



## State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

OFFICE OF SMART GROWTH

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*Governor*

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BENJAMIN L. SPINELLI  
*Executive Director*

April 8, 2008

The Honorable Peter Cantu  
Mayor, Plainsboro Township  
641 Plainsboro Road  
Plainsboro, NJ 08536

**RE: Status of Plainsboro's Biennial Report**

Dear Mayor Cantu:

The Office of Smart Growth (OSG) would like to recognize the Township of Plainsboro's commitment to the Plan Endorsement process and the submission of the biennial report as required by the State Planning Rules N.J.A.C. 5:85-7.12(b). However, in the biennial report the Township submitted on January 31<sup>st</sup>, 2008, certain issues need to better address the status of the Planning and Implementation Agreement (PIA) and articulate how the Township's current plans are consistent with the State Development and Redevelopment Plan (SDRP). Although the biennial report that was submitted does address some of these issues, it does not sufficiently address the consistency of certain areas as required by the PIA.

The OSG staff has thoroughly reviewed the biennial report and found that the Township has made good progress on some of its PIA items. At the same time, the redevelopment of the FMC site will require for the Township to do additional planning into the relocation of University Medical Center at Princeton, thus allowing the Township's requested extension to fully meet the requirements of the PIA. It will be our recommendation to the Planning Implementation Committee (PIC) that you need to address all of the following items of the PIA by August 1, 2008 to observe your requested six-month extension.

In order to ensure compliance with the SDRP, the Township specifically needs to address the PIA items that state the Master Plan will be updated as outlined in items 1.1 – 1.3. These items address the Circulation Plan Element and updates to Master Plan Elements accordingly, as well as updates to texts and maps including other necessary updates to planning documents such as redevelopment plans. These PIA updates that were to be completed within 24 months of endorsement or the required date based on the Township's PIA pursuant to the State Planning Rules N.J.A.C. 5:85-7.12 and are listed as follows.

- 1.1 – Update Master Plan Circulation Plan Element based on comments received from NJ Transit (enhance the transit portion of circulation plan element)
- 1.2 – 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.
- 1.3 – 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.

Consequently, OSG and the Department of Agriculture (NJDA) have determined that an Agricultural Retention plan will not be required to fulfill item 4.1 of the Township's PIA which states to "Consider preparation of

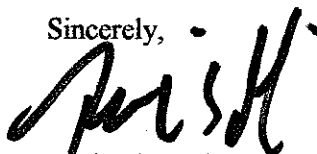


Agriculture Retention Plan, including strategies to maintain viability of working farms." OSG and NJDA will work with the Township to further develop a suitable alternative by placing language regarding how they will retain the agricultural industry. This will also include reasons why the township decided not to address the issue based on, ie. Right to Farm Ordinance and the township's preservation efforts. The Township will need to place this language within the updated Master Plan by December 31<sup>st</sup>, 2008. Attached you will find comments on the PIA regarding these items in a spreadsheet to assist you moving forward.

The Township of Plainsboro needs to properly address these aforementioned PIA items in a timely manner before meeting with OSG staff to discuss issues related to the biennial report. We will meet prior to the May PIC to discuss the issues outlined in this letter. Based on the outcome of that meeting, if OSG staff has not received adequate documentation regarding the consistency of Plainsboro's PIA with the SDRP, it will be recommended to the PIC for possible revocation of the Township of Plainsboro's endorsement and then move the recommendation to the State Planning Commission (SPC). However, if these issues are otherwise met, the Township will be considered consistent by having submitting drafts of the Master Plan Elements prior to adoption to allow for relevant state agency feedback to ensure that the updated Master Plan adequately addresses all planning concerns.

Up to now, the Township of Plainsboro has been proactive with meeting the requirements of its PIA but will need to appropriately address the FMC Redevelopment as it is the reason for the extension request. We believe that this is the best plan of actions. By adequately addressing the PIA, we will resolve the current inconsistencies between the endorsed plan and the SDRP. If you have any questions or concerns, please feel free to contact Julius Richards, Planner at (609) 341-3192 or via email at [Julius.Richards@dca.state.nj.us](mailto:Julius.Richards@dca.state.nj.us).

Sincerely,



Benjamin L. Spinelli  
Executive Director

BLS:jr

c: George Ververides, Director, Middlesex County  
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