



2022 PLAINSBORO TOWNSHIP MASTER PLAN RE-EXAMINATION REPORT

Plainboro Township, New Jersey

DATE: October 17, 2022



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1.0 INTRODUCTION

Plainsboro Township lies in the southwest corner of Middlesex County. Its westerly boundary with Princeton Township and its southerly boundary with West Windsor and East Windsor Townships are formed by the Millstone River. The northerly boundary with South Brunswick Township from Carnegie Lake easterly to Schalks Crossing Road does not follow a natural or man-made feature, but runs through farmland, open space and developing properties. The balance of the northerly boundary follows local roads and the easterly boundary with South Brunswick and Cranbury Township follows roads and brooks. The Township was incorporated in 1919 and has a land area of 11.8 square miles.

The Township has historically been an agricultural community, even before its incorporation. Indeed, the community's economic and cultural roots were established by agricultural activity which, to a large measure, remains even more important today. The character of Plainsboro has changed with suburbanization and growth pressures. Major developers acquired land holdings and completed extensive projects which significantly contributed to development market forces within Plainsboro.

Evidence shows that over the past few years development in the Township has been following national trends and shifting away from classic single-use suburban office space and large office tenants. In Plainsboro and beyond, office tenants have been relocating and seeking to downsize, move to more urban locations, and locate into mixed-use centers. The impacts of the COVID-19 pandemic has also sent office workers home to work, which has reduced office park activity. This has created an opportunity for the Township to redefine its office areas by allowing a mix of uses. This Re-examination Report seeks to further that discussion, which began in previous Re-examinations.

1.1 MASTER PLAN UPDATE REQUIREMENT

Plainsboro Township, as well as other municipalities within the State of New Jersey, is required to maintain an up-to-date Master Plan and associated development regulations. The Township has undertaken this comprehensive review of its planning in accordance with the New Jersey Municipal Land Use Law (NJSA 49:55D-89) which requires, at least every ten (10) years, a general reexamination of the Township Master Plan and development regulations by the Planning Board. This Re-examination Report fulfills this obligation. Furthermore, this report must be adopted by the Planning Board by resolution. A copy of the report and resolution will be sent to the NJ Office of Planning Advocacy and the County Planning Board. This will include a notice that a report and resolution have been prepared and sent to the Municipal Clerk of each adjoining municipality.

Plainsboro Township's most recent Master Plan was adopted on January 20, 2009 with subsequent amendments made in August of 2010, June of 2014, October of 2014, September of 2016, August of 2018, and December of 2019.

1.2 OVERVIEW

This reexamination conforms to the requirements of the New Jersey Municipal Land Use Law (MLUL) which stipulates that each municipality in the State of New Jersey shall reexamine its Master Plan and development regulations at least every ten (10) years. Specifically, N.J.S.A. 40:55D-89 states:

"The governing body shall, at least every ten years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the Office of Planning Advocacy and the County Planning Board. A notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the municipality pursuant to section 1 of PL 2005, c.41 (C.40:55D-12.4) and to the municipal clerk of each adjoining municipality, who may request a copy of the report and resolution on behalf of the military facility or municipality."

This report addresses the requirements of a reexamination by including sections addressing the following:

- A. The major problems and objectives relating to land development in the Township at the time of the adoption of the last Master Plan or Re-examination Report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis of the Master Plan and development regulations, as last revised, with particular regard to the density and distribution of land uses, housing conditions, circulation, conservation of natural resources, energy conservation, the collection, disposition and recycling of designated recyclable materials and changes in State, County and municipal policy, goals, and objectives.
- D. The specific changes recommended for the Master Plan and development regulations, if any, including underlying objectives, policies and standards, and whether a new plan or regulation should be prepared.
- E. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the Land Use Plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the Township.
- F. The recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

1.3 MASTER PLAN AMENDMENTS

On January 20, 2009, the Planning Board adopted comprehensive revision and updates to the Master Plan, and since that time, Re-examination Reports have been prepared and the Master Plan has been amended as follows:

- August 2010: Amendments to Introduction, Land Use Plan, Open Space and Recreation Plan, and Utility Service Plan: St. Joseph Seminary, new ECA-Educational & Cultural Arts and Cemetery Zones
- June 2014: Amendments to Land Use Plan and PMUD Zone: Princeton Forrestal Village, amend PMUD Zone to allow Mixed Use Multiple Dwellings
- October 2014: Amendments to Land Use Plan: Village Area Plan, amend VC-Village Center Zone for Corner Parcel project
- September 2016: Amendments to Land Use Plan: Low/Moderate Income Housing in R-300 Zone
- September 2016: Housing Plan Element and Fair Share Plan adopted
- August 2018: Amendments to Land Use Plan: Necessary Public Utilities and Services in all zone districts
- December 2019: Amendments to Principles and Assumptions, Land Use Plan and Circulation Plan: Princeton Forrestal Center/PMUD Zone amend, Princeton Nurseries

1.4 REDEVELOPMENT INVESTIGATIONS AND PLANS

Plainsboro Township has undertaken the following Redevelopment Investigations resulting in the preparation and adoption of Redevelopment Plans as follows:

- March 2013: Amended Redevelopment Plan for the Princeton Health Care System at Plainsboro Site
- August 2020: Dey Road Redevelopment Plan

2.0 MAJOR PROBLEMS AND OBJECTIVES

C:40:55D-89a provides that the reexamination report shall state: The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

The major problem and objective under consideration at the time of the last Re-examination Report in 2019 was a planning and zoning change to an area of the township known as the Princeton Forrestal Center (PFC). The PFC is a 1,800± acre planned development by the Trustees of Princeton University, located on the west side of the township, with primary access from Route One, College Road East, and Scudders Mill Road. The PFC represents nearly one-quarter of the township's total land area.

