

# Housing Element and Fair Share Plan

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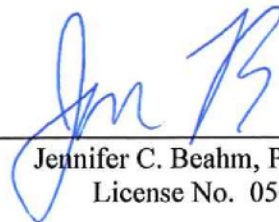
**The Township of Plainsboro  
Middlesex County, New Jersey**

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## **INTRODUCTION**

In the case of Southern Burlington County NAACP v. the Township of Mount Laurel, (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing in their communities. In its Mount Laurel decision, decided on January 20, 1983 (Mount Laurel II), the Supreme Court expanded the Mount Laurel doctrine by stating that this constitutional responsibility extended to all municipalities in New Jersey. The Court also established various remedies, including the “builder remedy” or court-imposed zoning, to ensure that municipalities affirmatively addressed this obligation.

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations, and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need.

Under COAH’s regulations, low income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located, and moderate-income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region. For the Township of Plainsboro, the housing region is defined by COAH as Region 3 and is comprised of Somerset, Hunterdon and Middlesex Counties. In Region 3, the median income for a four (4) person household is \$146,200, the moderate-income limit is \$116,960 and the low-income limit is \$73,000, pursuant to the 2024 approved income limits.

Pursuant to both the Fair Housing Act and the Municipal Land Use Law (MLUL), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality’s low- and moderate-income housing needs. The statutory required contents of the housing element are:

- An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality’s housing stock, including the probable future construction of low- and moderate-income housing, for the ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of

applications for development and probable residential development of lands;

- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

## **MUNICIPAL SUMMARY**

The Township of Plainsboro is a suburban town in south-west Middlesex County, situated along the border with Mercer County. The Township is a developed community, comprised of mostly residential uses with commercial uses along US Route 1 and Schalks Crossing Road. Plainsboro is bordered by the Middlesex County communities of South Brunswick Township, to the north, and Cranbury Township, to the east; and the Mercer County communities of Princeton, to the west, West Windsor Township, to the south, and East Windsor Township, to the south-east.

Lake Carnegie (a manmade reservoir owned by Princeton University) and the Millstone River (which flows 39 miles from Monmouth County and feeds into the lake) form the border with Plainsboro and the rest of Mercer County. While the town is classified as a suburban community, most of the residential areas are zoned for rural and low-density development, with large swaths of land dedicated to parks, open space, and farmland. The Township is bisected by NJ Transit/Amtrak's Northeast Corridor Line, which runs north-east by south-west. US Route 1 also bisects Plainsboro in a north-east by south-west direction. Much of the Township's open space, approximately 680 acres, is owned by Princeton University.

The population of Plainsboro is estimated at 23,954 (ACS 2023 5-year data). Plainsboro has a population density of 2,051 persons per square mile, compared to that of the county's 2,791 persons per square mile. The Township's median age increased between 2010 and 2023, with a 2010 median age of 34.9 and a 2023 median age of 38.2 years of age, making the Township younger than both Middlesex County and New Jersey. Plainsboro's 2023 median household income estimate of \$124,852 was higher than that of the County's \$109,028 and of the State's \$101,050.

In the guidelines established by COAH, Plainsboro Township is located in affordable housing Region 3 which is comprised of Hunterdon, Middlesex, and Somerset Counties.



## DEMOGRAPHIC CHARACTERISTICS

### POPULATION

In 2023, Plainsboro had an estimated total population of 23,954. This number represents a population increase of 1,026 persons or 4.5 percent since 2020, when the total population was 22,928. Since 1940, the Township has experienced continuous population growth, with 1980 experiencing the largest percentage increase (240 percent), from 5,605 to 14,213. In the period from 2010 to 2023, Plainsboro experienced the lowest percentage increase in nearly a century, with only a 1.9% increase over the decade.

**TABLE 1: POPULATION TRENDS, 1940-2050**

Year	Plainsboro			Middlesex County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	925	-	-	217,077	-	-	4,160,165	-	-
1950	1,112	187	20.2%	264,872	47,795	22.0%	4,835,329	675,164	16.2%
1960	1,171	59	5.3%	433,856	168,984	63.8%	6,066,782	1,231,453	25.5%
1970	1,648	477	40.7%	583,813	149,957	34.6%	7,171,112	1,104,330	18.2%
1980	5,605	3957	240.1%	595,893	12,080	2.1%	7,365,011	193,899	2.7%
1990	14,213	8608	153.6%	671,780	75,887	12.7%	7,730,188	365,177	5.0%
2000	20,215	6002	42.2%	750,162	78,382	11.7%	8,414,350	684,162	8.9%
2010	22,498	2,283	11.3%	798,882	48,720	6.5%	8,791,894	377,544	4.5%
2020	22,928	430	1.9%	825,015	26,133	-3.2	8,885,418	93,524	1.0%
2023*	23,954	1,026	4.5%	861,535	36,520	4.4%	9,267,014	381,596	4.2%
2050**	28,930	4,976	20.8%	939,723	78,188	9.1%	-	-	-

Source: U.S. Census Bureau Decennial Census (table DP-1)  
 \*U.S. Census Bureau, 2023 ACS 5-Year Estimates (table DP05)  
 \*\*Population Projections from North Jersey Transportation Planning Authority (NJTPA)

### POPULATION COMPOSITION BY AGE

The age composition of Plainsboro has shifted noticeably since 2010. According to American Community Survey 2023 5-Year Estimates, significant changes occurred in many age groups. The greatest percentage increases occurred in the 85 year and older demographic, which saw increases of 207.8%, followed by the 65 to 74 year olds and 60 to 64 year olds, who experienced percentage increases of 122.6% and 93.1% respectively. Conversely, the Township has seen an decrease in the number of residents between 35 years to 44 years old and 25- to 34-year-olds, which saw decreases of 8.4% and 8.0% respectively. With the exception of the 10 to 14 years age cohort, all populations under the age of 55 saw decrease in the number of residents, while all age cohorts 55 and older saw significant increases in population.



**TABLE 2: POPULATION BY AGE COHORT, PLAINSBORO, 2010-2023**

Population	2010		2023		Change 2010-2023
	Number	Percent	Number	Percent	
Total population	22,498	100.0%	23,954	100.0%	6.5%
Under 5 years	1,226	5.4%	1,142	4.8%	-6.9%
5 to 9 years	1,444	6.4%	1,379	5.8%	-4.5%
10 to 14 years	1,596	7.1%	1,665	7.0%	4.3%
15 to 19 years	1,363	6.1%	1,262	5.3%	-7.4%
20 to 24 years	1,175	5.2%	1,116	4.7%	-5.0%
25 to 34 years	4,505	20.0%	4,145	17.3%	-8.0%
35 to 44 years	4,068	18.1%	3,726	15.6%	-8.4%
45 to 54 years	3,918	17.4%	3,716	15.5%	-5.2%
55 to 59 years	1,112	4.9%	1,563	6.5%	40.6%
60 to 64 years	756	3.4%	1,460	6.1%	93.1%
65 to 74 years	705	3.1%	1,569	6.6%	122.6%
75 to 84 years	476	2.1%	737	3.1%	54.8%
85 years and over	154	0.7%	474	2.0%	207.8%
U.S. Census Bureau American Community Survey 201, 2023 5-Year Estimates (table DP-05)					

Middlesex County also experienced shifts in the make-up age of its population. Like Plainsboro Township, Middlesex County experienced a rise in its 60 year to 85 years and older demographics, with 65 year to 74-year-olds being the fastest growing age group, with an increase of 66.5 percent since 2010. The next highest percentage increase was seen among 60 year to 64 year olds (46.1% increase) and 55 to 59 age range (22.0% increase). The most substantial percentage decreases in population occurred in under 5 years with a decrease of 7.4 percent. The percentage of the County's older age cohorts (65 years and over) experienced increases between 2010 and 2023, suggesting that the County has an aging population.

**TABLE 3: POPULATION BY AGE COHORT, MIDDLESEX COUNTY, 2010-2023**

Population	2010		2023		Change 2010-2023
	Number	Percent	Number	Percent	
Total population	798,882	100.0%	861,535	100.0%	7.8%
Under 5 years	50,702	6.3%	46,940	5.4%	-7.4%
5 to 9 years	51,488	6.4%	50,589	5.9%	-1.7%
10 to 14 years	49,664	6.2%	55,217	6.4%	11.2%
15 to 19 years	57,603	7.2%	59,602	6.9%	3.5%
20 to 24 years	55,404	6.9%	54,938	6.4%	-0.8%
25 to 34 years	111,988	14.0%	110,996	12.9%	-0.9%
35 to 44 years	120,693	15.1%	119,608	13.9%	-0.9%
45 to 54 years	119,395	14.9%	115,123	13.4%	-3.6%
55 to 59 years	48,118	6.0%	58,702	6.8%	22.0%
60 to 64 years	36,906	4.6%	53,932	6.3%	46.1%
65 to 74 years	48,494	6.1%	80,737	9.4%	66.5%
75 to 84 years	34,814	4.4%	38,881	4.5%	11.7%
85 years and over	13,613	1.7%	16,270	1.9%	19.5%
U.S. Census Bureau, American Community Survey 2010, 2023 5- Year Estimates (table DP-05)					

The median age of Plainsboro residents increased by 3.5 years between 2010 and 2023, resulting in a median age of 38.4; which is younger than the median ages of both the County and the State as a whole. However, out of the three, the change in age was greatest in Plainsboro, with an increase of 3.5 years, versus Middlesex County's 2.5 and New Jersey's 1.6 year increases.

**TABLE 4: MEDIAN AGE**

Year	Plainsboro	Middlesex County	New Jersey
2010	34.9	36.9	38.5
2023	38.4	39.4	40.1
Change	3.5	2.5	1.6

U.S. Census Bureau, American Community 2023 5-Year Estimates (table DP-05)

## HOUSEHOLDS

A household is defined as one or more persons, related or not, living together in a housing unit. 2023 ACS 5-Year Estimates note that there were approximately 10,181 households in Plainsboro. More than half of the Township's households (58.7 percent) were comprised of one or two persons, with the one-person category containing the greatest plurality of households. A smaller percentage (52.2 percent) of Middlesex County households fell into these categories. The Township exhibited a lower percentage of three and four-or-more person households than the County. The Township's average household size reflects these trends, at 2.33 persons per household compared to the County's 2.74 persons per household figure.

**TABLE 5: HOUSEHOLD CHARACTERISTICS  
PLAINSBORO AND MIDDLESEX COUNTY, 2023**

	Plainsboro		Middlesex County	
	Number	Percent	Number	Percent
<b>Total Households</b>	10,181	100.0%	305,610	100.0%
1-person	3,366	33.1%	68,949	22.6%
2-persons	2,609	25.6%	90,455	29.6%
3-persons	1,841	18.1%	56,378	18.4%
4 or more persons	2,365	23.2%	89,828	29.4%
<b>Average Household Size</b>	<b>2.33</b>		<b>2.74</b>	

U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables S2501 & B25010)

Family households are defined as two or more persons living in the same household, related by blood, marriage, or adoption. Households in Plainsboro are mainly family households, comprising 62.2 percent of all households. Non-family households were 37.8 percent of all households. Approximately 91.3 percent of all family households were family households with married couple householders, while 1.7 percent and 7.1 percent of

family households respectively were family households consisting of single parent male or female householders. The average family household size in Plainsboro is 3.04 persons.

