

# Plainsboro Township Initial Plan Endorsement Petition

## Planning and Implementation Agreement (PIA)

*Last Revised January 13, 2006*

	Activity	Local Effort	State Assistance	Timeframe
<b>1.0</b>	<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.	DOT & NJT to provide technical assistance	Within 18 to 24 months of Initial Plan Endorsement.
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.	DOT to provide technical assistance	Within 18 to 24 months of Initial Plan Endorsement.
1.3	<p>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.</p> <p>Review and update, where necessary, Master Plan elements, including text and maps, to be consistent with the policies and objectives of the State Plan and State Plan Policy Map.</p> <p>Incorporate the State Plan Policy Map endorsed by SPC into the Updated Master Plan, including text and maps.</p> <p>Amend zoning ordinances, where appropriate, based upon amendments to the Master Plan Elements.</p>	Twp. staff & consultants & Planning Board.	OSG to provide technical assistance	Within 18 to 24 months of Initial Plan Endorsement.
1.4	Submit public open space GIS shapefiles to the Office of Smart Growth for incorporation into the 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.	Twp. staff & consultants & Planning Board.	OSG to provide technical assistance	Within 3 months of Initial Plan Endorsement.

Draft Planning & Implementation Agreement - January 13, 2006

1.5	Support amendment to the existing approved Water Quality Management Plan (Lower Raritan-Middlesex County Waste Water 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 to provide technical assistance	Only requested if WQMP amendment is proposed.
<b>2.0</b>	<b><i>Housing Fair Share Plan</i></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 to provide technical assistance	Ongoing. Township has been informed by COAH that its Petition for 3 <sup>rd</sup> Round Certification has been received and, further, was deemed complete on December 14, 2005.
<b>3.0</b>	<b><i>Environmental Compliance</i></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.	NJDEP to provide technical assistance	Underway. To be adopted in accordance with time frame prescribed under NJDEP Stormwater Rules.
3.2	<p>Incorporate available water and wastewater 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>	Twp. staff & consultant, Twp. Engineer, Planning Board, Twp. Committee & MUA.	NJDEP to provide appropriate available information, when requested, to township to incorporate into Master Plan	Ongoing: All approved development and development under construction has received review & approval prior to final site plan/subdivision approval.
<b>4.0</b>	<b><i>Agriculture Retention</i></b>			
4.1	Consider preparation of Agriculture Retention Plan, including strategies to maintain viability of working farms.	Twp. staff & consultants & Planning Board.	NJDA to provide technical assistance	18 to 24 months following Initial Plan Endorsement.
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 & consultants & Planning Board.	NJDA to provide technical assistance	On-going.

Draft Planning & Implementation Agreement - January 13, 2006

<b>5.0</b>	<b><i>Transportation &amp; Community Connectivity</i></b>	<b><i>Local Effort</i></b>	<b><i>State Assistance</i></b>	<b><i>Timeframe</i></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 & consultants & Planning Board.	NJDOT, NJDEP, NJTransit & others as necessary.	Ongoing.
5.1B	Township, DOT, OSG and others to continue participation in discussions and study efforts regarding the Route 1 Regional Growth Strategy Study being conducted by NJDOT for the purposes of exploring land use policies to support a BRT.		As part of the Route 1 Regional Growth Strategy Study, DOT will provide priority technical assistance for meeting these concerns.	
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.			
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.			
5.2	Schedule and meet with DEP representatives to discuss the project known as the Campus Road Extension	Twp. staff & consultants, Planning Board & Twp. Comm., Princeton Univ. & involved parties to submit all required documents to NJDEP for review and approval.	<p>NJDOT will provide technical assistance and give 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 provide guidance and direction to applicant, as well as</p>	Upon construction of Building 5 at the North Campus project or when the Forrestal Campus generates 1,300 a.m. or p.m. peak trips.

Draft Planning & Implementation Agreement - January 13, 2006

			consideration of alternative analysis consistent with local, county and state regulations.	
5.3	Re-activate "Park and Ride" service to Princeton Junction Station. Install bus shelters at key locations throughout township along the existing Bus Route 600 service line. Continue work with NJ Transit on study of BRT options for Plainsboro.	Twp. staff & consultants & Planning Board.	NJ Transit to provide technical assistance	Contingent on available outside funding.
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 & consultants & 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.	To be determined.
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 & 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.	To be determined.
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 & 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.	To be determined.
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/NJ Transit will provide technical assistance and give priority consideration for funding consistent with program requirements and subject to the availability of state	To be determined.