Given the persistent lack of demand for large scale office development and the high-vacancy rate of existing office within the township, against a back drop of large tracts of land in the PFC that is zoned, planned, and in some cases approved for large scale office development,

one of the major challenges continues to be the consideration of new, more sustainable, land use options for such areas that will complement planned and existing nearby developments, and contribute to an enhancement of the quality of life in the community.

In anticipation of the August 2019 expiration of the PFC General Development Plan (GDP), the Planning Board recognized the need to investigate and respond to the various planning and zoning challenges and opportunities that presented themselves. The challenges and opportunities that were identified included:

1. How best to plan for and regulate the development of Princeton University owned properties which were not developed under the previous GDP;
2. What new planning and development opportunities presented themselves at that time that could better support and enhance the future of the PFC, the township, and adjoining areas, than the land use planning and zoning policies of the previous PFC GDP, and in particular the Princeton Nurseries tract;
3. What zoning use and bulk regulations were needed for those portions of the previous PFC GDP that would fall outside of any new GDPs that may be considered.

The Re-examination Report also identified the Princeton Nurseries area as presenting the greatest opportunity for new development that would be sustainable and would better support and improve the marketability of the PFC and enhance the quality of life in the Township. The Nurseries is a 109± acre area of land located at the northwest corner of the PFC, bordered by South Brunswick Township to the north, College Road West and Seminary Drive to the south, Route 1 to the east, and Barclay Square at Princeton Forrestal to the west.

The outcome of the 2019 Re-examination Report was a series of amendments to the Statement of Objectives, Principles, Assumptions, Policies and Standards (SOPAPS) and the Land Use Element of the Master Plan. A new GDP was also adopted. These changes support the Township's vision for integrated mixed-use development, specifically in the Princeton Nurseries area, and the PFC.

3.0 EXTENT THAT PROBLEMS & OBJECTIVES HAVE CHANGED

C:40:55D-89b provides that the reexamination report shall state: The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The major issue presented in the 2019 Re-examination Report, the expiration of the PFC GDP, was solved with the passage of a new GDP and amendments to the Master Plan.

The larger challenge of a lack of demand for large scale office development and the high-vacancy rate of existing office within the township, is still an issue facing Plainsboro. This issue has been exacerbated since 2019 due to the COVID-19 pandemic creating a shift to working from home. At the same time, there has been an increase in demand for warehousing in the region, particularly for undeveloped land located near local major roadways.

4.0 EXTENT OF CHANGES IN POLICIES & OBJECTIVES FORMING THE BASIS OF THE MASTER PLAN OR DEVELOPMENT REGULATIONS

C:40:55D-89c provides that the reexamination report shall state: The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis of the Master Plan and development regulations, as last revised, with particular regard to the density and distribution of land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and municipal policy and objectives.

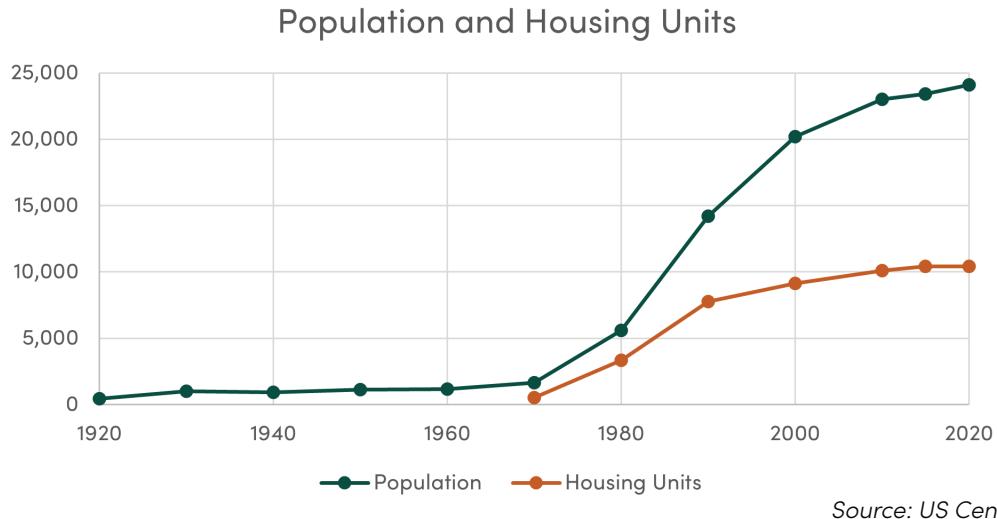
Since the last Re-examination Report in 2019, the following are the major trends and changes impacting assumptions, policies, and objectives that form the basis of the Master Plan and development regulations.

4.1 LOCAL TRENDS

4.1.1 Population and Housing

According to the 2020 US Census, the population of Plainsboro is 24,084 people. In the past five years, since the American Community Survey Census (ACS) estimates in 2015, the population has only grown by 664 people. This is consistent with the slowing population growth rate since 2000. The slowing rate of population growth matches the minimal amount of housing construction.

