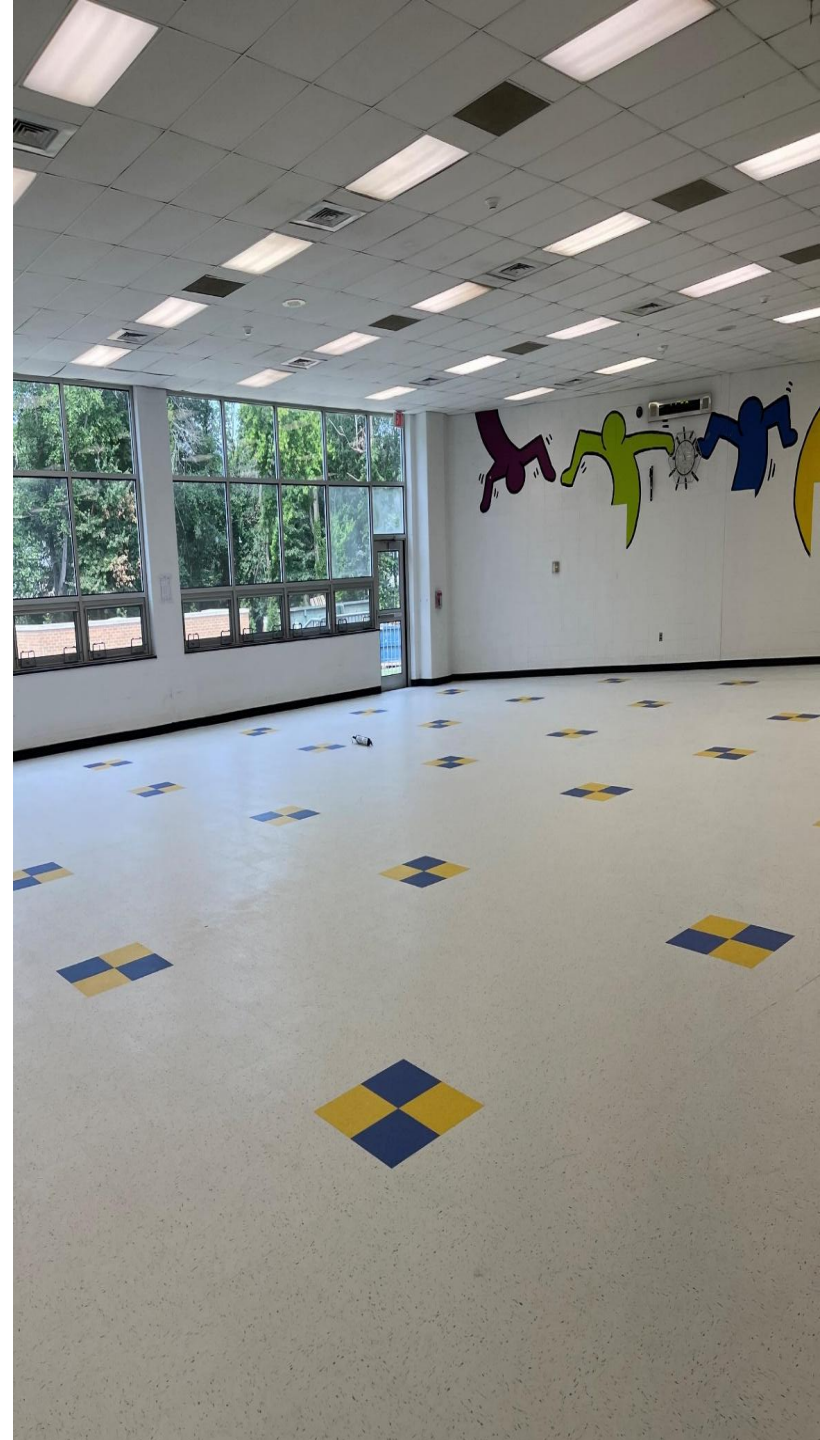
302 Morris Pt.
 West Windsor NJ
 08080

06/22
 05/23/2023
 GRD
 P/A
 LAMPD

PROPOSED
 MEDIA CENTER
 ROOM LAYOUT &
 EXISTING PLAN



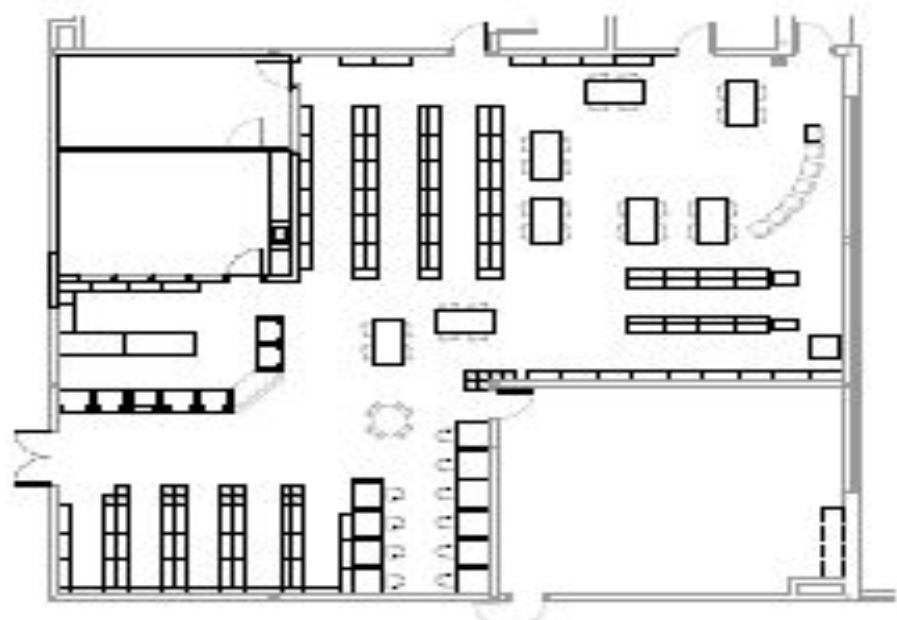
**Cafeteria tables moved and walls painted;
new flooring installed**