**TABLE 6: HOUSEHOLDS BY TYPE (2023)**

Household Size	Total	Percent
Total Households	10,181	100.0%
1 person household	3,366	33.1%
2 or more person household	6,815	66.9%
Family households	6,334	62.2%
Married Couple Family	5,781	91.3%
With own children under 18 years	2,949	51.0%
No children under 18 years	2,832	49.0%
Other Family	553	8.7%
Male householder, no spouse present	105	1.7%
With own children under 18 years	14	13.3%
No own children under 18 years	91	86.7%
Female householder, no spouse present	448	7.1%
With own children under 18 years	259	57.8%
No own children under 18 years	189	42.2%
Nonfamily Households	3,847	37.8%
Average Family Size (persons)	3.04	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables S2501, S1101)		

## INCOME

Plainsboro experienced an estimated 60.9 percent increase in per capita income between 2010 and 2023, which was greater than Middlesex County's 48.4 percent increase, and the State's 52.4 percent increase. Additionally, Plainsboro's per capita income of \$74,389 in 2023 was more than the County's \$49,417 per capita income figure and the State's \$53,118 per capita income. Plainsboro Township's median household income was \$124,852, higher than the median income for both the County and State. In terms of the rate of change since 2010, Plainsboro experienced a 43.5% rise in median household income, lower than New Jersey's but higher than Middlesex County's.

**TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME**

	2010 Per Capita Income	2023 Per Capita Income	Percent Change	2010 Median Household Income	2023 Median Household Income	Percent Change
<b>Plainsboro</b>	\$46,222	\$74,389	60.9%	\$86,986	\$124,852	43.5%
<b>Middlesex County</b>	\$33,289	\$49,417	48.4%	\$77,615	\$109,028	40.5%
<b>New Jersey</b>	\$34,858	\$53,118	52.4%	\$69,811	\$101,050	44.7%
U.S. Census Bureau, American Community Survey 5-Year Estimates (tables S1902 and S1903)						
U.S. Census Bureau, 2023 ACS Selected Population Tables (table DP03)						

The income distribution for the Township was similar to that of the County. The income bracket containing the highest percentage of households in both the Township and the County was \$200,000 or more, with 27.2% and 21.0% respectively. \$100,000 to \$124,999 was the bracket with the second largest percentage in Plainsboro with 15.5%. For Middlesex County the second largest percentage \$150,000 to \$199,999 with 13.5 percent.

**TABLE 8: HOUSEHOLD INCOME DISTRIBUTION  
PLAINSBORO AND MIDDLESEX COUNTY, 2023**

	Plainsboro		Middlesex County	
	Number	Percent	Number	Percent
<b>Total Households</b>	10,181	100.0%	305,610	100.0%
Less than \$10,000	134	1.3%	9,699	3.2%
\$10,000 to \$14,999	70	0.7%	7,697	2.5%
\$15,000 to \$19,999	29	0.3%	6,188	2.0%
\$20,000 to \$24,999	129	1.3%	7,622	2.5%
\$25,000 to \$29,999	80	0.8%	6,601	2.2%
\$30,000 to \$34,999	106	1.0%	6,064	2.0%
\$35,000 to \$39,999	112	1.1%	7,157	2.3%
\$40,000 to \$44,999	301	3.0%	7,513	2.5%
\$45,000 to \$49,999	361	3.5%	7,346	2.4%
\$50,000 to \$59,999	333	3.3%	16,196	5.3%
\$60,000 to \$74,999	782	7.7%	21,956	7.2%
\$75,000 to \$99,999	1,082	10.6%	36,214	11.8%
\$100,000 to \$124,999	1,581	15.5%	32,680	10.7%
\$125,000 to \$149,999	976	9.6%	27,195	8.9%
\$150,000 to \$199,999	1,339	13.2%	41,172	13.5%
\$200,000 or more	2,766	27.2%	64,310	21.0%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B19001)				

## **HOUSEHOLD COSTS**

The tables below show housing expenditures for owner- and renter-occupied units in Plainsboro in 2023. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 1,215 households (24.6%) were devoting more than 30 percent of their annual income to housing costs. By comparison, 30.2 percent of county residents were paying more than 30 percent of their annual incomes on housing. The State affordability threshold for housing as a percent of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. 28.5% of the households in the Township and 44.6% of the County, were spending over 30 percent of their incomes on rent. The State affordability threshold for housing as a percent of income

suggests that not more than 30 percent of gross income should be allocated for rent.

**TABLE 9: MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2023**

	Plainsboro		Middlesex County	
	Number	Percent	Number	Percent
Total Owner-Occupied Housing Units	4,942	100.0%	193,963	100.0%
Less than 10.0 percent	925	18.7%	28,209	14.5%
10.0 to 14.9 percent	637	12.9%	32,678	16.8%
15.0 to 19.9 percent	624	12.6%	32,432	16.7%
20.0 to 24.9 percent	810	16.4%	25,545	13.2%
25.0 to 29.9 percent	731	14.8%	18,578	9.6%
30.0 to 34.9 percent	186	3.8%	12,647	6.5%
35.0 to 39.9 percent	189	3.8%	9,118	4.7%
40.0 to 49.9 percent	298	6.0%	10,955	5.6%
50.0 percent or more	542	11.0%	22,684	11.7%
Not Computed	0	0.0%	1,117	0.6%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25091)				

**TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2023**

	Plainsboro		Middlesex County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	5,239	100.0%	111,647	100.0%
Less than 10.0 percent	216	4.1	4,284	3.8%
10.0 to 14.9 percent	611	11.7	9,684	8.7%
15.0 to 19.9 percent	960	18.3	15,373	13.8%
20.0 to 24.9 percent	1,018	19.4	15,508	13.9%
25.0 to 29.9 percent	720	13.7	12,276	11.0%
30.0 to 34.9 percent	483	9.2	9,599	8.6%
35.0 to 39.9 percent	370	7.1	6,767	6.1%
40.0 to 49.9 percent	233	4.4	9,339	8.4%
50.0 percent or more	527	10.1	23,641	21.2%
Not computed	101	1.9	5,176	4.6%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25070)				

## EXISTING HOUSING CONDITIONS

### HOUSING UNIT DATA

According to the 2023 ACS, there are approximately 10,710 housing units in Plainsboro, with 10,181 occupied housing units. A majority (95.1%) were occupied while only 4.9 percent were vacant housing. Most of the housing structures (~70%) were built after 1980.

**TABLE 11: HOUSING UNIT DATA, 2023**

Housing Units in Plainsboro	Number	Percent
Total Housing Units	10,710	100.0%
Occupied Housing Units	10,181	95.1%
Vacant Housing Units	529	4.9%
Owner Occupied	4,942	48.5%
Renter Occupied	5,239	51.5%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)		

	Number	Percent
Built 2020 or later	12	0.1%
Built 2010 to 2019	241	2.3%
Built 2000 to 2009	1,543	14.4%
Built 1990 to 1999	1,967	18.4%
Built 1980 to 1989	3,996	37.3%
Built 1970 to 1979	1,610	15.0%
Built 1960 to 1969	724	6.8%
Built 1950 to 1959	370	3.5%
Built 1940 to 1949	96	0.9%
Built 1939 or earlier	151	1.4%
Total	10,710	100.0%
Median Year Structure Built	1986	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04 and B25035)		

### HOUSING TYPE AND SIZE

29.6 percent of residences in Plainsboro are single-family detached homes, which comprise 3,175 of the 10,710 housing units in the Township. 10 to 19 unit housing made up the second largest percentage of the Township's housing, quickly followed by 5 to 9 unit housing, with 19.8% and 18.0% respectively. A small plurality of housing units (21.4%) were three (3) rooms, however more housing units (34.9%) fell into the 6 or more rooms category.



**TABLE 12: HOUSING UNITS BY TYPE, 2023**

Units in Structure	Total	Percent
Total	10,710	100.0%
1 Unit, detached	3,175	29.6%
1 Unit, attached	1,372	12.8%
2 Units	48	0.4%
3 or 4 Units	974	9.1%
5 to 9 Units	1,928	18.0%
10 to 19 Units	2,120	19.8%
20 Units or more	1,093	10.2%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
Rooms	Total	Percent
1 room	616	5.8%
2 rooms	844	7.9%
3 rooms	2,294	21.4%
4 rooms	1,883	17.6%
5 rooms	1,322	12.3%
6 or more rooms	3,751	34.9%
Median number of rooms	4.4	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (DP04)		

## HOUSING VALUES AND CONTRACT RENTS

According to ACS 5-Year Estimates, the majority of units in Plainsboro, 70.8 percent, were valued at over \$500,000. Table 13 provides a breakdown of home values for owner-occupied units within the Township. Only nine (9) owner-occupied housing units in Plainsboro were worth less than \$50,000. The median value of an owner-occupied housing unit in Plainsboro was \$646,600 at the time of this survey, compared to the county's median value of \$439,300

**TABLE 13: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2023**

	Plainsboro		Middlesex County	
	Number	Percentage	Number	Percentage
Total	4,942	100.0%	193,963	100.0%
Less than \$50,000	9	0.2%	4,112	2.1%
\$50,000 to \$99,999	0	0.0%	2,241	1.2%
\$100,000 to \$149,999	137	2.8%	2,815	1.5%
\$150,000 to \$199,999	99	2.0%	4,396	2.3%
\$200,000 to \$299,999	431	8.7%	23,362	12.0%
\$300,000 to \$499,999	767	15.5%	86,661	44.7%
\$500,000 to \$999,999	2,831	57.3%	65,317	33.7%
\$1,000,000 or more	668	13.5%	5,059	2.6%
Median Value	\$646,600		\$ 439,300	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)				



The number of rental units is estimated at 5,185. 54 of these rental units are categorized as units for which no cash rent is paid. The overall median rent paid in Plainsboro was \$1,909, which was more than the average paid by county residents.

**TABLE 14: GROSS RENT PAID, 2023**

	Plainsboro		Middlesex County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	5,185	100.0%	108,226	100.0%
Less than \$500	43	0.8%	4,968	4.6%
\$500 to \$999	14	0.3%	4,691	4.3%
\$1,000 to \$1,499	409	7.9%	21,863	20.2%
\$1,500 to \$1,999	2,599	50.1%	36,441	33.7%
\$2,000 to \$2,499	1,518	29.3%	26,270	24.3%
\$2,500 to \$2,999	371	7.2%	9,099	8.4%
\$3,000 or more	231	4.5%	4,894	4.5%
No cash rent	54	-	3,421	-
Median Contract Rent	\$1,909		\$1,810	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)				

## HOUSING CONDITIONS

According to the 2023 ACS, there were 70 owner occupied units and 491 renter occupied units were experiencing overcrowding. 11 units lacked complete plumbing facilities, and 125 lacked complete kitchen facilities. Table 15 details the condition of housing within Plainsboro based on plumbing facilities, kitchen facilities, and overcrowding. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation. According to the data, nearly 1.4 percent of all occupied housing units experienced over-crowding, 0.1 percent of occupied units lacked complete plumbing facilities and 1.2 percent of units lacked complete kitchen facilities.