Plainsboro Township had 10,437 total housing units in 2020 according to the 2020 ACS 5-year estimates. Many of these units (41.9 percent) are single-family homes, although 37.2 percent of housing units in Plainsboro are in structures with five to nineteen units in them. The growth of new housing units during this decade can mostly be attributed to the construction of more single-family homes.



This stagnation in population and housing unit growth is likely due to the fact that Plainsboro is reaching build-out capacity on developable land with its current zoning and regulatory framework. In order to support the viability of existing commercial centers and any future mixed-use centers, Plainsboro will need to continue to increase the number and diversity of its housing types to increase its population.

4.2 REGIONAL AND NATIONAL CHANGES

4.2.1 Land Use Demand

Throughout the country there has been a shift away from the suburban-style office parks built in the 1970s, 80s, and 90s, which are often low-density, isolated, car-oriented, and single use. Without updates and improvements, these suburban style developments have been aging and struggling to keep up with change in demand, work preferences, and more desirable mixed-use environments. Locally, large areas in Plainsboro have been dedicated to this style of office parks. As noted in the 2019 Re-examination Report, there has been a “persistent lack of demand for large scale office development and a high-vacancy rate of existing office within the Township.”

More recently, the COVID-19 pandemic, which forced people to work from home, only exacerbated this trend. After two years of COVID-related confinements at home, people were used to dealing with online calls, accepting deliveries, contacting clients in creative ways, and completing work assignments. This shift in approach to office culture from full-time in office to hybrid or full-time work from home has remained even after the stay-at-home mandates were lifted.

Demand for office space has not gone away completely, it has just changed. Many people

are still moving to the suburbs, but they are seeking office spaces that feel more urban.¹ Demand is increasing for mixed-use, walkable, amenity rich spaces where people can live, work, and play. Plainsboro's existing office parks provide an opportunity to recognize and take advantage of this shift in life style preference.

Commercial activity, including shopping, both literally and metaphorically, has been changing at a pace never quite seen before. Technology has fundamentally changed the way we buy, sell, create, and interact in the commercial sector that has had, and will continue to have, significant impacts on the built environment. The digital age has impacted almost every area of commerce. In 2021, online shopping accounted for 13.2% of all retail sales², up from just under 6% in 2012, leading to changes to the physical presence of retailers and increases in employment opportunities with delivery-based retailers and delivery companies. Opportunities to telework are leading to changes in the amount of office space companies have and how that office space is utilized. After a steep decline in manufacturing jobs in the U.S. from 2000 to 2010, technological innovation has led to more efficient, safe, and highly specialized manufacturing, that has led to an increase in highly skilled manufacturing jobs and an increase in small-scale manufacturing facilities.³ Technology is also changing the way people interact with commercial businesses in the built environment that lead to physical on-site changes, such as click and collect parking spaces reserved in retail shopping centers, mobile pick up windows, and multi-lane drive-throughs, same day delivery services that reduce parking demand, small coworking office spaces taking the place of large office buildings, and an increasing need for warehouse space.

COVID-19 impacts on shopping centers has been palpable. Restaurants in these locations provide for smaller outdoor seating areas. Both formal and informal dining is popular. However, many customers prefer a quick grab and go service. Orders are filled via door dash and through other apps and other means. The introduction of "micro fulfillment" type centers or stores are opening in shopping centers. A micro fulfillment center or store has a smaller footprint than say a "Big Box" store but can offer the same reliable type of quick delivery service to their customers. Another phenomenon is the presence of "home suites" where individuals, homeowners, and business tenants and the like can rent a small office space to conduct business in a location outside the home.

Our commercial landscape has also been, and will continue to be, changed and impacted by the different ways that the Millennial Generation (1981-1996) and Generation Z (1997-on) seek to interact with the world than previous generations, such as the Baby Boomers and Gen-Xer's. According to the U.S. Bureau of Labor Statistics, Millennials currently make up the largest percentage of the labor force and will retain that position, with Generation Z following

1. Badger, E., 2022. *Lonely Last Days in the Suburban Office Park*. *NTtimes.com*. <<https://www.nytimes.com/2022/07/05/upshot/future-suburban-office-park.html>>

2. U.S. Census Bureau News, *Quarterly Retail E-Commerce Sales*, 4th Quarter 2021, released February 18, 2022, accessed at https://www.census.gov/retail/mrts/www/data/pdf/ec_current.pdf, on April 18, 2022.

3. U.S. Bureau of Labor Statistics, accessed from BLS Data Viewer on April 18, 2022, BLS Data Viewer.

closely behind, until 2029.⁴ How these generations spend their money, particularly Millennials, is changing the sectors where the most money is spent, how that money is spent, and how business is conducted. The purchase of expensive goods is no longer seen as an indicator of success. Millennials are more likely to spend their money on technology and experiences and with companies that support their values, than expensive cars and big houses.⁵ They are also more likely to seek employment with companies that allow for better work-life balance which includes space for remote work and more flexible schedules.

The COVID-19 pandemic also saw an increased demand for warehousing, especially in New Jersey. According to a report by Newmark, a commercial real estate company, there is "insatiable demand" for warehousing in New Jersey, especially in the northern and central parts, where Plainsboro is located.⁶ This demand for logistics space has been strong for five years, but was fueled over the past year by online shopping during the pandemic. This demand has put a lot of pressure on commercial property owners and Townships to build warehousing; but warehousing is not consistent with the land use goals in this Master Plan.