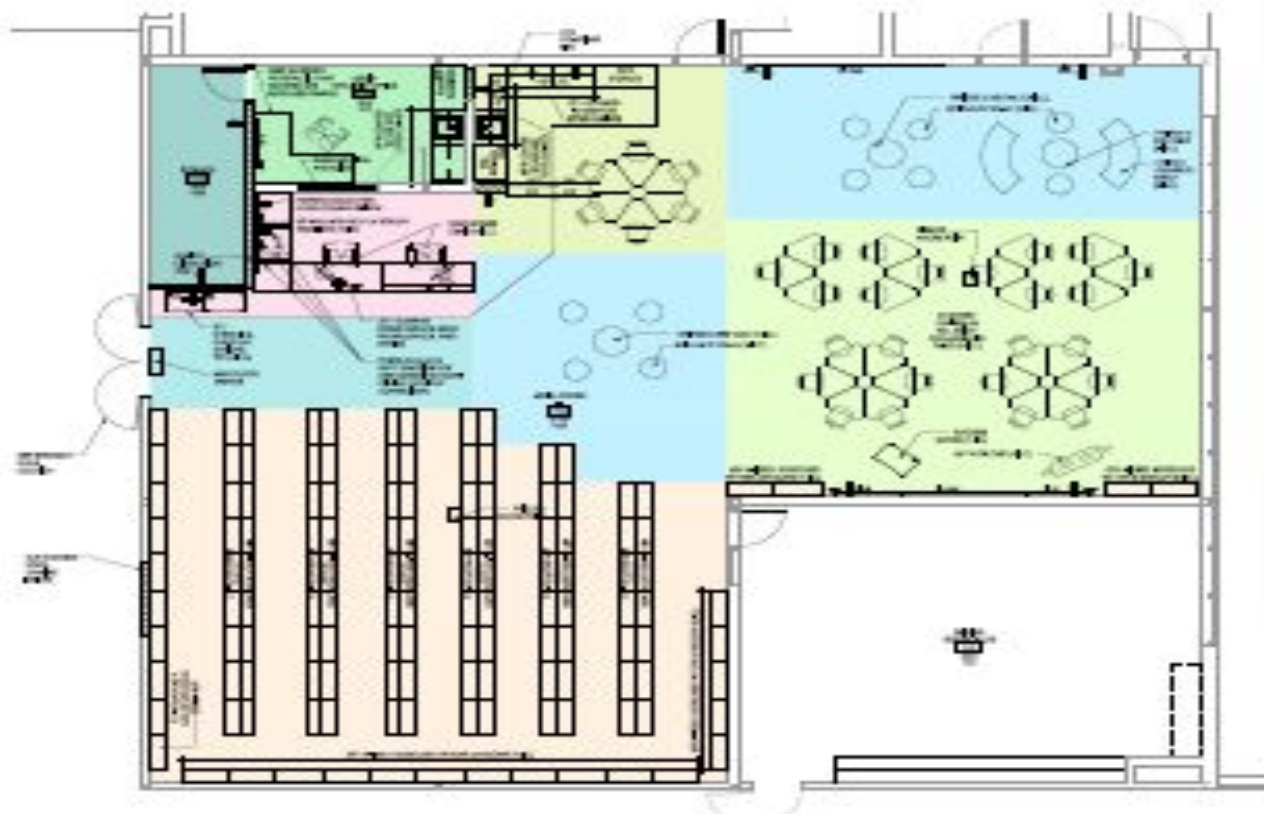
**VILLAGE
ELEMENTARY
SCHOOL**





1 MEDIA CENTER EXISTING PLAN
SK-03

BOOK COLLECTION COUNT: 27,666 BOOKS (11/18/2022)
TOTAL REQUIRED SHELVING: 12,572 LINEAR INCHES BASED UPON SURVEY OF EXISTING SHELVING SYSTEM AND DISCUSSION WITH ALLAN JOHNSON (WVHPSD) ON 01/26/23 2023 BY DIVERSIFIED STORAGE SOLUTIONS, INC. A 20% EXPANSION GOAL OF 15,087 LINEAR INCHES IS DESIRED.
TOTAL PROVIDED SHELVING: 15,086 INCHES OF SHELVING (03/28/2023)



2 PROPOSED MEDIA CENTER ROOM LAYOUT
SK-03

PROJECT: MEDIA CENTER RENOVATION OF TIGGS ELEMENTARY SCHOOL
 LOCATION: WEST WINSTON-SALEM, NC
 DATE: 03/28/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: SK-03

WVHPSD
 WEST VIRGINIA HUMAN SERVICES DISTRICT
 11100 C. COBURN DRIVE
 WASHINGTON, NC 27878

PROJECT NO: [Number]
 SHEET NO: SK-03

COMMUNITY MIDDLE SCHOOL





CULINARY ARTS BEFORE UPGRADES





CULINARY ARTS AFTER UPGRADES





CULINARY ARTS

GROVER MIDDLE SCHOOL





**Refinished
Music Room
Floor with a
fresh coat of
polyurethane**





FLOORING INSTALLATION



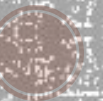
NEW FLOORING INSTALLATION





PROJECTED RESIDENTIAL GROWTH IN WEST WINDSOR TOWNSHIP