**TABLE 15: HOUSING DEFICIENCY CHARACTERISTICS**

	Count	Percent
<b>Housing Units with 1.01 or More Persons Per Room</b>		
Owner Occupied	70	1.4%
Renter Occupied	491	9.4%
<b>Plumbing Facilities</b>		
Total Occupied Housing Units	10,181	100.0%
Lacking complete plumbing facilities	11	0.1%
<b>Kitchen Equipment</b>		
Total Occupied Housing Units	10,181	100.0%
Lacking complete kitchen facilities	125	1.2%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables B25014, S2504)		

## PROJECTED HOUSING STOCK

According to New Jersey Department of Community Affairs, the Township of Plainsboro has issued building permits for 918 residential dwelling units between 2000 and 2023. During that same time period, the Township issued 24 residential demolition permits, for a total net increase of 894 dwelling units over this time period. Building permit data by year is summarized in Table 16 below.

**TABLE 16: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED,  
2000 - 2023**

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction*	Total Residential Demolitions	Net Units Added
2000	-	-	-	114	0	114
2001	-	-	-	30	0	30
2002	-	-	-	22	2	20
2003	-	-	-	92	0	92
2004	52	0	0	52	1	51
2005	61	1	0	62	1	61
2006	36	93	0	129	2	127
2007	11	0	0	11	1	10
2008	18	0	0	18	0	18
2009	9	0	0	9	2	7
2010	3	0	0	3	7	-4
2011	1	0	0	1	2	-1
2012	1	0	0	1	1	0
2013	3	0	0	3	0	3
2014	1	0	0	1	1	0
2015	0	0	0	0	0	0
2016	0	0	0	0	1	-1
2017	2	0	0	2	2	0
2018	5	330	0	335	0	335
2019	16	0	0	16	1	15
2020	0	0	0	0	0	0
2021	0	0	0	0	0	0
2022	11	0	0	11	0	11
2023	6	0	0	6	0	6
<b>Total</b>	<b>236</b>	<b>424</b>	<b>0</b>	<b>918</b>	<b>24</b>	<b>894</b>

Source: NJ DCA Construction Reporter

\*The DCA Construction Reporter did not begin to report housing permits by type until 2004

## EMPLOYMENT DATA

The 2023 ACS reports on the work activity of residents aged 16 years and older. The Township's working age population was 19,389 persons, 70.8 percent of the overall population), approximately 13,724 of whom were part of the labor force. 29.2 percent of the Township's working age residents were not participating in the labor force. All of Plainsboro's labor force was employed in civilian jobs. Approximately 3.4 percent of Township residents are estimated to be unemployed at this time, which is lower than the estimated unemployment rate of Middlesex County overall (4.3%).

**TABLE 17: EMPLOYMENT STATUS, 2023**

	Plainsboro		Middlesex County	
	Number	Percent	Number	Percent
Population 16 years and over	19,389	100.0%	697,485	100.0%
In labor force	13,724	70.8%	466,429	66.9%
Civilian Labor Force	13,724	70.8%	466,150	66.8%
Employed	13,068	67.4%	436,300	62.6%
Unemployed	656	3.4%	29,850	4.3%
Armed Forces	0	0.0%	279	0.0%
Not in labor force	5,665	29.2%	231,056	33.1%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)				

Almost 90 percent of the Township's workers were employed in private wage and salary positions, while about 3.7 percent of workers are self-employed. Government workers comprise about 7.9 percent of the Township's workforce. Table 18 provides a breakdown of worker classifications.

**TABLE 18: CLASSIFICATION OF WORKERS IN PLAINSBORO, 2023**

	Number	Percent
Total	13,068	100.0%
Private Wage and Salary Worker	11,561	88.5%
Government Worker	1,030	7.9%
Self-Employed Worker	477	3.7%
Unpaid Family Worker	0	0.0%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

## EMPLOYMENT BY INDUSTRY

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Plainsboro were involved in a range of economic sectors. As depicted in Table 19 below, the highest concentration of workers (31.6%) were found in Professional, scientific, and management, and administrative and waste management services, followed by the Educational services, and health care and social assistance

service which contains 18.8%. The only other sectors to employ over ten percent of the Township's residents were finance and insurance, and real estate and rental and leasing and manufacturing.

**TABLE 19: WORKFORCE BY SECTOR, 2023**

<b>Sector</b>	<b>Number</b>	<b>Percent</b>
Civilian employed population 16 years and over	13,068	100.0%
Agriculture, forestry, fishing and hunting, mining	0	0.0%
Construction	369	2.8%
Manufacturing	1,399	10.7%
Wholesale Trade	422	3.2%
Retail Trade	922	7.1%
Transportation and Warehousing, and Utilities	283	2.2%
Information	505	3.9%
Finance and insurance, and real estate and rental and leasing	1,689	12.9%
Professional, scientific, and management, and administrative and waste management services	4,134	31.6%
Educational services, and health care and social assistance	2,457	18.8%
Arts, entertainment, and recreation, and accommodation and food services	281	2.2%
Other Services, except public administration	251	1.9%
Public administration	356	2.7%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

Table 20 provides a percentage comparison of the Township's workforce against that of the County. The Township's profile of employment by sector generally mirrors that of the County. A significantly higher percentage of the Township's workforce was employed in the professional, scientific, and management, and administrative and waste management services sector, with 31.6%; almost double the County's 16.0 percent. Conversely, a higher percentage of the County's population worked in Educational services, and health care and social assistance; Retail trade and transportation, warehousing, and utilities; and Construction.

**TABLE 20: COMPARISON OF WORKFORCE BY SECTOR  
PLAINSBORO TOWNSHIP AND MIDDLESEX COUNTY, 2023**

Sector	Plainsboro	Middlesex County
Civilian employed population 16 years and over	13,068	436,300
Agriculture, forestry, fishing and hunting, mining	0.0%	0.2%
Construction	2.8%	4.9%
Manufacturing	10.7%	9.0%
Wholesale Trade	3.2%	3.3%
Retail Trade	7.1%	10.3%
Transportation and Warehousing, and Utilities	2.2%	8.2%
Information	3.9%	2.5%
Finance and insurance, and real estate and rental and leasing	12.9%	9.3%
Professional, scientific, and management, and administrative and waste management services	31.6%	16.0%
Educational services, and health care and social assistance	18.8%	23.2%
Arts, entertainment, and recreation, and accommodation and food services	2.2%	5.3%
Other Services, except public administration	1.9%	3.7%
Public administration	2.7%	4.0%
U.S. Census Bureau, American Community 2023 Survey 5-Year Estimates (table DP03)		

Table 21 provides a breakdown of occupations by type for the Township's employed civilian labor force. Approximately 76.3% of the Township's employed civilian labor force was employed in management, business, science and arts, followed distantly by sales and office occupations. Together these two (2) occupation types make up a majority, 89.5 percent, of the Township's employed civilian labor force.

**TABLE 21: OCCUPATIONS BY TYPE, 2023**

Occupation	Number	Percent
Employed Civilian population 16 years and over	13,068	100.0%
Management, business, science and arts occupations	9,966	76.3%
Service occupations	435	3.3%
Sales and office occupations	2,041	15.6%
Natural resources, construction and maintenance occupations	182	1.4%
Production Transportation and material moving occupations	444	3.4%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

As indicated in Table 22 below, it is projected that Middlesex County will add 44,213 jobs by 2032. The 'transportation and warehousing' sector and the 'arts, entertainment, and recreation' sector are poised to experience the greatest increase in the number of jobs over the course of the projection period, with a percentage change of 23.4% and 21.7%

respectively.

**TABLE 22: PROJECTED EMPLOYMENT, MIDDLESEX COUNTY, 2032**

Industry Title	2022 Actual Employment	2032 Projected Employment	Numeric Change	Annual Growth Rate	Percent Change	Outlook
Utilities	926	998	72	0.8%	7.8%	Growing
Construction	15,674	16,799	1,125	0.7%	7.2%	Growing
Manufacturing	31,594	32,995	1,401	0.4%	4.4%	Stable
Wholesale Trade	32,406	34,758	2,352	0.7%	7.3%	Growing
Retail Trade	39,391	39,830	439	0.1	1.1	Stable
Transportation and Warehousing	54,211	66,886	12,675	2.1	23.4%	Growing
Information	9,185	8,892	-293	-0.3%	-3.2%	Declining
Finance and Insurance	13,219	13,862	643	0.5%	4.9%	Stable
Real Estate and Rental and Leasing	5,603	5,897	294	0.5%	5.2%	Growing
Professional, Scientific, and Technical Services	48,178	51,791	3,613	0.7%	7.5%	Growing
Management of Companies and Enterprises	8,031	9,137	1,106	1.3%	13.8%	Growing
Administrative and Support and Waste Management and Remediation Services	51,487	58,289	6,802	1.2%	13.2%	Growing
Educational Services	42,893	45,322	2,429	0.6%	5.7%	Growing
Health Care and Social Assistance	53,941	60,645	6,704	1.2%	12.4%	Growing
Arts, Entertainment, and Recreation	4,374	5,322	948	2.0%	21.7%	Growing
Accommodation and Food Services	23,384	26,193	2,809	1.1%	12.0%	Growing
Other Services (except Government)	16,115	17,183	1,068	0.6%	6.6%	Growing
Government	15,882	15,908	26	0.0%	0.2%	Stable
<b>Total All Industries</b>	<b>466,494</b>	<b>510,707</b>	<b>44,213</b>	<b>0.9%</b>	<b>9.4%</b>	<b>Growing</b>

Source: 2022-2032 Industry Employment Projections, NJ Department of Labor and Workforce Development



### **Lands Most Appropriate for Affordable Housing**

An analysis was conducted to determine which areas of the Township could accommodate developments that address affordable housing need. This analysis reviews the Township's existing zoning and planned zoning changes and outlines the Township's capacity to accommodate residential and non-residential growth projections. The following are included:

- An analysis of the available existing and planned infrastructure;
- The projected demand for types of uses permitted by zoning based on present and anticipated future demographic characteristics of the Township and anticipated land use patterns; and
- Factors, such as environmental conditions, that present constraints on development.

### **Infrastructure**

#### *Water and Sewer*

The Township of Plainsboro is mostly located within public water and sewer service areas. Sewer service is provided by the Stony Brook Regional Sewerage Authority wastewater treatment plant, located in the Municipality of Princeton, and by Veolia Princeton Meadows plant in Plainsboro Township itself. Public water in Plainsboro is provided by the New Jersey American Water Company franchise area, which owns and operates potable water systems within and outside of the Township. Water for public consumption, approximately 145 million gallons per day, is drawn from the Delaware & Raritan Canal, and the Spruce Run Reservoir and the Round Valley Reservoir, which are both located in Hunterdon County. Additionally, there are approximately 140 existing wells located in the franchise area. Additional areas of the Township are provided water by private wells.

### **Anticipated Demand and Land Use Patterns**

Plainsboro Township is primarily composed of low- to medium-density residential neighborhoods, a mixed-use commercial center, recreational open space along the D&R Canal and Carnegie Lake, and a significant amount of preserved farmland. According to NJTPA projections, Plainsboro's population is expected to grow from 22,928 in 2020 to approximately 28,930 by 2050, a 26% increase.