A successful land use strategy must consider the needs of current residents, while anticipating and adapting to the needs of future residents. That strategy should then inform a regulatory framework that is flexible and adaptive and leaves room for changing trends and uses that may not have appeared compatible in the past, but now integrate without conflict. While Plainsboro, at first glance, appears to be built out, with much of its current open space permanently protected, the future is never a certainty. The Township will need to be prepared to reimagine current land uses and landscapes and consider how market trends and demographic shifts may impact the community.

4.3 COMMUNITY AND STAKEHOLDER ENGAGEMENT

Plainsboro Township conducted an education and community engagement campaign as part of this Master Plan re-examination process. The goal of the education campaign, an informational video and series of posters, was to help residents understand the importance of the Master Plan and why it is important to weigh in on its update. The goal of the community engagement, an online survey, was to understand the vision and priorities of current residents and the issues and opportunities they see related to transportation and circulation, land use, open space, and flooding.

The survey was open for 2.5 months and received responses from 250 people. It was available through local contacts, social media, the Township's website, and emails to parents at schools. The data collected through the community engagement was used to inform the updates to the SOPAPS and the Land Use Plan.

4. U.S. Bureau of Labor Statistics, *Millennials in the labor force, projected 2019-29*, Elka Torpey, accessed April 18, 2022, *Millennials in the labor force, projected 2019-29 : Career Outlook: U.S. Bureau of Labor Statistics* (bls.gov)
5. *How Millennials Spend Their Money*, Andrea Woroch, July 2020, US News and World Reports, accessed April 18, 2022, *How Millennials Spend Their Money* (msn.com)
6. *Northern New Jersey Industrial Market*. Newmark. <https://f.tlcollect.com/fr2/421/84783/NorthNJ-Industrial-Report_3Q21.pdf>

The major takeaways from the engagement were that the top priorities were environmental protection, focusing on schools and community facilities, creating a range of housing choices, creating downtown destinations, and making improvements to walking and biking facilities. These topics came up throughout the engagement process and were reinforced through several different lines of questions. Although not all directly land use related, each of these is relevant to this Re-examination report as they all influence the types of land uses that Plainsboro would like to emphasize and support in the future.

As part of the engagement process, stakeholder interviews were also conducted with the following people to gain a better understanding of issues and opportunities throughout the Township. During that process, the following interviews were conducted:

- Mayor Peter A. Cantu
- Corporal Daniel Reichard, Plainsboro Police Department (Emergency Management)
- Darren Miguel (Library)
- Lenny Celluro (Recreation)
- Matt Flath (Onyx – Plainsboro Plaza)
- Curt Emmich (Princeton University)
- Ryan Castles (Millbrook – Princeton Meadows)
- Jeff Katz (Millbrook – Princeton Meadows)
- David Aderhold, Ed.D (Superintendent of Schools)

4.4 REGULATORY CHANGES

4.4.1 Climate Change Hazard Vulnerability Assessment

On February 4, 2021, New Jersey enacted Senate Bill (SB) 2607 amending the required components for municipal master plans in New Jersey to incorporate climate change risks and adaptation strategies. Specifically, the land use element of any master plan adopted after the bill's passage must include a climate change and extreme weather vulnerability assessment as well as natural hazard mitigation strategies.⁷⁸

The requirements for such an assessment are set forth in the Bill and include:

1. Identification of climate change-related natural hazards that are anticipated to impact the Township.
2. A build-out analysis projecting future development in the Township with a focus on areas that exhibit a high level of vulnerability and risk.
3. An assessment of threats and vulnerabilities resulting from climate change-related hazards.

7. Slachetka, S. and Drill, J., 2022. Climate Change-Related Hazard Vulnerability Assessment. <https://www.tandmassociates.com/wp-content/uploads/2021/09/NJ-Planner_July-August-2021.pdf>

8. Chapter Law P.L. 2021, c.6.

4. Identification of critical facilities necessary for evacuation purposes and for sustaining quality of life during a natural disaster.
5. An evaluation of the impact of climate change related hazards on the other elements of the master plan.
6. Strategies and design standards that will reduce or avoid the risks associated with the identified climate change related hazards.
7. A policy statement on the relationship of the vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan.

These new statutory provisions require a step-by-step analysis to identify and evaluate the impact of climate change-related natural hazards on the Township and establish the necessary foundation to develop and implement a land use planning strategy that minimizes the costs and risks associated with climate change-related hazards and the associated impacts on the community and its residents.

4.4.2 Electric Vehicle Charging Infrastructure

In 2019, the New Jersey State Legislature adopted Senate Bill 606 (P.L 2019, Chapter 267), which made amendments to the Municipal Land Use Law (N.J.S.A. 40:55d-1 et. seq.) and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12a-1 et. seq.), intended to encourage municipalities to consider Electric Vehicle Charging Infrastructure as part of the master plan, periodic reexamination of the master plan, and redevelopment plans.⁹

In the Land Use Plan and Circulation Plan elements it is required to show the existing and proposed location of public electric vehicle charging infrastructure. The Green Buildings and Environmentally Sustainability Plan element is required to consider, encourage, and promote the development of public electric charging infrastructure appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops. Redevelopment plans must now address the development of public electric vehicle charging infrastructure in appropriate locations and proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.¹⁰

It is worth noting that the Dey Road Redevelopment Plan required development in the plan area to provide at least two public electric recharge stations for vehicles, with the developer of the site agreeing to build an age-restricted single-family development ("Serenity Walk") with each home wired for an electrical vehicle (EV) charger, with the option of having the actual EV charger installed.

