

**Township of Plainsboro**  
**Middlesex County, New Jersey**  
**Revised Planning and Implementation Agreement based on Biennial Report**  
**(Adopted January 18, 2006)**  
**Revised October 17, 2008**

The activities found in the revised Planning and Implementation Agreement were compiled through the review process and thorough examination of the existing Draft Township of Plainsboro Master Plan and reexamination reports for consistency with the State Development Redevelopment Plan (SDRP). The Township has worked with the Office of Smart Growth (OSG) and other state agencies to complete and make a good faith effort upon defaulted activities and identify appropriate timeframes, to rectify defaulted PIA items based on comments provided.

\*Pending timeframes shown in italics

Activity		Local Effort	State Assistance	Timeframe
<b><i>Master Plan &amp; Development Regulations</i></b>				
1.1	- Update Master Plan Circulation Plan Element based on comments received from NJ Transit at the 9/21/04 pre-petition meeting (i.e., enhance the transit portion of circulation plan element).	- Twp. staff & consultants & Planning Board	- NJ Transit assistance provided.	<i>January 31<sup>st</sup>, 2009</i>
1.2	- Amend Circulation Plan Element of Master Plan based on comments and guidance received from NJDOT regarding compliance with the State Highway Access Code. Amend zoning ordinances to comply with Highway Access Code, as appropriate.	- Twp. staff & consultants & Planning Board	- NJ DOT assistance provided	<i>January 31<sup>st</sup>, 2009</i>
1.3	- Review and update, where necessary, Master Plan Elements, including text and maps, based on most current information, including: Utility Service Plan; Community Facil. Plan; Recreation Plan; Conservation Plan; Economic Plan; Historic Preservation Plan; Recycling Plan; and Open Space Element.  - Incorporate the State Plan Policy Map endorsed by SPC into the  Updated Master Plan, including text and maps.  Amend zoning ordinances, where appropriate, based upon amendments to the Master Plan Elements.	- Twp. staff & consultants & Planning Board	-OSG Technical Assistance	<i>January 31<sup>st</sup>, 2009</i>
	Submit public open space GIS shape files to	- Twp. staff	- NJ DOT	Completed

1.4	the Office of Smart Growth for incorporation into State Plan Policy Map. This will help state and other agencies to easily recognize areas designated or reserved for open space preservation and make state plans consistent with local plans.	& consultants & Planning Board	Technical Assistance	
1.5	- Support amendment to the existing approved Water Quality Management Plan (Lower Raritan-Middlesex County Wastewater Management Plan) for the township, if proposed, that provides consistency between the sewer service area and the policies and objectives of the State Plan and State Plan Policy Map with specific consideration given to areas with preserved farmland and public open space currently located in the sewer service area.	- Twp. staff & consultants & Planning Board	-NJDEP technical assistance being provided to County on watershed waste- water management plan.	Immediate and On-going
<b>Housing Fair Share Plan</b>				
2.1	Prepare and adopt a new Housing Plan Element and Fair Share Plan in association with maintaining substantive certification with COAH under the new Third Round requirements.	- Twp. staff & consultants & Planning Board	-COAH & OSG will provide technical assistance.	Immediate and Ongoing  Based on COAH 3 <sup>rd</sup> Round obligations.
<b>Environmental Compliance</b>				
3.1	- Prepare and adopt Stormwater Management Plan Element to Master Plan and all implementing regulations and programs per new NJDEP Stormwater Rules	- Twp. staff & consultant, Twp. Engineer, Planning Board & Twp. Committee.	-Middlesex County and NJDEP to provide technical assistance.	<i>On-going</i>
	-Incorporate available water and wastewater	- Twp. staff	-NJDA to	On-going

3.2	<p>capacity information into the updated Utility Service Plan (see Section 1.3 above) that supports the township's short and long term infrastructure needs for planned future development in the township.</p> <p>Monitor water and wastewater capacity needs of the township that are required to support new growth and development within Planning Area 2 of the township. Support limiting extensions of utility infrastructure to area outside of Planning Area 2, except where necessary to protect public health and safety.</p>	& consultant, Twp. Engineer, Planning Board & Twp. Committee.	provide technical assistance	
<b>Agriculture Retention</b>				
4.1	-Consider preparation of Agriculture Retention Plan, including strategies to maintain viability of working farms.	- Twp. staff & consultant, Twp. Engineer, Planning Board	-NJDA to provide technical assistance.	<i>Complete</i>
4.2	-Continue to support local and state planning objectives within PA 4: preserve high value agricultural soils and agrarian properties and cluster development within such areas.	- Twp. staff & consultant, Twp. Engineer, Planning Board	-NJDA, Middlesex County and County Agricultural Development Board to provide technical assistance.	On-going
<b>Transportation &amp; Community Connectivity</b>				
5.1A	-Township, DOT and others to participate in the discussions regarding the Bus-Rapid Transit (BRT) and look to link regional employment centers, new facilities and Plainsboro Village accordingly	- Twp. staff & consultant, Twp. Engineer, Planning Board	-NJDOT, NJDEP & NJ Transit to continue to provide technical assistance.	On-going
5.1B	-Township, DOT, OSG and others to continue participation in discussions and study efforts regarding the Route 1 Regional Growth			On-going