The Township faces challenges with aging suburban office parks, which now struggle to compete with newer, amenity-rich workspaces. The 2022 Master Plan identifies these low-density, car-dependent, single-use developments as outdated and incompatible with current planning goals. Additionally, despite a growing demand for warehouses and



logistical spaces across North and Central New Jersey, the Master Plan acknowledges that warehousing is not consistent with the Township's land use goals.

High office vacancy rates, limited demand for new office development, and modest population growth have raised concerns about how to best utilize the Township's remaining undeveloped land. A major focus is the Princeton Forrestal Center (PFC), a nearly 1,800-acre area within the PMUD Planned Unit Development Zone—accounting for about 25% of Plainsboro's total land. The Master Plan emphasizes the need for a proactive and strategic land use approach to unlock the PFC's potential and ensure the Township's long-term success.

More than half of Plainsboro Township (51.4%) is protected from development, designated as public or private open space, public facilities, or preserved farmland. An additional 44.2 percent is already developed with a mix of uses, including institutional, mixed-use, office, research and limited industrial, residential, and rural residential areas. The Township has been effective in using higher-density development clustering to help preserve its open and protected spaces.

### *Residential*

Currently, the Township is predominantly zoned for Single Family housing in the R-85, R-90, R-95, R-100, R-150, R-200, R-300, R-350, VR-1, and the VR-2 Residential Zones. Low Density residential uses are located in the northeast portion of the Township and rural residential uses are concentrated in the southeastern portion of Plainsboro. Planned unit development zones are located in the eastern and western portions of the Township, and medium density residential uses are located in the western and central portions of Plainsboro.

### *Non-Residential*

Non-residential land uses within Plainsboro Township can be classified as institutional and public facilities, office, research and limited industrial uses, and public and private open spaces. The Township also supports a myriad of restaurants, shopping centers, and retail options along major corridors such as US Hwy 1 and Schalks Crossing Road.

### **Environmental Constraints**

The Land Use component of Plainsboro's 2022 Master Plan lists flooding, rising temperatures, drought, air pollution, and other extreme weather events (hurricanes and tornados) as major risks the Township will need to contend with as the effects of climate change become more severe. The impact of flooding, unlike other environmental concerns, will be more geographically focused within certain areas of the Township. Plainsboro is

most concerned with fluvial (riverine) flooding, which occurs when excess rainwater causes a river/stream to overflow their banks. Carnegie Lake, an impounded portion of the Millstone River and the Delaware & Raritan Canal are the Township's most significant.

## **Historic**

Plainsboro has a number of properties that are Eligible or Identified on the State Register of Historic places, as well as several properties that have been officially listed as Historic Places. The first Princeton Nurseries Historic District – Once the largest commercial nursery in the US, occupying 1,000 acres during its peak. The site was listed August 28, 2018. The second site is John Van Buren Wicoff House - Home of John Van Buren Wicoff, a prominent Trenton area lawyer and one of the influential locals who successfully petitioned the New Jersey state government to incorporate Plainsboro Township. Wicoff served as the first mayor of Plainsboro from 1922 until his death in 1952. The site was listed March 12, 1998.

## **Existing Land Use Designations**

The Township's land use designations have been continually examined and updated through the Master Plan Reexamination process. The Township adopted their most recent comprehensive Master Plan in 2022.

The Land Use Plan makes provision for eight (8) **residential** land use categories which range from the traditional single-family homes on 3-acre lots to village residential areas to multifamily housing at up to twelve (12) units per gross acre. Low Density Residential Zones correspond to environmentally sensitive areas and may be limited by water and sewer availability. Low Density Residential Zones include the R-350 Zone, located adjacent to South Brunswick Township, to the north, bordered by Scotts Corner Road and Friendship Road to the east, the existing R-300 zone and a stream corridor to the south and the existing railroad tracks to the west; the R-300 Zone, located east of the Amtrak railroad tracks along Dey Road. The northern boundary of this area consists of the Shallow Brook which, with its stream corridor and adjacent poor-quality soils and mature tree masses, provides a permanent buffer and land use separation between any residential development within the zone and the existing R-350 zone to the north of the Shallow Brook. The R-350 zone allows for single-family detached residential development at one du/3 acres and clustering on minimum 1 acre lots and even smaller lots provided septic system suitability is proven by the developer; and the R-200 Zone, containing 299.46 acres and is located in the northwest part of the Township, which includes the existing 420-unit Princeton Collection (U.S. Homes) housing development and other smaller residential subdivisions that have located along Perrine Road and Schalks Crossing Road.

Planned Medium-High Density and Medium Density residential zones provide opportunities for low- and moderate-income housing construction and a variety of housing styles and types. Medium and High Density residential areas are located adjacent to major collector

and arterial roadways and are serviced by public sewer and centralized water systems.

The R-95 Planned Medium- High Density Residential Zone is adjacent to the existing R-85 medium density residential zone to the west and includes the Municipal Center, borders the existing R-300 low density residential zone and Dey Road to the north, and is next to Linpro's PCD medium-high density zone to the east and south. The R-90 Medium Density Residential Zone is located on the former Walker-Gordon farm site. The R-90 zone, containing 250.21 acres, is bounded by the Devil's Brook, Plainsboro Road, the Millstone River, and the existing railroad tracks. The R-85 Medium Density Residential Zone comprises the Jeffers Road neighborhood, historic cemetery, Merrill Lynch open space west of the railroad tracks, and the old Village area, which is currently mapped in the R-85 zone, for a total of 346.32 acres.

The VR-1 and VR-2 Village Residential Zones ensure that the existing character of the Village was protected and enhanced, and that future development would evolve in a manner consistent with agreed upon Village Design Principles.

The Township of Plainsboro has a number of **Mixed-Use Zone Districts** to allow for more flexibility for mixed-use infill development options in many locations, including the existing corporate office complexes along College Road East, and in existing retail centers like Plainsboro Plaza, and at other key locations to support opportunities for creative land use planning. Parcels that may be considered for mixed-use development, but which currently contain only a single use (e.g., office), will now have the opportunity to evolve in the future as land use trends and markets change. The Mixed-Use Land Use permits a healthy combination of retail business, personal service establishments, general corporate offices, education, research, and limited multifamily residential uses within a relatively compact, interconnected pedestrian oriented environment. Mixed- Use Zones include the NB Neighborhood Business Zone, VC Village Center Zone, PCD Planned Unit Development Zone, and PMUD Zone.

**Research and Limited Industrial Zones** within Plainsboro promote job growth within the Route 1 corridor and permit a level of development compatible with immediate surroundings. Zone Districts include the I-100 Limited Industrial Zone.

Plainsboro has a number of areas designated for **Public and Private Open Space Land Uses** as well as **Rural Land Uses**. The R-100 and R-150 rural residential areas, which comprise the Township's agricultural and farmland preservation zones, remain extremely viable for preserving farmland because of their predominant agricultural use. The R-100 zone contains 798.12 acres and the R-150 zone contains 661.87 acres. Over 70% of the area's total acreage continues to be farmed. The lack of adequate major road access coupled with little or no public sewer capacity has helped to preserve this area from intense development. Those municipalities which adjoin Plainsboro to the south and east (Cranbury and West Windsor Townships) have primarily agricultural and low-density residential land uses which complement the agricultural districts in the Township.

## **CONSISTANCY WITH STATE PLAN**

The Township of Plainsboro remains consistent with New Jersey State Development and Redevelopment Plan. The Township is located within a few planning areas including: PA 2 - Suburban, PA 4 - Rural, Park, PA 5 – Environmental Sensitive State Planning areas. The Township’s Land Use Element has taken State Planning Area designation and associated goals, access to infrastructure, and environmental constraints into consideration when determining appropriate locations for uses throughout the Township.

Plainsboro’s Master Plan contains multiple public documents including a Municipal Stormwater Management Plan. Within these documents the goals of the Town include but is not limited to reducing flood damage, minimizing stormwater runoff, maintaining groundwater recharge, minimizing pollutants in stormwater runoff. The plan includes water quality assessment locations, groundwater recharge areas, wetland and water land uses locations, FEMA Flood map. It additionally goes into depth about the implementation of stormwater management strategies. These strategies include but are not limited to public outreach methods and education programs, new development and redevelopment programs, yard waste ordinance/Collection program, storm drain inlet retrofitting, street sweeping and road erosion control maintenance, storm drain inlet labeling, and MS4 outfall pipe mapping.

Plainsboro is minutes from the New Jersey Turnpike (Exit 8A) and along Amtrak’s and NJ Transit’s Northeast Corridor providing access to metropolitan areas throughout the Mid Atlantic and Northeast regions. Private bus shuttles provide regular weekday service into Manhattan. NJ Transit bus service and Middlesex County bus shuttles connect Plainsboro residents to the Princeton Junction train station, downtown Princeton and Trenton and other locations along the Route One Corridor.

Amtrak’s Northeast Regional Line runs from between Boston, Massachusetts to Lynchburg, Virginia, and serves major cities such as Providence, New Haven, New York, Newark, Philadelphia, Baltimore, Washington, D.C., Richmond and others. Locally, Amtrak serves Princeton Junction. The New Jersey Transit Northeast Corridor commuter Rail Line runs Trenton to New York City (Penn Station) and has stops at 17 locations including Newark/Liberty International Airport, Newark and New Brunswick. The Northeast Corridor line also provides connecting service to SEPTA (Philadelphia) New Jersey Transit’s River Line (Camden) and downtown Princeton (Dinky).

Bus Service is provided throughout Plainsboro by NJ Transit No. 600, which runs from Plainsboro to Trenton; Tiger Transit, a free service funded by Princeton University and open to the general public; the Forrestal/PPPL Line operates between stops at the University and the Forrestal Campus, Princeton Plasma Physics Lab (PPPL), and Millstone (Lakeview Terrace) apartments. Wall Street service is offered at the NJ Turnpike Exit 8A park and ride lot.

## **FAIR SHARE PLAN**

### **Fair Share Obligation Summary**

The Fourth Round (2025-2035) housing obligation is based upon the figures calculated in the NJ Department of Community Affairs Affordable Housing Obligations for the 2025-2035 (Fourth Round) Methodology. The Township's housing obligation is outlined in Table 23, below:

**TABLE 23: FAIR SHARE OBLIGATION SUMMARY**

<b>Obligation Component</b>	<b>Number of Credits Required</b>
Present Need	53
Prior Round Obligation (1987-1999)	205
Third Round "Gap" and Prospective Need (1999-2025)	638
Fourth Round Prospective Need (2025-2035)	240

The following sections outline how the Township will comply with its Fair Share Obligation.

### **Present Need/ Rehabilitation Obligation**

The Township had a rehabilitation obligation of 53. The Township has engaged with CGP&H to implement and manage a rehab program including preparation of the initial manual, marketing, construction and inspection services and all documentation from income qualifying to County recordings. The Township anticipates rehabilitating an average of five (5) units per year at a cost of \$25,000 per unit for the Fourth Round period.