9. <https://www.adaptationclearinghouse.org/resources/new-jersey-senate-bill-sb-2607-requiring-land-use-plan-element-of-municipal-master-plan-to-include-climate-change-related-hazard-vulnerability-assessment.html>

10. Senate, No. 2607; P.L. 2021, CHAPTER <https://pub.njleg.gov/bills/2020/AL21/6_.PDF>

4.4.3 Changes to the Local Redevelopment and Housing Law (LRHL)

In 2013, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.; LRHL) was amended to provide for both a non-condemnation and condemnation redevelopment area designation, as well as to redefine the criteria and procedures for designating an area in need of redevelopment and rehabilitation, including an update to notice requirements during the redevelopment area designation process.

Additionally, the LRHL was amended in 2019 to include additional criterion for designation as an area in need of redevelopment under the terms of N.J.S.A. 40A:12A-S(b). The additional provision enables designation as an area in need of redevelopment when the discontinuation or abandonment of buildings used for retail, shopping malls and office parks, or buildings with significant vacancies has persisted for at least two consecutive years. N.J.S.A. 40A:12A-S(b) now reads as follows:

"b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenantable."

In addition to the amendments to the LRHL that have been described above, it is noted that in 2015 the New Jersey Supreme Court ruled in 62-64 Main Street LLC, et al. v. Mayor and Council of the City of Hackensack, 221 N.J. 129 (2015) found that a property does not need to negatively affect the surrounding properties in order to be considered "blighted" and, thus, eligible for redevelopment.

4.4.4 Cannabis Legislation

In 2021, legislation was signed into law legalizing and regulating cannabis use and possession for adults 21 years and older. Municipalities had until August 21, 2021 to take actions to: either prohibit or limit the number of cannabis establishments, distributors, or delivery services; and, in the event that the municipality opts to not prohibit such uses, regulate the location, manner and times of operation and establish civil penalties for violation of ordinances.

Plainsboro opted out under the cannabis legislation. No cannabis sales of any kind are allowed in the Township.

5.0 REEXAMINATION RECOMMENDATIONS

C:40:55D-89d provides that the reexamination report shall state: The specific changes recommended for the Master Plan and development regulations, if any, including underlying objectives, policies and standards, and whether a new plan or regulation should be prepared.

5.1 ADOPTION OF A NEW SOPAPS

This Report recommends that the Statement of Objectives, Principles and Assumptions, Policies and Standards be revised to reflect changing conditions, eliminate redundancies, and clarify language. A newly revised SOPAPS is included as a proposed amendment to the Master Plan.

5.2 ADOPTION OF A NEW LAND USE PLAN ELEMENT

This Report recommends that the Land Use Plan Element be updated for brevity, clarity, and to better reflect the outcome of community engagement and the update to the SOPAPS. In addition, sections that are no longer relevant or projects that have been completed since 2009 will be summarized or removed, as necessary. This will result in an update to the following Plan sections: New Jersey (NJ) State Development and Redevelopment Plan, the land use descriptions, the development areas, Population Density and Development Intensity, the Land Use Plan, and the Action Plan. Further explanation, where applicable, can be found below. The Climate Change-Related Hazard Vulnerability Assessment (CCRHVA) is also recommended to be added to the Land Use Plan Element.

5.2.1 Amend the NJ State Development and Redevelopment Plan Section

The Township received Initial State Plan Endorsement on January 18, 2006, from the State Planning Commission. It has since expired. The overall goals and objectives of the Master Plan has not changed and still aligns with the State Plan, but Plainsboro is not currently seeking renewal of the endorsement. One reason is because the State Development and Redevelopment Plan is supposed to be updated every four years but has not been updated since 2001. While Plainsboro may seek a new renewal in the future, it is recommended that this section be updated to reflect the expiration and moved to "Other Plans and Planning Areas."

5.2.2 Addition of Statutorily Required Summaries or Statements

It is recommended to add relevant summaries or statements to satisfy statutory requirements specified in N.J.S.A. 40:55D-28(2), including the following:

- Statement of Strategy Concerning Smart Growth and the Installation of Electric Vehicle Charging Stations
- Statement of Strategy Concerning Storm Resiliency with Respect to Energy Supply, Flood-prone Areas, Environmental Infrastructure, and Environmental Sustainability
- Statement on Location of Existing and Proposed Airports
- Statement on Military Facilities

5.2.3 Recommended Changes to Land Uses

The 2009 Land Use Plan Element includes descriptions of various land use types in the Township. In order to create consistency with the Land Use Plan Map, community engagement, and the updated SOPAPS, the following changes are recommended:

Update the following sections:

- Commercial Land Uses: Incorporate language into Mixed Use to reflect the changes in the Land Use Plan Map
- Village Area Plan: Update and shorten language to reflect the completed parts of the Village Area Plan. Move the section to "Other Plans and Planning Areas."
- Office, Research, and Industrial Land Uses: Split the Office Land Uses language off into its own Land Use category. Rename Research and Industrial as "Research and Limited Industrial."