As of 09.19.23



WOODSTONE PROPERTY (PRINCETON THEOLOGICAL SEMINARY)

SENDING PATH: MH – Vi1 – GMS - HSS

- 443 apartments (.58 student yield).
- COMPLETED



MANEELY PROPERTY (TOLL BROTHERS)

SENDING PATH: MH – Vi1 – GMS – HSS

- Toll Brothers has completed the development of a mixed-use site located at Bear Brook Road and old Bear Brook Road in West Windsor- a site sometimes known as ‘the Maneely property’.
 - 51 townhouses (.5 student yield) – 27.5 students
 - 40 apartments (.52 student yield) – 23.92 students
 - 192 extended stay suites.
 - 72 apartment units for Project Freedom
- **COMPLETED**



ELLSWORTH CENTER

SENDING PATH: MH – Vi1 – GMS – HSS

- Location: Corner of Cranbury and Princeton-Hightstown Roads
- 30 apartments (.52 student yield) – Projected 16 students

- **COMPLETED**



TRANSIT VILLAGE

SENDING PATH: MH – Vi1 – GMS - HSS

- Transit Village – Avalon Redevelopment Area (Also Known as District 1)
- 350-Acre property
- 800 units as Transit Oriented Development
 - 12 ½ % set aside by court order for Affordable Housing
 - 515 Apartments; 150 Townhomes; 135 Age Restricted.
- UNDERWAY – Site work and roundabout.