### **Prior Round Obligation**

The Township had a prior round obligation of 205 housing units, which the Township met through the following mechanisms:

**TABLE 24: PRIOR ROUND OBLIGATION SUMMARY**

<b>Prior Round Obligation</b>	<b>Units</b>	<b>Bonus Credits</b>	<b>Total Credits</b>
<b><i>Low-and Moderate-Income Credits</i></b>			
Tamarron at Princeton Meadows	40	-	40
Princeton Crossing	40	-	40
Wyndhurst at Plainsboro	126	-	126
Millstone Apartments	60	-	60
RCA	25	-	25
<b>Total</b>	<b>291</b>	<b>51</b>	<b>291</b>



*Princeton Meadows*

Princeton Meadows is located at the intersection of Tamarron Drive and Plainsboro Road. The project contains 40 units for low-income for-sale, affordable housing. Construction is completed and the units are occupied.

*Princeton Crossing*

The project contains 40 units of moderate income, for-sale, affordable housing in a K. Hovnanian development. Construction is complete and the units are occupied.

*Wyndhurst at Plainsboro*

Wyndhurst at Plainsboro located on Block 2004, Lots 4 and 3, on approximately 14 acres. The project contains 126 low- and moderate-income rental units. The Township's Non-Profit Housing Corporation, established in 1987, owns and administers these rental units. Construction is completed, the units are occupied and have controls in perpetuity.

*Millstone Apartments*

The Millstone Apartments was created via a mutual development agreement between the Township and Princeton University, which is the largest landowner in Plainsboro. The project contains 60 low and moderate housing units.

*RCA*

The City of New Brunswick agreed to accept a transfer of 25 affordable units from Plainsboro. All necessary funds have been transferred.

**Third Round Obligation**

The Township had a Third Round Obligation of 638 affordable units, of which 471 were satisfied. The 3rd Round plan included programs and projects that did not earn the compliance credits expected and one project that was not constructed. There has been no change since the Midpoint Review done in July 2022. The above-mentioned shortfall includes the following projects and programs:

**TABLE 25: THIRD ROUND SHORTFALL**

Third Round Projects Mechanisms	Fair Share Plan	Units Complete	Shortfall	
IVC PFV LLC (Forrestal Village Residential)	50	0	50	Site Plan Approved in 2014 - units never constructed
Market to Affordable program	67	10	57	10 units purchased and resold with affordability controls
New Group Homes program	26	0	26	None created
100% Affordable Municipal Construction (The Place at Plainsboro)	100	70	30	Completed but final unit count lower than expected
Hospital Independent Living (Icon at Riverwalk)	43	39	4	Completed but final unit count lower than expected
<b>Total</b>	<b>286</b>	<b>119</b>	<b>167</b>	

### **Fourth Round Obligation**

The Township's Fourth Round Obligation is 240 units. When combined with the Third Round shortfall of 167 units, the Township's total obligation is 407 units. Plainsboro proposes to address this obligation through the following compliance mechanisms.

**TABLE 26: FOURTH ROUND OBLIGATION SUMMARY**

<b>Fourth Round Projects</b>	<b>Units/ Credits</b>	<b>Bonus Credits</b>	<b>Total Credits</b>
Tamarron – Princeton Meadows	11	-	11
Princeton Nurseries Mixed-Use Development	96	-	96
-For Sale	(52)	-	
-For Rent	(44)	-	
Fusion	66	40	106
-Family Rental Units	(26)	-	
-Supportive Units	(40)	-	
Forrestal Village (IVC PFC, LLC)	67	6.5	73.5
PMUD Rezoning	107	13.5	120.5
<b>Total</b>	<b>347</b>	<b>60</b>	<b>407</b>

#### *Tamarron – Princeton Meadows*

Tamarron – Princeton Meadows is located at the intersection of Tamarron Drive and Plainsboro Road. The project contains 11 units for low income, for-sale, affordable housing. The Township's Condominium Association Fee Assistance Program will provide financial assistance to Tamarron residents in exchange for an extension on affordability controls. Eleven households took advantage of the program and have extended controls

#### *Princeton Nurseries*

The Princeton Nurseries project is proposed for Plainsboro's Planned Unit Development District, on Block 102, Lots 5 and 6 and Block 106, Lot 1. The project is anticipated to host 96 affordable units of which 52 will be for sale and 44 will be rental units.

#### *Forrestal Village (IVC PFV, LLC)*

Forrestal Village is located at College Road West and Route 1, on Block 104, Lots 1.03, 1.05, 1.06 and 1.07 within the PMUD Zone District. The project will consist of 394 family rental units, of which 67 will be affordable units. This project is anticipated to earn at least 6.5 bonus credits.

#### *Fusion at Plainsboro*

Fusion at Plainsboro is located at 700 Scudders Mill Road, on Block 1601, Lot 50, PMUD Zone District. The project will include 66 affordable housing units,



26 of which will be family rental units and the other 40 will be supportive housing units. The project will receive an additional 40 bonus credits for a combined total of 106 compliance credits.

*PMUD Zone District*

The PMUD Zone District is located at Block 702, Lot 15 and 11.01 on ±37 acres. The proposed zone would allow for a residential density of 12 units per acre. The PMUD has a set aside requirement of 25% and is expected to yield 450 housing units, 112 of which will be affordable. An additional 112 bonus credits are also anticipated for the PMUD Zone.

## **APPENDICES**

## **Appendix A. PMUD Zone Amendments**

Township of Plainsboro  
Middlesex County

Ordinance No: \_\_\_\_\_

**AN ORDINANCE OF THE TOWNSHIP OF PLAINSBORO AMENDING AND  
REVISING CHAPTER 101 (ZONING), ARTICLE XII, PMUD PLANNED UNIT  
DEVELOPMENT REGULATIONS**

**WHEREAS**, the Township Committee of the Township of Plainsboro has determined that there is a need to amend the existing PMUD Planned Unit Development ordinance entitled “PMUD Planned Unit Development Regulations” to update the regulations related to Affordable Housing in compliance with the Uniform Housing Affordability Control rules, N.J.A.C. 5:80-26.1. and P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq.

**NOW THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Plainsboro, hereby amends Chapter 101, Zoning, as follows (underline indicates addition, ~~striketrough~~ indicates deletion):

Section 1. Amending Section 101-137 entitled “Permitted Uses,” to add the following:

“R. Integrated Medium-Density Multifamily Neighborhood Development on a parcel containing a minimum of 37 acres and containing a minimum of twenty-five (25) percent affordable housing in compliance with the P.L. 2024, c.2 (the current Fair Housing Act) and the Uniform Housing Affordability Controls (UHAC) set forth under N.J.A.C. 5:80-26.1 et seq. Such development may include the adaptive reuse of existing nonresidential buildings for multifamily use and/or new multifamily residential buildings within an integrated multifamily development that includes required parking, landscaped open space and outdoor recreational amenities serving the entire site and occupying a minimum of thirty (30) percent of the overall site area, which open space may include stormwater management facilities (excluding exposed sand bottom or similar facilities) designed as an integral element of the overall landscape design and will contribute to the residents use and enjoyment of the open space. Such development may also include indoor recreational facilities and amenity spaces, accessory nonresidential uses (e.g., coffee shop, neighborhood food retail), as well as leasing office facilities.”

Section 2. Amending Section 101-137.1 entitled “Location of Permitted Uses,” to add the date for the adoption of a revised PMUD Use Location Map of \_\_\_\_ 2025. See Preliminary revised Map in Section 6 below.

Section 3. Amending Section 101-138 entitled “Ratio of nonresidential and residential uses,” in its entirety and replace with the following (new language underlined):

“For each acre of land devoted to a residential use, there shall be at least seven acres devoted to nonresidential uses, excluding common open space. In view of their unique nature, any retirement community, mixed-use multiple dwelling development, integrated mixed-use neighborhood development, or integrated medium-density multifamily neighborhood development shall be exempt from this requirement.”

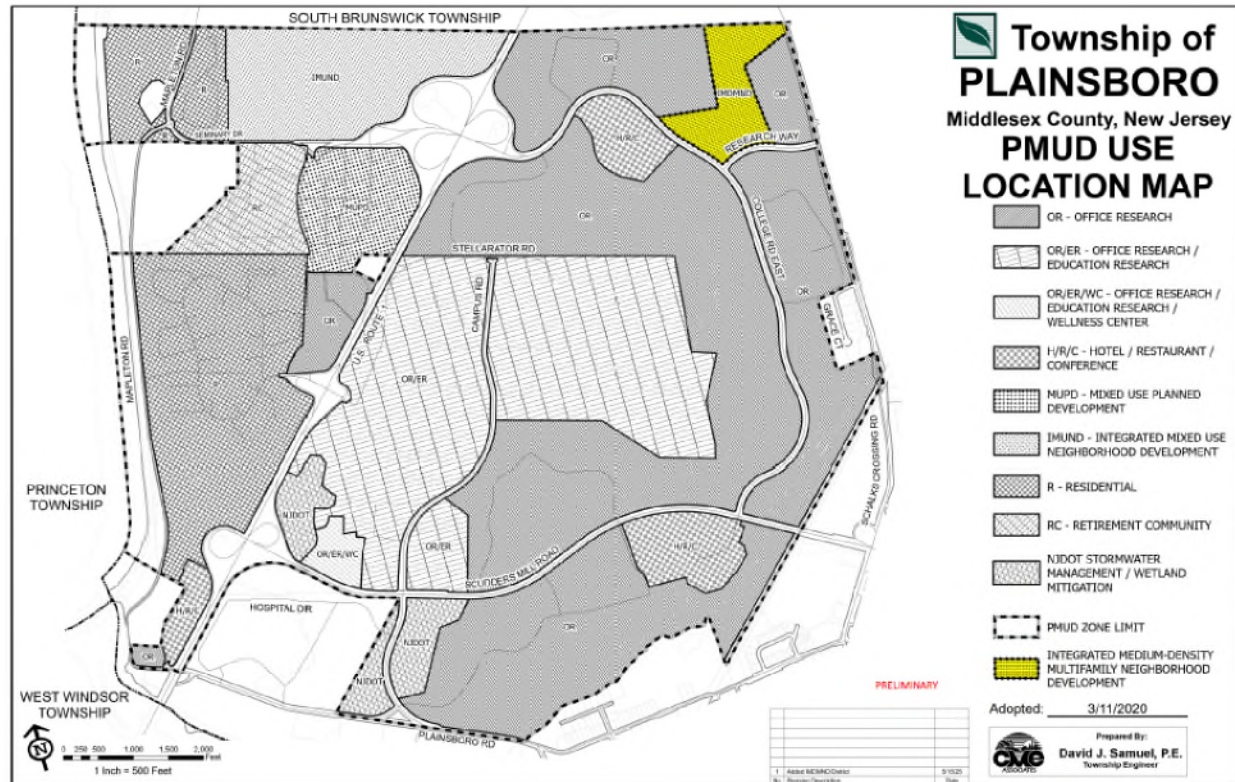
Section 4. Amending Section 101-139 entitled “Residential Density,” and more specifically replacing Paragraph A in its entirety with the following (new language underlined):

“A. There shall be an average of not more than eight dwelling units per acre of land devoted to residential use except for mixed-use multiple dwellings within an existing planned development, where the permitted density shall be an average of not more than seven dwelling units per acre of land devoted to the mixed-use planned development, and for integrated medium-density multifamily neighborhood development, where the permitted density shall be not more than twelve (12) dwelling units per acre. For the purposes of this requirement, land devoted to residential use shall be deemed to include private lot areas of owners or residents of such dwelling units, parking areas, utility easements and rights-of-way, walkways, roads and alleys and any other areas serving primarily such owners or residents, and, in the case of condominiums, "common elements" and "limited common elements" (as defined in N.J.S.A. 46:88-3) except any structure or part thereof which comprises a part of such common elements or limited common elements; it shall not be deemed to include common open space.”