Add the following sections:

- Mixed Use Land Uses: Create a new Mixed Use section to be consistent with the 2009 Land Use Plan Map and the proposed 2022 Land Use Plan Map. The description will explain that the Mixed Use Land Use allows for the Township to better address community goals as specifically identified in the SOPAPS and respond to changing trends by including more flexibility for mixed-use infill development options in many locations.
- Institutional and Public Facilities Land Uses: Create a new Institutional and Public Facilities Land Uses section to be consistent with the 2009 Land Use Plan Map and the proposed 2022 Land Use Plan Map. The language will describe the current land uses on these parcels.
- Public and Private Open Space Land Uses: Create a new Public and Private Open Space Land Uses section to be consistent with the 2009 Land Use Plan Map and the proposed 2022 Land Use Plan Map. The language will describe the current public and private open space areas in the Township.

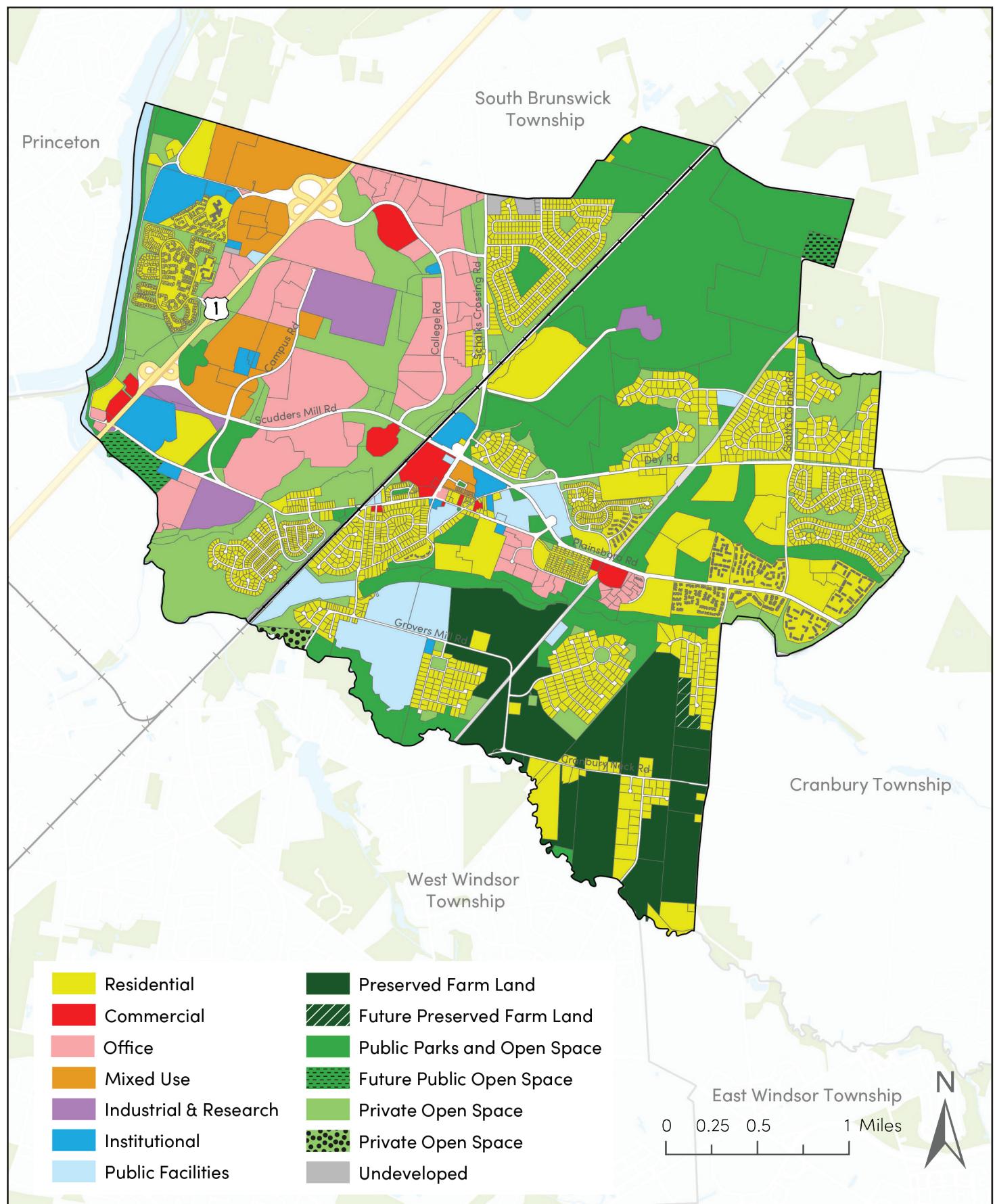
5.2.4 Redevelopment Plans

The FMC Redevelopment Plan was originally adopted in January of 2008 and incorporated into the 2009 Master Plan. Since then, the Amended Redevelopment Plan for the Princeton Health Care System at Plainsboro Site (former FMC Redevelopment Plan) was adopted in 2013. The section in the Land Use Plan Element related to the FMC Redevelopment Plan should be updated to reflect the amended plan and any changes to the area since 2009.