Draft Planning & Implementation Agreement - January 13, 2006

			resources.	
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.	To be determined.
5.9	Funding related to consideration and review of BRT options for Plainsboro.	Twp. staff & consultants & Planning Board.	NJ Transit will provide technical assistance and give priority consideration for funding consistent with program requirements and subject to the availability of state resources.	To be determined.

***Note: Plan Endorsement by the State Planning Commission is valid for a period of ten (10) years.***

## *Appendix A*

### Plainsboro Township Initial Plan Endorsement Petition

The list below was taken from the Township of Plainsboro's Petition for Plan Endorsement. It contains 27 projects that the Township would like to be able to implement. A Map entitled "*Township of Plainsboro Middlesex County, New Jersey - Possible Projects to be Funded by the State*" prepared by CME and dated March 2005 was also prepared by the Township which locates these projects. Many of them would require some level of either funding or regulatory approvals, or both. The Township recognizes that the particular funding mechanisms as well as the regulatory requirements in New Jersey are very complex. It is anticipated that Initial Plan Endorsement will enable the Township to begin a dialogue with the respective State agencies, which may be able to provide the Township with technical, financial or regulatory assistance as appropriate.

The State agencies represented on the State Planning Commission hereby agree to offer their assistance, both technical and advisory, in order to help Plainsboro advance its planning efforts. However, it needs to be understood that this project list below does not and should not be interpreted to create an expectation that would negate the need for respective environmental approvals or any other situation that would violate a law or regulation. And despite the name of the Map listed above, which identifies *possible projects* to be funded by the state, it needs to be clear that the SPC cannot commit state resources, including funding, beyond that which is appropriate and available during any particular budget cycle. However, it is expected that projects within an endorsed plan should receive a higher level of priority for the types of available funding.

It is further recommended that prior to final site plan approval of any project or subdivision of a parcel within the Township, that the extent of wetlands should be verified on these properties by obtaining a Letter of Interpretation (LOI) from NJDEP to the extent required by existing state regulations. Projects within the list below that reference funding by NJDOT will receive priority consideration for funding consistent with program requirements and subject to the availability of state resources.

#### **Primary Priority Projects as identified by Plainsboro**

*Map Location 1:* Reconstruct 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 and directional signage.

*Map Location 2:* Construction of a pedestrian/bicycle bridge over the Cranbury Brook and construction of 8-foot wide pedestrian/bicycle pathways on both sides of the new bridge. The new pedestrian/bicycle pathway will begin at Grovers Mill Road and extend to the Township's existing Lenape Trail system. Construction of the new pathway will involve upgrade to the Township's Recycling and Conservation Center roadway access and permission from PSE&G to construct a bridge and pathway across the Cranbury Brook within their utility tower right-of-way. While PSE&G has not been receptive to Township initiatives in the past involving pedestrian and bikeway improvements within their rights-of-way, recent agreements reached between PSE&G and Windsor Township involving such improvements, suggest a possible softening of their position on this matter.

*Map Location 3:* Design and implementation of a much needed traffic calming project along Grovers Mill Road generally in front of the new West Windsor/Plainsboro North Campus High School, the Upper Elementary School and the Middle School. This traffic-calming project would involve additional road widening, crosswalks, sidewalks and pathways, signage, landscaping within roadway islands and along school roadway frontages, and possibly some new, improved or additional site lighting.

*Map Location 4:* Design and implementation of traffic calming along Plainsboro Road between Morris Davison Park on the west and the municipal border with Cranbury Township on the east, near the Aspen and Ravens Crest residential developments. This project will compliment existing traffic calming improvements along this roadway to the west.

*Map Location 5:* Design and construct traffic calming along Plainsboro Road between Wyndhurst Drive/Center Drive (at the main entrance to the Princeton Meadows shopping center) on the east and Enterprise Drive and the P-Loop jug-handle on the west, to include landscaping, crosswalks, signage and bus shelters.

*Map Location 6:* Upgrade and construction of an 8-foot wide pedestrian/bicycle pathway system on the municipal complex site along Scudders Mill Road, Plainsboro Road and a connection between these two (2) roads through the site as shown on the Master Plan bikeway plan.

*Map Location 7:* Traffic signalization at the intersection of Dey Road and Wyndhurst Drive. This improvement will make it safer for school buses to enter and exit the adjacent elementary school site & improve pedestrian/bicycle circulation in the area.