Section 5. Amending Section 101-141 entitled “Common Open Space,” and more specifically replacing Paragraph A in its entirety with the following (new language underlined):

“A. There shall be set aside for common open space not less than one acre of land for every eight dwelling units. In view of their unique nature, integrated mixed-use neighborhood development, mixed-use multiple dwellings within an existing planned unit development, and integrated medium-density multifamily neighborhood development shall not be subject to the requirements of this subsection.”

Section 6. Revising the current PMUD Use Location Map dated 3/11/20 to designate Block 702, Lots 11.01 and 15 as IMDMND – Integrated Medium-Density Multifamily Neighborhood Development.



Section 7. Referral to Planning Board. Pursuant to N.J.S.A. 50:55D-26, a copy of this Ordinance shall be referred to the Plainsboro Planning Board for review prior to being considered for final adoption by the Township Committee.

Section 8. Repealer. Any ordinance or resolution, or article, section, paragraph, subsection, clause, or other provision thereof inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

Section 9. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 10. Effective date. This ordinance shall take effect upon its passage and publication, and as otherwise provided for by law.

Introduced at a Meeting of the Township Committee of the Township of Plainsboro held on \_\_\_\_\_, and published on \_\_\_\_\_.

Adopted at a Meeting of the Township Committee of the Township of Plainsboro held on \_\_\_\_\_, and published on \_\_\_\_\_.

## **Appendix B. PFV Residential Resolution**



**RESOLUTION**

PLAINSBORO TOWNSHIP PLANNING BOARD  
Middlesex County, New Jersey

**P24-08 PFV Holding LLC / PFV Holdings Land LLC**  
Block 104, Lots 1.03, 1.05, 1.06 and 1.07)  
(College Road West—Princeton Forrestal Village)

PMUD Planning Unit Development Zone

**~ AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION  
APPROVAL WITH SUBMISSION WAIVERS FOR PRINCETON FORRESTAL  
VILLAGE RESIDENTIAL PROJECT ~**

WHEREAS, PFV Holding LLC / PFV Holdings Land LLC (“applicant”) is the owner of property situated on College Road West with additional frontage on Main Street, Lionsgate Drive, and Houghton Lane in the Princeton Forrestal Village, and designated on the Plainsboro Township tax maps as Block 104, Lots 1.03, 1.05, 1.06 and 1.07, consisting of ±42.57 acres (the “subject property” or “property”); and

WHEREAS, on October 20, 2014, the Plainsboro Township Planning Board (“Board”) granted preliminary and final major site plan and subdivision approval to the applicant’s predecessor-in-interest, IVC PFV LLC, to develop portions of previously-existing Lots 1.01 and 4<sup>1</sup> with a 394-unit multifamily residential development consisting of three new buildings, plus an external parking deck to be built in phases, internal parking decks within the three residential buildings, two pocket parks, and extensive landscaping (the “2014 approvals”); and

---

<sup>1</sup> The lots involved in the 2014 approvals were designated at time as Block 104, Lots 1.01 and 4. Subsequent subdivision approvals changed the lot designations (see Applications P16-02 and P16-03).

WHEREAS, the applicant now seeks amended preliminary and final major site plan approval to modify certain elements of the 2014 plan, and preliminary and final subdivision approval to reconfigure certain of the existing lots and to create a new lot; and

WHEREAS, the details of the applicant's proposal are shown on the following plans and in the following materials:

- Planning/Zoning Application dated September 30, 2024, including Rider to Application (narrative description of proposal) and October 23, 2024 Design Narrative prepared by Minno Wasko Architects and Planners;
- Site plan, including civil engineering plans, final subdivision plan, architectural plans and landscaping plans, entitled "Amended Preliminary/Final Site & Subdivision of New Residential Community at Princeton Forrestal Village, Block 104, Lots 1.03, 1.04, 1.07 and 1.05, Tax Map Sheet No. 1, Plainsboro Township, Middlesex County, New Jersey," prepared by Van Note-Harvey Division of Pennoni; Minno Wasko; and Melillo & Bauer Associates, Inc., variously dated July 18, 2024, August 23, 2024 and October 10, 2024 (depending on the sheet), last revised January 7, 2025, January 10, 2025 and March 27, 2025 (again depending on the sheet), consisting of 51 sheets (CE-1 through CE-23; C-1, A-1 to A-12; and L-1 to L-14);
- Plan entitled "Residential Surface Parking Exhibits of Lot 1.05, Block 104 at Princeton Forrestal Village," prepared by Van Note-Harvey Division of Pennoni, dated July 18, 2024, last revised January 10, 2025, consisting of one sheet (sheet EXB-P1);
- Engineering report prepared by Van Note-Harvey Division of Pennoni (Ralph A. Petrella, NJPE Lic. No. 46160), dated July 25, 2024;

and

- Traffic and Parking Analyses prepared by Langan Engineering (Karl A. Pehnke, PE), dated December 2, 2024, last revised March 27, 2025;

and

WHEREAS, the applicant also seeks several checklist submission waivers, as detailed in the application materials; and

WHEREAS, the applicant provided proper notice of the application in accordance with the requirements of the Municipal Land Use Law ("MLUL") and the Township's land use regulations; and

WHEREAS, the Board held a public hearing on the application on April 21, 2025; and

WHEREAS, the applicant was represented by Christopher H. DeGrazia, Esq. of the law firm of Faegre Drinker Biddle & Reath LLP; and

WHEREAS, during the hearing, the Board reviewed the applicant's exhibits listed in Schedule A attached hereto and made a part hereof; and

WHEREAS, during the hearing, the Board heard the sworn testimony of the applicant's witnesses listed in Schedule B attached hereto and made a part hereof, as well as the testimony of Planning Board Engineering Consultant Abd Elazeem Youssef, PE (CME Associates) and Township Planner/Zoning Officer Ronald Yake, AICP/PP; and

WHEREAS, the Board also considered the Planning Board Review Memo dated April 2, 2025 attached hereto as Schedule C and made a part hereof; and

WHEREAS, the following individuals asked questions and made comments during the public hearing;

- Denise Ward, resident and president of The Windrows' Homeowners Association
- Louise Hartman, resident

and

WHEREAS, the Board based its review of the application and its below findings on the submissions and exhibits identified above and the testimony provided, as well as on its own knowledge of and expertise in the subject matter; and

WHEREAS, after due deliberation, the Board hereby makes the following findings of fact:

1. Preamble. The findings set forth in the preamble to this resolution are incorporated herein as if restated at length.
2. Subject property. The subject property consists of a  $\pm 42.527$ -acre portion of the Princeton Forrestal Village ("PFV"), located generally in the northwest section of the PFV and currently designated as Block 104, Lots 1.01, 1.03, 1.05, 1.06 and 1.07 on the Plainsboro Township tax maps.

3. Prior approvals.

- a. On October 20, 2014, the Board granted the applicant's predecessor-in-title, IVC PFV LLC ("IVC"), preliminary and final major subdivision and site plan approval to create three new lots—Lots 1.03, 1.04 and 1.05—in Block 104 and to develop the new lots with a 394-unit residential development comprising three buildings (then designated as Buildings 1, 2 and 3) to be constructed in phases. Phases 1 and 3 were to be built on Lot 1.04 on the north side of Main Street and would consist of Building 1 (96 units) plus the majority of the amenities serving the entire project (Phase 1), and Building 3 (155 units) plus the balance of the indoor amenities not completed in Phase 1. Phase 2 was to be built on Lot 1.03 on the south side of Main Street, and would include Building 2 (143) units, a pocket park, and other outdoor recreational amenities to serve the project. (See Resolution P14-09 adopted October 20, 2014).
- b. On May 16, 2016, IVC received amended preliminary and final subdivision approval to divide Lot 1.04 into two further lots: proposed Lot 1.06, which would front on College Road West, Main Street, and Lionsgate Drive, and would contain  $\pm 2.079$  acres; and proposed Lot 1.07, which would front on College Road West, Lionsgate Drive, and Houghton Lane, and would contain  $\pm 2.778$  acres. The purpose of the further subdivision was to create a lot line along the phasing line between Buildings 1 and 3, to allow those two phases of the development to be financed separately. No changes to the layout of the development or other changes were proposed. (See Resolution P16-03 adopted May 16, 2016).
- c. On July 17, 2017, the Board approved IVC's request for a retroactive five-year vesting of the 2014 site plan approval, which extended the vesting period to October 20, 2019. (See Resolution P14-09 adopted July 17, 2017). No further extensions have been sought or granted.

4. Proposed site plan amendments.

- a. *Overview; affordable housing*

- (1) The proposed development will continue to consist of 394 new residential units in three multi-family buildings to be developed in three phases. Buildings A

and B will be located on the south and north sides of Main Street between Lionsgate Drive and College West respectively, will each contain 160 units; Building C, which will be located on the site of the soon-to-be-demolished Market Hall (southeast corner of Lionsgate Drive and Main Street), will contain seventy-four units.

- (2) Each building will have a mix of studio, one-bedroom and two-bedroom market-rate units. The development will also contain thirteen one-bedroom and/or efficiency affordable units, forty two-bedroom affordable units, and fourteen three-bedroom affordable units dispersed among the three buildings. The Board notes that the 2014 plan called for fifty affordable housing units.<sup>2</sup> The new proposal effectively increases the affordable housing set-aside from 12.7% to 17% of the total number of residential units. (See Exh. A.3 for further details).
- (3) Each building will include communal indoor residential amenity space and active outdoor amenity space. As described by the applicant, the amenities will include an elegant hotel style lobby, upscale club suite, state-of-the-art fitness center, yoga room, residential co-working areas, and a resort style pool with outdoor grills and lounging areas.
- (4) The structures will be four stories in height, not exceeding sixty feet, with structured parking underneath and alongside Buildings A, B and C. Factoring in the scale, materials and architectural details found within the Princeton Forrestal Village development and the surrounding area, the exterior materials for the project are to include cast stone-veneer, a variety of brick-veneer, fiber cement siding panels, dark colored vinyl residential windows, PVC Trim, and dimensional fiber-glass roof shingles in a neutral palette to complement the buildings' surroundings. Contemporary architectural elements will be reflected in the design of the entrance canopies, varied cornice lines, lighting, and the overall detailing of the building elevations.
- (5) The project will be supportive of the existing retail, restaurants, hotel and offices in the center, will reinforce the pedestrian link to The Windrows along Main Street allowing a safe, beautiful walking experience into the PFV, as well as provide a pleasant, safe pedestrian connection to the future Princeton Nurseries mixed-use development across the intersection of College Road West/Seminary Drive and Nursery Road immediately to the north.

<sup>2</sup> The original Rider attached to the application states that the applicant proposes to provide fifty affordable units. This number was subsequently increased post-submission to sixty-seven units, as set forth in the updated Rider. The correct number of affordable units is sixty-seven.