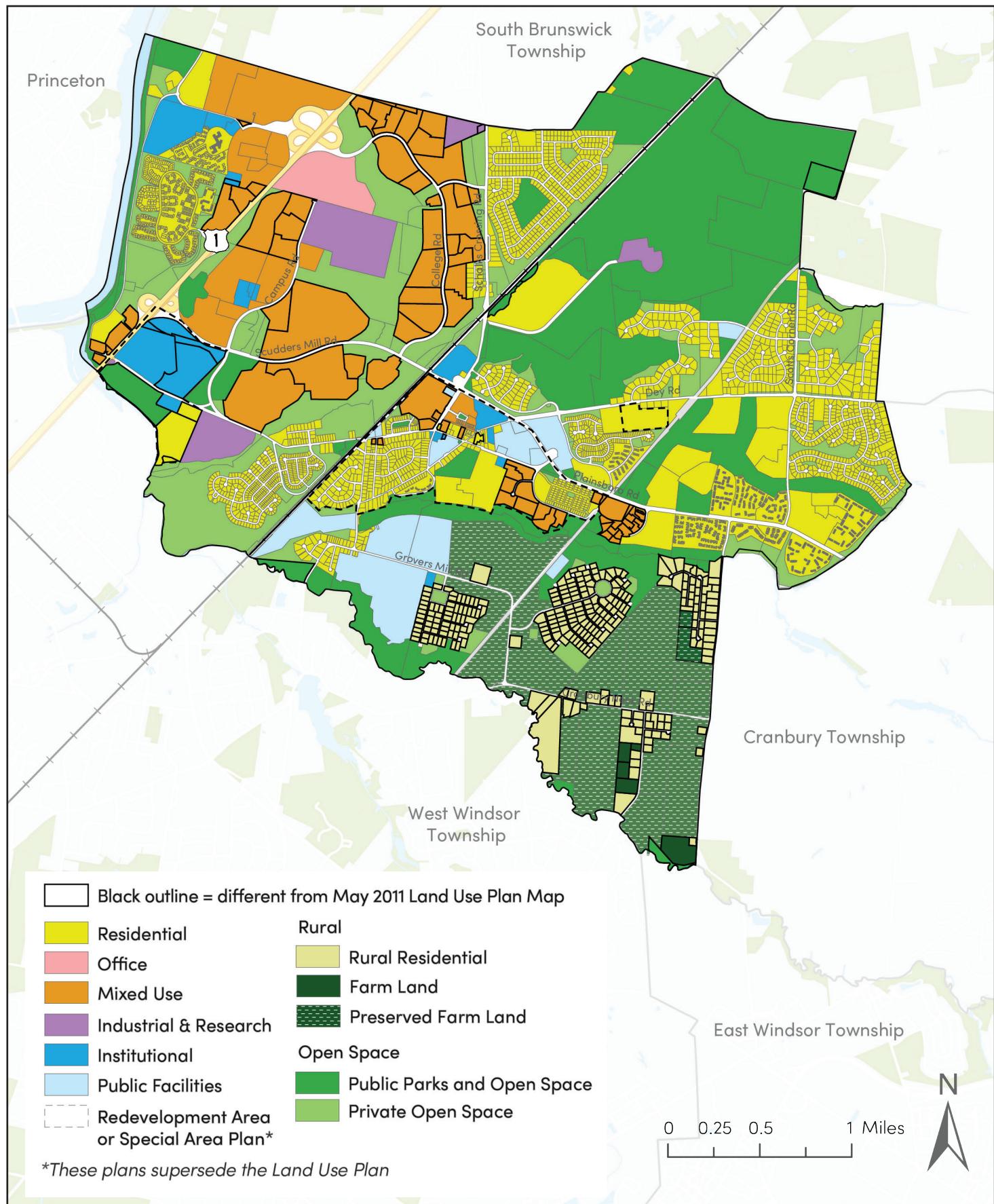
A brief summary of the Dey Road Redevelopment Area Plan, adopted in 2020, should also be added to the plan.

Both of these descriptions should be included in the "Redevelopment Plans" section within "Other Plans and Planning Areas."

Map 1. Former Land Use Plan Map (May 2011)



Map 2. Proposed Land Use Plan Map with Highlighted Changes



5.2.5 The St. Joseph's Seminary Development Area

The St. Joseph's Seminary Development Area is still valid, but it is recommended that updates be made to the section to summarize the recommendations and update on changes since 2009. This section should be moved to "Other Plans and Planning Areas."

5.2.6 Update the Land Use Plan

It is recommended that the Land Use Plan be updated with a new Land Use Plan Map ([Map 2 on page 15](#)) to reflect the community engagement, updates to the SOPAPS, and to create more consistency with the land use types described earlier in "[5.2.3 Recommended Changes to Land Uses](#)" [on page 13](#). The table with acres per land use should also be updated. The following changes are recommended:

- Expand Mixed Use to include Office and Commercial uses, where appropriate, within PMUD zone and along commercial corridors.
- Reclassify Residential to the south of Cranbury Brook/Plainsboro Pond as Rural Residential to differentiate from the generally higher-density residential that exists in the rest of the Township.
- Amend Future Public Open Space, Future Private Open Space, and Future Preserved Farm Land to be Public Parks and Open Space, Private Open Space, and Preserved Farmland, respectively.
- Identify current Redevelopment Areas and Special Area Plans.
- Reclassify "Undeveloped" into a Land Use included in the plan.
- Update legend to create more consistency between the land uses in the Land Use Plan and the Land Use Plan Map.

5.2.7 Addition of the new Climate Change-Related Hazard Vulnerability Assessment

Senate Bill (SB) 2607 amended the required components for municipal master plans in New Jersey to incorporate climate changes risk and adaptation strategies.¹¹ To comply with this new law, it is recommended that the Climate Change-Related Hazard Vulnerability Assessment be included in the Land Use Plan Element.

