



*State of New Jersey*  
DEPARTMENT OF COMMUNITY AFFAIRS  
STATE PLANNING COMMISSION  
OFFICE OF SMART GROWTH  
PO Box 204  
TRENTON NJ 08625-0204

JON S. CORZINE  
Governor

JOSEPH V. DORIA, JR.  
Commissioner

BENJAMIN SPINELLI  
Executive Director & Secretary

**MEMORANDUM**

**To:** State Planning Commission  
**From:** Benjamin Spinelli, Executive Director  
**Date:** November 24, 2008  
**Re:** Township of Plainsboro Plan Endorsement PIA Monitoring Report

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On January 18<sup>th</sup>, 2006, the State Planning Commission (SPC) approved the Plan Endorsement petition submitted by the Township of Plainsboro in Middlesex County. As required by N.J.A.C 5:85-7.12(b), the Township submitted its biennial report on January 31<sup>st</sup>, 2008 detailing the status of its Planning and Implementation Agreement (PIA) (enclosed) efforts. Office of Smart Growth (OSG) staff has reviewed the submission and found that the Township has made good progress on most of its PIA items.

However, due to unforeseen delays, some items due at or prior to this junction have not yet been completed but expected to be complete by the beginning of 2009. The Township continues to move forward with both their ongoing items and those that will require longer timeframes.

The following items will require longer timeframes till the January 31<sup>st</sup>, 2009 (pending) deadline in order for the Township to be considered consistent with the State Development and Redevelopment Plan (SDRP):

- Item 1.1 of the Township's PIA states "Update Master Plan Circulation Element based on comments from NJ Transit" The Township currently is ongoing an intense review of its update to its Master Plan circulation element through the meeting of its Master Plan Sub Committee (MPsC) which has been reviewing the changes based on the FMC redevelopment.
- Item 1.2 of the Township's PIA states "Amend Circulation Plan Element based on comments and guidance received from NJDOT regarding compliance with State Highway Access Code (SHAC). Amend zoning ordinances to comply with Highway Access code, as appropriate. The first part of amending the circulation plan has been completed since a narrative about the SHAC was included in the Master Plan, Jan. 2008
- Item 1.3 of the Township's PIA states "Review and update, where necessary, Master Plan Elements, including text and maps, based on most current information, including: Utility Service Plan; Community Facilities Plan; Recreation Plan; Conservation Plan; Economic Plan; Historic Preservation Plan; Recycling Plan; Open Space Element."

During our review, we did identify a couple items that were of concern to us. First, with the extensive redevelopment plans along Route 1—including the large-scale redevelopment of the FMC Corporation



site with the relocation of the University Medical Center at Princeton—it remains unclear if Plainsboro has received a proper analysis of the long term traffic effects and demands of a regional hospital. Given this, OSG intends to work with the Township over the next few months to determine whether it requires action on the part of the Township and relevant state agencies.

Second, OSG and the Department of Agriculture have created language to address Plainsboro's commitment to be included in the updated Master Plan to retain the agriculture industry. Item 4.1 of the Township's PIA requires it to "consider preparation of Agriculture Retention Plan, including strategies to maintain viability of working farms."

However, there are some additional key items that are essential to the Township remaining consistent to SDRP that have changed since the last discussion with the Township. These items that have been modified by completion of the PIA item since review by the PIC are to be removed upon completion. Specifically, the timeframes established for completion of PIA items related to Master Plan elements have been stalled by the current FMC Redevelopment Plan and the changes associated with the plan. As well as the specific language to be placed in the Master Plan related to agriculture retention is also contingent on the completion of Master Plan by the requested extension date.

Based on the Township's submission of its biennial report and OSG staff recommendations to the Plan Implementation Committee (PIC), on November 21<sup>st</sup>, the PIC recommended and moved to the SPC proposed modifications to Plainsboro's PIA. OSG is now asking the SPC to approve these timeline modifications, which we believe are appropriate given that the Township has made a good faith effort to implement its PIA and has generally met the requirements and deadlines of its Plan Endorsement petition.