HERITAGE VILLAGE

(FORMERLY NAMED AMERICAN PROPERTIES AND THOMPSON PROPERTY)

SENDING PATH: DN – Vil – GMS - HSS

- Old Trenton Road next to new Mosque
- 193 Townhomes
- Progress and impact will depend on court certification on COAH number.
- PERMITS FOR SOILS and ENGINEERING ISSUED. Occupants expected late in the 23-24 school year. Potential Impact TBD.



TOLL BROTHERS – GARDEN HOMES

(LOWES CENTER AKA DUCK POND ASSOCIATES)

SENDING PATH: MH – Vi1 – GMS - HSS

- 347 Condominiums (Reduced from 625 to 347 due to site constraints)

- Potential Impact 2023 - 2024



PRINCETON EXECUTIVE PARK – THE LOFTS

(MEADOW ROAD – PREVIOUSLY KNOWN AS ROSELAND/MACK CALI)

SENDING PATH: MH – Vi1 – GMS - HSS

- 320 Apartments – Phase #1
- 326 Apartments – Phase #4 (2025)
- Potential Impact 2023 - 2024



400 STEPS (ELLSWORTH II)

SENDING PATH: TBD

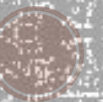
- 180 Apartment Units





PROJECTED RESIDENTIAL GROWTH IN PLAINSBORO TOWNSHIP

As of 09.19.23



PRINCETON FORRESTAL VILLAGE

SENDING PATH: **WC – MR – CMS - HSN**

- 394 multi-family residential units owned by Chase Bank.
 - **Location:** College Road West along the west side of Princeton Forrestal Village.
- Site plan review Fall 23'. Development Review Spring 24'.
- Developer projections anticipate 58 school age children at full build out.



PRINCETON NURSERIES

SENDING PATH: TBD

- 950 Units
 - 20 Single Family Homes
 - 200 Age Restricted
 - 730 Apartment and Townhomes

- General Development Plan completed. Fiscal Impact Study underway. Estimated 3-4 years with up to six year build out.



FUSION

SENDING PATH: **TBD**

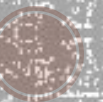
- 500 Residential Units
 - 60-70 Age Restricted
 - 430 Apartments
- Anticipated as a mixed use location by Nova Nortis and hospital.
- TBD



	# of Units	# of Potential Students
West Windsor Township	3122	1509
Plainsboro Township	1648	417
Total	4770	1926



NEXT ROUND OF AFFORDABLE HOUSING OBLIGATIONS ARE IN 2025



RECOMMENDATIONS AND NEXT STEPS

- Analyze school completed developments and review student yields.
- Update capacity numbers based upon school expansions.
- Short-term and long-term issues for the districts consideration.
- There are long range considerations that will impact our instructional programs and facility utilizations.
- As such our long term solution will be a combination of efforts that may include:
 - ADDITIONAL EXPANSION;
 - CHANGING PROGRAM LOCATIONS;
 - CHANGING NEIGHBORHOOD PATHWAYS;
 - POTENTIAL REDISTRICTING;
 - AND INNOVATION.



WW-P CONSIDERATIONS

- District Impacts:
 - Immediate concern – impact on Maurice Hawk, Dutch Neck, Village, Grover Middle School and High School South
 - School paths and district structure.
 - Purchase property?
 - Will we need an additional referendum in the future?



**WEST
WINDSOR-PLAINSBORO
REGIONAL SCHOOL
DISTRICT
www.ww-p.org**

