



**Memorandum**  
**Township of Plainsboro**  
**Department of Planning and Zoning**

To: Plainsboro Township Planning Board

From: Bonnie Flynn, AICP/PP, CFM  
Director of Planning & Community Development

Date: January 29, 2026

Subject: Chapter 101  
Article XII. PMUD Planned Unit Development Regulations

Provided in your meeting packet is a draft ordinance related to the zoning change in the PMUD zone as introduced by the Township Committee and modified slightly in connection with the pending adoption date. Also provided is a separate document with the entire PMUD section from the code and showing the additional language and minor strike outs that mirror the ordinance. I thought it might be easier to review the changes in context with the full section.

This ordinance is in direct response to the recommendations provided in the recent Land Use Element amendment adopted by you on January 20<sup>th</sup> and supports the affordable housing plan proposed by the Township.

**INTRODUCED BY TOWNSHIP COMMITTEE: 1/28/26**

**TO BE ADOPTED: 2/25/26**

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, ~~strikethrough~~ 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 percent (25%) 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 percent (30%) 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. Adopting a revised PMUD Use Location Map dated February 25, 2026 designating Block 702, Lots 11.01 and 15 as IMDMND – Integrated Medium-Density Multifamily Neighborhood Development and so Amending Section 101-137.1 entitled “Location of Permitted Uses,” to change the date for the adoption of the revised PMUD Use Location Map to February 25, 2026.

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, or 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 the integrated medium-density multifamily neighborhood development, where the permitted density shall not exceed 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, and 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. Amending Section 101-142 entitled “Evaluation Standards and Criteria,” and more specifically replacing Paragraph Q in its entirety with the following (new language underlined):

“Q. Except as otherwise set forth herein, the height of any residential building within a PMUD planned unit development shall not exceed 35 feet, except for mixed-use multiple dwellings and multifamily dwellings in the Integrated Medium-Density Multifamily Neighborhood Development which shall not exceed four stories or 60 feet, whichever is less, and the height of any other building shall not exceed 60 feet; except that buildings used primarily as places of worship shall not be subject to any height limitation. Residential and nonresidential buildings within an integrated mixed-use neighborhood development shall be subject to the requirements of § 101-142S. In a retirement community, a building containing nursing care units may have a height not exceeding 40 feet, a building containing assisted living units and/or independent living units may have a height not exceeding 60 feet.”

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.

DRAFT

Introduced at a Meeting of the Township Committee of the Township of Plainsboro held on January 28, 2026, and published on \_\_\_\_\_.

Adopted at a Meeting of the Township Committee of the Township of Plainsboro held on February 25, 2026, and published on \_\_\_\_\_.



# Township of PLAINSBORO

Middlesex County, New Jersey

## PMUD USE LOCATION MAP

- OR - OFFICE RESEARCH
- OR/ER - OFFICE RESEARCH / EDUCATION RESEARCH
- OR/ER/WC - OFFICE RESEARCH / EDUCATION RESEARCH / WELLNESS CENTER
- H/R/C - HOTEL / RESTAURANT / CONFERENCE
- MUPD - MIXED USE PLANNED DEVELOPMENT
- IMUND - INTEGRATED MIXED USE NEIGHBORHOOD DEVELOPMENT
- R - RESIDENTIAL
- RC - RETIREMENT COMMUNITY
- NJDOT STORMWATER MANAGEMENT / WETLAND MITIGATION
- PMUD ZONE LIMIT
- INTEGRATED MEDIUM-DENSITY MULTIFAMILY NEIGHBORHOOD DEVELOPMENT