*b. Landscaping*

- (1) The site plan contains open landscaped green spaces and continuous sidewalks around the community connecting the residents to the existing retail, restaurants, and public transportation. The proposed site plan includes several new public streetscape improvements as well as a new design for the public plaza area adjacent to Rockingham Row. The existing landscaped berms along College Road West will be redefined with new site landscaping and plantings while preserving existing trees where possible. At Main Street the existing inner row of existing oak trees are proposed to remain, thereby maintaining much of the existing tree canopy at the Main Street entrance to the development off College Road West. New sidewalks and street trees allowing for greater pedestrian connectivity and a new pedestrian entrance located at the intersection of College Road and Seminary Drive will connect to Lionsgate Drive and offer greater connectivity to the future mixed-use Princeton Nurseries development site located across Seminary Drive.
- (2) The applicant's proposed landscaping plan includes a significant number of semi-mature trees (less than twelve inches in caliper) and mature trees (more than twelve inches in caliper) that were planted in the early- to mid-1980s when the PFV was first developed. Given the nature of this project and the need to remove most of the existing trees on the site, which was the case as well in 2014 under the prior approved plan, staff expressed concerns during the review process regarding the quantity, quality, and size of the landscaping proposed throughout the project, but particularly within the areas most visible to the public along College Road West and Main Street. In response to this concern and consistent with how the issue was handled under the prior approved plan, the applicant proposes to preserve as many of the existing mature shade trees along College Road West as possible, in addition to planting new shade trees along this area that will be a minimum of four to five inches in caliper at planting time.
- (3) As noted above, the applicant intends to make every effort to preserve existing mature trees wherever possible. Where such efforts have been made and the trees involved do not survive, however, the applicant has agreed to replace such trees with trees of similar species, measuring four to five inches in caliper at planting time, and has added a note to the plan accordingly.
- (4) Along Main Street, between Lionsgate Drive and College Road West, the applicant proposes to preserve the line of mature existing oak trees, on both sides of the street, between the existing sidewalk and the curb. Staff identified two missing trees in this area on the north side of Main Street. DRC/Staff have recommended that the missing oak trees be replaced with oak trees of the same species having a minimum four- to five-inch caliper at planting time. The applicant has agreed to this recommendation and has revised the plans accordingly.



- (5) The proposed landscape plan identifies four new tree plantings on Main Street along the frontage of Building C. There are currently three ten-to-twelve-inch caliper Honey Locust trees along this portion of the site, one of which is proposed to be removed in association with the new building. The four new trees that applicant shows along this frontage are to be two-and-a-half to three inch caliper at planting. DRC/Staff have recommended that such new trees, like the new trees proposed along the College Road West frontage of the site, be a minimum of four- to five-inch caliper, which would be more consistent with the size of the existing trees along the Building C frontage and along the frontage of the opposite side of Main Street from Building C. The applicant has agreed to this recommendation and has revised the plans accordingly.

*c. Lighting*

- (1) The Statistics Chart included in the applicant's plans indicates light levels with averages from 0.7-0.8 footcandles, which exceeds the typical average of 0.40-0.45 footcandles for residential street lighting. The applicant speculated during the public hearing that this might be an unintended error in the calculations, and indicated they would look into revising the lighting plans accordingly.

*d. Signage*

- (1) The applicant's plans include identification signage for the project at four locations. Sheets L-2 and L-3 identify the location of each of the signs (College Road West or CRW at Village Boulevard, CRW at Main Street, CRW at pedestrian gateway structure, and CRW at Houghton Lane). Sheets L-12 and L-13 identify details related to the proposed identification signs. DRC/Staff have recommended that the notes associated with the sign details on Sheet L-12 be clarified to indicate which sign the specific details relate to and which plan sheet (*i.e.*, L-2 or L-3) identifies the location of the sign. The applicant has agreed to make these revisions in the final plans.
- (2) In 2014, at the DRC meeting on the plan being proposed at that time, mention was made of the need by emergency services personnel to be able to distinguish each of the three buildings. In the Planning Board Review Memo of the 2014 plan, the applicant was asked to consider options for building identification that would achieve this. The applicant at that time responded indicating that they met with various Township staff on this matter, and that each building would be clearly identified using emergency access signage that was distinguishable between the buildings and type of access entry, the final details of such treatment would be subject to the review and approval of the Township. DRC/Staff have recommended that the current applicant likewise consider this matter and arrange to meet with Township Fire Official and, as appropriate, Fire Department personnel, to determine a mutually acceptable option to address the matter. The applicant has agreed to this recommendation.

- (3) The applicant's plans indicate that all MUTCD type traffic signage will comply with the Princeton Forrestal Center (PFC) sign details for such signage. DRC/Staff have recommended that the applicant utilize the Type B PFC sign detail for all MUTCD signs and the Type A PFC sign detail only for two-sided MUTCD signs. The applicant has agreed to revise its plans accordingly.
- (4) Although the applicant's plans identify certain signs and sign types, the applicant indicated during the public hearing that it intends at a future date to submit a complete sign package to the Planning Board for review and approval.

*e. Parking*

- (1) Parking for the residents will be provided in structured parking underneath and next to Buildings A, B and C, as described above. Additional dedicated and shared residential parking will be provided in surface lots next to each of the buildings, including EV make-ready spaces (see applicant's Parking Exhibit, Sheet EXB-P1, for the specific numbers and locations). The traffic and parking analysis submitted by the applicant's traffic engineer shows that the project as proposed will result in providing a parking supply equal to the parking requirements at the PFV, excluding the parking provided at the Westin Hotel (the calculation includes the parking space bonuses allowed under the State and Township EV regulations that count each EV space as equivalent to two parking spaces, and the reduced parking demand that will result from the demolition of Market Hall).
- (2) Below are tables indicating the parking requirements and parking supply for the subject project:

<b>Parking Requirement Summary</b>	<b>Required Parking (Spaces)</b>
Current PFV Site – Non-Residential Uses per 2014 Agreement & confirmed by 6/6/23 CME Review	1,675
Building C Removal	-180 (From 6/6/2023 Review)
Building A (300), Building B (300), and Building C (141) Parking Requirement - RSIS	+741
Building A (-30), B (-30), and C (-14) EV Credit (10% of residential requirement)	-74
<b>Total Parking Spaces Required for Entire Site Including Residential EV Credits</b>	<b>2,162</b>

<b>Parking Supply Summary</b>	<b>Proposed Parking (Spaces)</b>
Current PFV Site – Non-Residential Uses	1,623 (Existing per Updated Parking Analysis dated March 5, 2025)

Removal of Existing Parking Spaces for Residential Buildings A and B footprint	-184
Land-banked parking in Lot F Salt Creek Grill	+40
Total Building A	+258
Total Building B (including Lot K reconfiguration of Removing 121 parking spaces and installing 252 parking spaces)	+343
Total Building C	+82
<b>Total Parking Spaces Proposed for Entire Site</b>	<b>2,162</b>

(3) The project includes 112 EV spaces within the three parking structures as well as within the surface lots. The EV spaces within the buildings (A-26+B-26+C-12=64) will be constructed when the structures are built and the make-ready spaces, located within the surface lots (A-19+B-19+C-10=48), will be built per Township and State ordinances.

(4) Based on the above tables, the proposed parking supply is equal to the parking requirement for the entire site.

*f. Traffic*

(1) The applicant's engineer submitted an updated traffic analysis for the 394 residential units based upon the 11th edition of the Institute of Transportation Engineers Trip Generation Manual, and that incorporates the removal of the former 61,896 square-foot health club and the removal of the 10,000 square feet of retail from the Market Hall building that is being replaced by Building C. The analysis shows that the proposed project will result in a net reduction of 123 trips in the AM peak hour and 221 trips in the PM peak hour as compared to the 2014 traffic analysis, which projected an overall Level of Service D at the off-site studied intersections, meaning no additional roadway or intersection improvements are needed as a result of the current proposal. Staff indicated to this Board that it takes no exception to the applicant's engineer's conclusions.

*g. Circulation*

(1) The applicant has proposed sidewalks within the proposed development, all of which are identified as being five feet in width, which is the minimum required in the Township Code (§85-22). In the 2014 plan, sidewalks were generally five feet in width and adjoined a four-foot-wide decorative paver area that adjoined streets/parking lot drive-aisle curbs. The effect of this was that of increasing the useable walkway area width to nine feet for areas outside the tree grates. Elsewhere in the project, where the sidewalks did not adjoin a four-foot-wide decorative paver area, the sidewalks were widened to six feet in width. Such width is consistent with the sidewalk width standard required for sidewalks adjoining multifamily buildings in the Princeton Nurseries development located

north of College Road West. DRC/Staff have recommended this same approach for the current plan, recommending the plan be revised accordingly. The applicant agrees with this recommendation and shall revise the plans accordingly.

- (2) The applicant has proposed to provide four-foot-square tree grates for all the proposed street trees adjoining proposed sidewalks. The selected tree grates must be flexible such that the opening in the grate for the tree is readily expandable. The tree grate shown on the landscape plans does not appear to comply with this requirement. The applicant has agreed to add the model information for the revised tree grate to the plans and to submit the final detail for the tree grates to the Planning Board Engineer's office for review and approval.
- (3) The current plan identifies an eight-foot-wide concrete sidewalk along the perimeter of the site replacing the existing bituminous asphalt paved bikeway that extends from Village Boulevard on the south side of the property to Village Boulevard on the north side of the property. Since such pathway was initially planned and constructed to function as a bikeway, where bituminous asphalt paving was chosen as the best option from a durability, maintenance, and suitability for bikeway usage perspective, DRC/Staff have recommended that the proposed pathway be bituminous asphalt and not concrete as noted on the current plans. The applicant has agreed to revise the plans accordingly.
- (4) The applicant shall provide "Share the Road" signs at all vehicular points of entry into the PFV, subject to the review and approval of the Planning Board Engineer's office. The details of such signs, which shall comply with the Type B alternative MUTCD sign detail for the PFC, are shown on the current plan set (Sheet CE-20). The applicant has already revised the plans accordingly.
- (5) There is no mention of resident bicycle storage in the applicant's plans. Staff has recommended that the applicant revise the plans to identify bicycle storage inside each of the parking garages of the three buildings adequate to meet expected demand and based on current industry standards for such storage in multifamily dwelling buildings. Additionally, the Applicant's Architect testified there would be fifty bicycle storage spaces each within Buildings A and B and 16 bicycle storage spaces within Building C. The applicant has agreed to revise the plans accordingly.
- (6) Given the condition of the existing roadway pavement on College Road West and internal to the site, and the magnitude of the project, it appears that College Road West and the internal roadways will require significant restoration including resurfacing and re-stripping. DRC/Staff recommended to the Board that the applicant assess the roadway conditions and amend the plans to include the proposed roadway restoration limits for further review by Planning Board



staff.<sup>3</sup> It also recommended that the stop signs and stop bars be relocated as necessary to accommodate the proposed crosswalk modifications in accordance with MUTCD requirements. The Board finds these recommendations to be sound.

