



PLAINSBORO

March 6, 2009

Julius Richards, Area Planner
Department of Community Affairs
Office of Smart Growth
P.O. Box 204
Trenton, New Jersey 08625-0204

Re: Plainsboro Township Plan Endorsement

Dear Mr. Richards,

Julius

As you know, the Plainsboro Township Planning Board adopted a Re-examination Report and Updated Master Plan document on January 20, 2009. Following that meeting, Township Planning staff proceeded to finalize the documents, including making any necessary technical corrections.

The Township Planning Board and staff are pleased to transmit the attached Master Plan document to your office and the State Planning Commission. We believe it fully complies with our current Plan Endorsement responsibilities as set forth in the revised Planning and Implementation Agreement (PIA) of October 17, 2008.

In addition to the adopted Master Plan, attached are copies of the Master Plan Re-examination Report, the Planning Board Resolution, and the revised PIA. Also, I have included a disk containing an electronic copy of the Master Plan document, a PDF of Figure 10 (missing from document), and a copy of this letter.

To facilitate your review of the Master Plan relative to the revised PIA, I have identified below each PIA activity with the principal sections of the updated Master Plan that correspond to such activity.

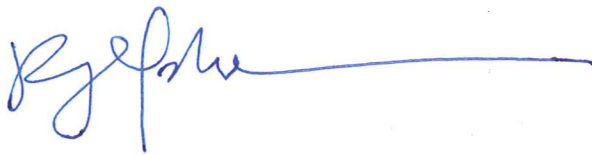
Activity	Section of updated Master Plan
1.1	Circulation Plan Element, Section F (Bus Service), pages IV-29 through IV-36 and Section L (Action Plan), page IV-64.
1.2	Circulation Plan Element, Section D (Roadway Access and Curb Cuts), pages IV-26 through IV-28 and Section L (Action Plan), page IV-64.
1.3	All Master Plan Elements has been updated. For reference to State Plan, see Land Use Plan Element, Section B (State Plan), pages III-3 through III-6 and Figure 2. See also Plan Element XIII, pages XIII-3 and XIII-4.
1.5	Middlesex County Waste Water Management Plan amendment process is currently underway. The Township is working with the County and DEP to satisfy the requirements of this state program, which will result in amendments to the Utility Plan Element of this Master Plan, Section D (Sewage and Waste Treatment), pages X-7 through X-11, and possibly the Township zoning regulations (riparian zone regulations). See also Land Use Plan Element, Section L (Action Plan), page III-73, Item 8, and Utility Plan Element, Section I (Action Plan), page X-17, Item 4.

2.1	The Township's revised submission of its Housing Plan Element and Fair Share Plan for its Third Round Petition for Substantive Certification has recently been deemed complete by COAH. See Housing and Fair Share Plan Element, Sections A (Housing Plan), B (Fair Share Plan) and C (Action Plan).
3.1	The Township has satisfied its current requirements under DEP's stormwater regulations. Utility Plan Element, Section C (Stormwater Management), pages X-4 through X-6 and Section I (Action Plan), Items 1-3 on page X-16 and X-17.
3.2	Utility Plan Element, Section B (Water Supply), pages X-1 through X-4, and Section D (Sewage and Waste Treatment), pages X-7 through X-11. See also comments above for Activity 1.5.
4.1&4.2	Land Use Plan Element, Section C (Rural Land Uses), pages III-6 through III-13 and III-73, Items 7, 8 and 9. See also Open Space and Recreation Plan Element, Section E (Farmland Preservation), pages VI-5 through VI-6 and Figure 12.
5.1A&B	Circulation Plan Element, Section F (Bus Service), pages IV-29 through IV-36.
5.1C	Circulation Plan Element, Section E (Goods Movement), pages IV-28 through IV-29.
5.1D	Circulation Plan Element, Section L (Action Plan), pages IV-59 through IV-64.
5.2	Campus Road Extension project is currently under review by NJDOT and NJDEP.
5.3-5.9	Circulation Plan Element, Section L (Action Plan), pages IV-59 through IV-64.

As indicated in the PIA, there are a number of items identified with a timeframe of "On-going" which the Township intends to pursue on a continuing basis in association with its long term planning efforts.

If you have any questions regarding the above, please contact me by phone at (609) 799-0909, extension 221, or by email at ryake@plainsboronj.com.

Sincerely,



Ronald J. Yake, AICP/PP
Township Planner/Zoning Officer

Enclosures (addressee only)

c: Lester Varga, AICP/PP, Director of Planning and Zoning
Michael Mueller, AICP/PP, Mueller & Assoc., Planning Consultant
Louis Ploskonka, PE, CME Associates, Township Engineer's Office
Trishka Waterbury, Esq., Mason Griffin Pierson, Planning Board Attorney
George Ververides, AICP/PP, Middlesex County Planning Director
Karl Hartkopf, Director of Planning, DCA/Office of Smart Growth
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