## Draft Planning & Implementation Agreement - January 13, 2006

*Map Location 8:* Construction of a sidewalk extension along the north side of Scudders Mill Road from the intersection of Scudders Mill Road and Schalks Crossing Road on the west to the location of the existing bus stop to the east. This project would also include the placement of a new bus shelter in this area.

*Map Location 9:* Upgrade or replacement of the Schalks Crossing Road railroad bridge to include widening for a bike path on one side and a sidewalk on the other. Roadway striping on both approaches to the bridge, and bike path and sidewalk construction to connect the Princeton Collection and other residential areas to the north with the Village Center area to the south.

*Map Location 10:* Pathway construction of the village area Plainsboro Road bike path project (south side of Plainsboro Road) from the Community Gardens on the west to Prospect Avenue on the east. This project is fully engineered and ready to move to the construction phase.

### **Secondary Priority Projects Identified by Plainsboro Township**

*Map Location 11:* Pathway construction along the eastern edge of Grovers Mill Road. This project will connect an existing Princeton Crossing residential development with bike lane implementation along Cranbury Neck Road.

*Map Location 12:* Construction of a pedestrian/bicycle bridge across the Plainsboro Pond with pathways on either side of the bridge making connections to the Lenape Trail and Grovers Mill Road. This bridge and pathway project will serve as access to a middle school, the Upper Elementary School, and the North Campus High School as well as access to the Township's linear park system.

*Map Location 13:* Widening of the existing Lenape Trail system from six (6) feet to eight (8) feet along the Plainsboro Pond and Cranbury Brook to more safely accommodate existing and anticipated increased bicycle usage.

*Map Location 14:* sidewalk construction along the frontage of the Princeton Meadows Shopping Center, from both intersections of Center Drive with Plainsboro Road.

*Map Location 15:* A pathway interconnection between Community Park and the Plainsboro Preserve and the Environmental Education Center. This is the only realistic pedestrian and bikeway access option that will directly connect these two (2) important public open space areas.

*Map Location 16:* Design and construction of a pedestrian/bicycle bridge over the D&R Canal, connecting the Township's pathway system on the east side of the canal with the D&R Canal pathway on the west side of the canal.

### **Longer Term Priority Projects Identified by Plainsboro Township**

*Map Location 17:* Construction of a pathway along the Route 1 frontage of the Robert Wood Johnson Foundation to connect the North Campus office development and other Princeton Forrestal Center projects near Campus Road to the south with the existing pathway network to the north along College Road, including the Princeton Forrestal Village on the west side of Route One. This connection would greatly improve access between these two areas, as called for in the Master Plan bikeway plan.

*Map Location 18:* Upgrade and maintenance of the existing sidewalk system across the Scudders Mill Road grade separation located at Route 1.

*Map Location 19:* Upgrade and widen the existing Township pathway located within an existing park (Plainsboro Park) and extending along the edge of a large apartment complex (Fox Run). Connects Plainsboro Road with the Lenape Trail.

*Map Location 20:* Design and construction of a natural pathway along the Plainsboro Pond/Cranbury Brook connecting with projects No. 12 and No. 20 to complete a pathway loop and to serve as a unique nature trail.

*Map Location 21:* Design and construction of a nature trail along the Millstone River between Grovers Mill Road and Cranbury Neck Road. Easements are in place for its construction. It will provide for a unique natural trail experience.

*Map Location 22:* Upgrade of an existing pathway from six (6) feet to eight (8) feet that will connect Plainsboro Road with the Lenape Trail. Located between a townhouse (Brittany) and apartment complex (Deer Creek).

*Map Location 23:* Design and construction of a pathway along the Cedar Brook between Petty Road and Plainsboro Road to service residential developments in the area.

## Draft Planning & Implementation Agreement - January 13, 2006

*Map Location 24:* Construction of a pathway along the northern edge of Dey Road between the PSE&G power line right-of-way and Scotts Corner Road. Pathway will provide for continuous access along Dey Road into the Village Center area of the Township.

*Map Location 25:* Upgrade and expansion of trails within the "Plainsboro Preserve" area of the Township to enhance and expand opportunities to better observe and make use of a large natural area.

*Map Location 26:* Evaluation, design and construction of a traffic signal at the intersection of Edgemere Avenue and Maple Avenue. This signal will improve traffic flow during both the AM and PM peak hours and result in traffic calming. Crosswalks and sidewalk connections would also be considered for this project.

*Map Location 27:* In addition to the improvements noted for Map Location 9 above, pursue roadway improvements along Schalks Crossing Road north of the railroad bridge, to include re-striping for bike lanes, signage and crosswalks, as appropriate.