- (7) A member of the public testified during the public hearing that there is a broken stanchion on one side of the existing crosswalk at Main Street and College Road West that appears to contain live electrical wiring. She also requested that a rapid flashing beacon be installed at said crosswalk, and that the broken stanchion be inspected and repaired (or removed) as needed.
- (8) The president of the board of The Windrows Homeowners Association (HOA) testified during the public hearing that there is already considerable traffic that uses Evergreen Drive to cut through The Windrows during rush hour, and expressed concern that the applicant's proposed residential development would worsen an already bad condition. She requested a number of remedies, including the installation of "no thru-traffic" signs. The agreed to install such signs at both intersections of Windrow Drive with College Road West. The applicant also noted, however, that the locations of the proposed signs were on private property, not in a public right-of-way. The applicant therefore requested that any requirement to install the signs be contingent on The Windrows HOA obtaining all necessary permissions and authorizations, including from outside agencies if/as needed.

*h. Grading, drainage and stormwater management*

- (1) The details regarding drainage and stormwater management are set forth at length in the applicant's engineering report, and are incorporated by reference herein.
- (2) The applicant has agreed to provide a Drainage, Conservation, Maintenance and Access Easement in favor of Plainsboro Township and the County of Middlesex for the stormwater management system. The deed of easement and metes and bounds description shall be subject to the review and approval of the Township Attorney and Township Engineer. A computer printout closure report shall be submitted for the easement.
- (3) The applicant has agreed that the Maintenance Plan and any future revisions will be recorded upon the deed of record for the property on which the maintenance described in the maintenance plan must be undertaken. The form of same shall be approved by the Township Attorney prior to recording the same

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<sup>3</sup> A member of the public expressed concerns during the public hearing about delaying the repair/resurfacing of these roads until after the completion of the project. The Board explained why this was necessary. The applicant offered instead to review the current conditions of the road and to repair any potholes.

with the Middlesex County Clerk's Officer per Section 85-28 J of the Township Code.

*i. Solid waste and recyclable materials; deliveries*

- (1) The applicant has represented in its plans and materials that all solid waste and recyclable materials will be stored inside the proposed residential buildings. Residents will have access to a solid waste and recyclable materials disposal room on each floor of the respective buildings. Within such room there will be containers to dispose of solid waste and recyclable materials. The solid waste and recyclable materials to be disposed of in the trash rooms will be collected by property management personnel for pick-up by a licensed hauler under contract with the property owner. Solid waste or recyclable materials shall not be stored or visible outside the proposed buildings except for short durations prior to scheduled pick-up. The applicant indicated that they will coordinate with the waste hauler to identify appropriate location(s) for such temporary storage.
- (2) The applicant testified during the public hearing that it will be creating drop-off/pick-up areas near the entrances to each building for delivery vehicles to pull into. The drop-off/pick-up areas for Buildings A and B will be located on Lionsgate Drive; the drop-off/pick-up area for Building C will be located in place of two parallel parking spaces on Main Street near the intersection with Lionsgate Drive. These same areas will also be used to collect the solid waste and recyclable materials for each of the buildings.

*j. Utilities etc.*

- (1) For the details regarding the utilities for the proposed development, including sanitary sewer treatment, see section III of the applicant's engineering report, incorporated herein by reference. The applicant shall submit information to confirm the adequacy of the downstream conveyance system to accept the proposed flows and the availability of facilities to accept and treat the flow; shall be responsible for obtaining a Treatment Works Approval from NJDEP; and shall be responsible for obtaining approval from the South Brunswick Sewerage Authority.

*k. Recreational facilities*

- (1) When this project was before the Planning Board in 2014, the applicant noted that the project was not designed for children and is targeted to young professionals and empty nesters. The applicant testified during the public hearing that this remains the case, and therefore it does not propose to provide any exterior playgrounds. It also indicated, however, that it could incorporate play areas within the buildings in the future if/as needed based on the make-up of the buildings' tenants.



- (2) Because no playground or similar facilities are shown on the proposed plans, and as was required under the 2014 plan approval, to ensure compatibility between the residents in the development and the recreational facilities provided, the DRC/Staff have recommended that the applicant monitor the number and ages of children in the project to determine whether recreational facilities specifically tailored for children will be needed. Prior to the release of the final certificate of occupancy for each of the three buildings in the project, the applicant shall provide such information to the Department of Planning & Zoning for review. If the Township determines that additional recreational facilities for children are necessary, the applicant shall proceed to provide such facilities without formal application to the Board. The applicant shall submit a plan and description of the proposed facilities to the Township explaining how such facilities fulfill the recreational needs of the resident children. Such facilities shall be ADA compliant.

*l. Emergency services*

- (1) In 2014, the applicant was asked to comment on the provisions for emergency services access to the three residential buildings and their parking garages. The applicant at the time indicated that this matter was being discussed with Township staff, including members of the Township Police Department. The final details of the emergency access system were to be coordinated with and subject to the approval of appropriate Township emergency services personnel. DRC/Staff have recommended that the current applicant also be required to follow a similar process to address this matter. The applicant has agreed to this recommendation.

*m. Other*

- (1) The applicant proposes to install electric transformer in two areas along College Road West to serve Buildings A and B. DRC/Staff have recommended that such transformers or other utility equipment be a dark green color (Sherwin Williams Rock Garden Green, SW# 6195 or equivalent) and be screened by high quality fencing and/or landscaping to reduce the visibility of such equipment as seen from College Road West to the satisfaction of Planning Board staff in consultation with the affected utility company.
- (2) The plans show unlabeled utility structures immediately to the south of Building C. According to the existing conditions plan, there are existing electric utility structures in this same area. Such existing and/or new utility equipment shall be treated as noted above. All other ground-mounted equipment, if any, shall be adequately screened to the satisfaction of Township staff in consultation with the affected utility company, if applicable. The applicant has agreed to this recommendation and has added a note to the plans accordingly.

- (3) The applicant's plan shows emergency generators located along the College Road West frontage of Buildings A and B. According to the applicant's architect, the proposed location of the generators will include some type of screen wall feature. In the event such screen walls do not fully screen views of the generators, DRC/Staff recommend additional screening treatment be provided to the satisfaction of Planning Board staff. Additionally, prior to installation, the applicant shall provide evidence that the proposed generators comply with the NJDEP noise restrictions (N.J.A.C. 7:29). The applicant has agreed to this recommendation.
- (4) A review of the applicant's architectural plans (Sheet A-6, Roof Plan) indicates that there will be rooftop equipment. What is unclear to staff in reviewing the plans is whether such rooftop equipment will be visible from ground level or whether it is located behind and below a roof feature that will effectively screen all views of such equipment from ground level. Without knowing which applies, DRC/Staff have recommended that any rooftop equipment be located and screened from view from ground level.
5. Proposed subdivision. The applicant seeks to have Lot 1.03 remain for proposed Building A; Lot 1.06 will also remain, but increase in lot area in the northerly direction (portion of area taken from Lot 1.07) for proposed Building B. The remaining portion of Lot 1.07 will be consolidated back into Lot 1.05. A new lot is proposed and will be created around the existing building (Market Hall, to be demolished) for proposed Building C.
6. Compliance with zoning requirements. The current PMUD Zone regulations permit a use category identified as "Mixed-Use Multiple Dwellings" (§101-137P) and a section entitled "Evaluation Standards and Criteria" (§101-142) where 18 project evaluation standards are identified and described. Staff has indicated to the Board that based on its review of the proposed plans and post-submission discussions between staff and the applicant, it is satisfied that such use and evaluation standards applicable to the proposed development have been adequately addressed. The Board agrees.
7. Compliance with site plan and subdivision requirements.

The applicant's engineer has indicated that the project complies with all applicable RSIS standards, including the following:

- Sidewalk locations and widths
- Right-of-way, cartway and parking lane widths
- Average daily vehicle computation and analysis
- Storm system design and construction
- Storm water management design and construction
- Water system and fire hydrant design and construction
- Sanitary collection system design and construction
- Parking requirements and dimensions

- Roadway alignment and grade standards
- Requirements for curbing and pavement shoulders
- Bikeways
- Underground utilities
- Street and traffic signs and sign locations
- Sightlines / easements

The applicant shall provide a written compliance report demonstrating conformance to these requirements.

8. Submission waivers. The applicant has submitted the required site plan review checklist (Form 14). The applicant has requested ten submission checklist waivers and has provided a brief description and justification for each one. Based on the recommendations of the DRC and Planning Board staff, the Board finds that waiver requests are reasonable and can be granted..

9. Vesting.

- a. The applicant has requested an extended vesting period of five years for the approval sought herein, to run from the date of adoption of this resolution. According to research by the Planning Board Attorney, the vesting on the initial October 20, 2014 approval of this project (P14-09) expired on October 20, 2019. That said, the Planning Board may retroactively extend the vesting period for whatever period it deems reasonable pursuant to Municipal Land Use Law (N.J.S.A. 40:55D-52), taking into consideration the number of dwelling units and nonresidential floor area, economic conditions, and comprehensiveness of the development. In this instance, the applicant states that this extended vesting period is appropriate and reasonable given the size and complexity of the proposed development, *i.e.*, the number of proposed units, current economic conditions, and the applicant's comprehensive goal to integrate the proposed development with the rest of Princeton Forrestal Village. Staff has indicated to the Board that it takes no issue regarding this request.
- b. The Board is satisfied that for the reasons set forth by the applicant and with staff's concurrence, the applicant's request for a five-year vesting period is reasonable. The vesting period applicable to the approvals granted herein is therefore retroactively extended to April 21, 2030 (five years from the date of adoption of this resolution).

NOW, THEREFORE, BE IT RESOLVED by the Plainsboro Township Planning Board on this 21<sup>st</sup> day of April, 2025, that the application by PFV Holding LLC and PFV Holdings Land LLC for amended preliminary and final major site plan and subdivision approval with submission

waivers be and is hereby GRANTED, subject to the following conditions (to which the applicant has agreed):

*Affordable housing*

1. The applicant shall provide a total of sixty-seven very-low-, low- and moderate-income units, consisting of thirteen one-bedroom units, forty-two two-bedroom units, and fourteen three-bedroom units. The number and type of affordable units shall comply with all applicable requirements of New Jersey's Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 *et seq.*
2. The units shall be constructed and administered in accordance with UHAC requirements.
3. The units shall comply with all State barrier free accessibility requirements.
4. The sixty-seven units shall be interspersed among the market rate units in all three buildings.
5. The sixty-seven units will be constructed in accordance with the phase-in requirements set forth in State and Township regulations in effect at the time of approval, or such other phase-in schedule as may be agreed to between the developer and the Township.
6. The developer shall enter into a contract with Plainsboro's Administrative Agent ("AA") or such other qualified AA as the State prescribes and shall pay the AA's fee for affirmative marketing, advertising, and income qualification services.

*Recreation*

7. In order to ensure compatibility between the residents in the development and the recreational facilities provided, the applicant shall monitor the number and ages of children in the project to determine whether recreational facilities specifically for children are needed. Prior to occupancy of the second and third buildings, and prior to the release of the final certificate of occupancy for the third building or the final certificate of occupancy for the project, which occurs later, the applicant shall provide an accounting of the number of children and their ages in each occupied building to assist in such determination. If Township staff find after evaluating such information after each of the benchmarks noted above, that such facilities are necessary, the applicant shall proceed to provide such facilities without formal application to the Board. The applicant shall, instead, submit a plan to the Township Planning and Zoning Department for administrative review and approval. Such facilities shall be ADA compliant.