	Strategy Study being conducted by NJDOT for the purposes of exploring land use policies to support a BRT.			
5.1C	-As part of the Circulation Plan updates in section 1.3, above, consider adding discussion item section entitled “Goods Movement” to include strategies for dealing with retail, commercial and industrial freight traffic along state, county and local roads for existing and future growth patterns			<i>On-going</i>
5.1D	-Where practical, implement multiple roadway & pedestrian and bikeway pathway projects identified in petition application and listed in Appendix A subject to and in accordance with all existing local, county and state regulations and funding contract requirements with the assistance of DOT, OSG and DEP, as appropriate, to advise on application of applicable design standards and environmental regulatory requirements.			On-going
5.2	-Schedule and meet with DEP representatives to discuss the project known as the Campus Road Extension	-Twp. staff & consultants, Planning Board &	-NJDOT will provide technical assistance and give	On-going

		<p>Twp. Comm., Princeton Univ. &amp; involved parties to submit all required documents to NJDEP for review and approval.</p>	<p>priority consideration for funding consistent with program requirements and subject to the availability of state resources.</p> <p>-NJDOT, NJDEP &amp; others, as appropriate, shall participate in meetings and provide guidance with respect to permit requirements for the roadway extension.</p> <p>-DEP to give coordinated review of permit application, once received, and provides guidance and direction to applicant, as well as consideration of alternative analysis consistent with local, county and state regulations.</p>	
5.3	-Re-activate “Park and Ride” service to Princeton Junction Station. Install bus shelters at key locations throughout township along the	- Twp. staff & consultant,	-NJ Transit will continue to provide	On-going

	existing Bus Route 600 service line. Continue work with NJ Transit on study of BRT options for Plainsboro.	Twp. Engineer, Planning Board	technical assistance.	
5.4	-Reconstruct +/-one(1) mile of Cranbury Neck Road from its intersection with Grovers Mill Road on the west, to its border with the Township of Cranbury at John White Road on the east. Reconstruction to involve the provision of bike lanes on both sides of the road and appropriate bike lane signage & directional signage. Implementation of several identified pedestrian, bicycle & pathway improvements with the assistance of DOT, OSG and DEP, as appropriate, to advise on application of applicable design standards and environmental regulatory requirements.	- Twp. staff & consultant, Twp. Engineer, Planning Board	-NJDOT and DEP to discuss applicability of wetlands permits with township and provide review assistance.  -NJDOT will provide technical assistance and give priority consideration for funding consistent with program requirements and subject to the availability of state resources.	On-going
5.5	-Design and implement traffic calming projects with the assistance of DOT, OSG and DEP, as appropriate, to advise on applicable design standards and environmental regulatory requirements.	- Twp. staff & consultant, Twp. Engineer, Planning Board	-NJDOT will provide technical assistance and give priority consideration for funding consistent with program requirements and subject to the availability of state resources.	On-going

5.6	-Install traffic signal at intersection of Dey Road and Wyndhurst Drive in order to facilitate safer ingress and egress to and from elementary school site, and also improve pedestrian/bicycle circulation in the area.	- Twp. staff & consultant, Twp. Engineer, Planning Board	-NJDOT will provide technical assistance and give priority consideration for funding consistent with program requirements and subject to the availability of state resources.	On-going
5.7	Construction of new sidewalk extensions as identified in the township pedestrian plan and installation of a new bus shelters where appropriate with the assistance of DOT, OSG and DEP, as appropriate, to advise on application of applicable design standards and environmental regulatory requirements.	-Twp. staff & consultants & Planning Board.	-NJDOT will provide technical assistance and give priority consideration for funding consistent with program requirements and subject to the availability of state resources'	On-going
5.8	-Upgrade or replace railroad bridge to include widening for a bike path on one side and a sidewalk on the other with the assistance of DOT, OSG and DEP, as appropriate, to advise on applicable design standards and environmental regulatory requirements.	-Twp. staff & consultants & Planning Board	-NJDOT will provide technical assistance and give priority consideration for funding consistent with program requirements and subject to the availability of state resources'	On-going
5.9	Funding related to consideration and review of	-Twp. staff	-NJ Transit	On-going

	BRT options for Plainsboro.	& consultants & Planning Board	will provide technical assistance and give priority consideration for funding consistent with program requirements and subject to the availability of state resources.	
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