5.2.8 Reorder the Land Use Plan Element

It is recommended that the Land Use Element be reordered. The Background section would include the additional sections for the MLUL referenced in "[Addition of Statutorily Required Summaries or Statements](#)" [on page 12](#); the Land Uses would be put into alphabetical order; and the New Jersey State Development and Redevelopment Plan, Redevelopment Plans, Planned Development Areas, Village Area Plan, and St Josephs' Seminary Development Area would all be combined in one section - "Other Plans and Planning Areas".

¹¹. Chapter Law P.L. 2021, c.6.

6.0 RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS

C:40:55D-89e provides that the reexamination report shall state: The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Dey Road Redevelopment Plan was adopted in August of 2020. The subject properties are located within the east central portion of the Township proximate to the intersection of Dey Road and Woodland Drive. The parcels are Block 1304, Lots 1.02 and 1.03. It is recommended that this Redevelopment Plan be incorporated into the Master Plan.

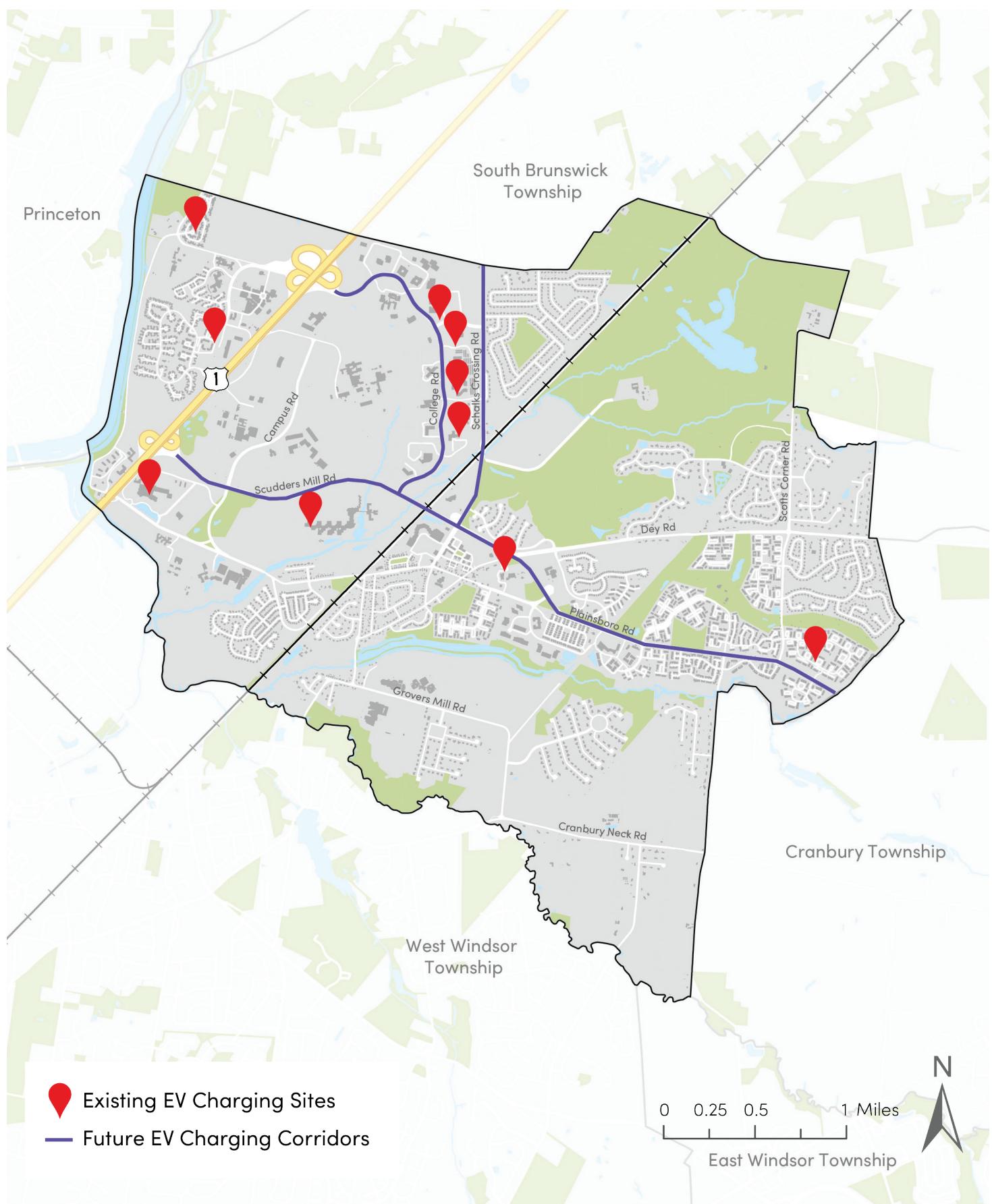
7.0 RECOMMENDATIONS CONCERNING THE INCORPORATION OF CHARGING INFRASTRUCTURE

C:40:55D-89f provides that the reexamination report shall state: The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

In 2019, the New Jersey State Legislature adopted Senate Bill 606 (P.L 2019, Chapter 267), which made amendments to the Municipal Land Use Law (N.J.S.A. 40:55d-1 et. seq.) and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12a-1 et. seq.), intended to encourage municipalities to consider Electric Vehicle Charging Infrastructure as part of the master plan, periodic reexamination of the master plan, and redevelopment plans. In addition, Senate Bill 3223 (P.L.2021, Chapter 171) mandates EV spaces as permitted in all zones.

Is it recommended that as part of this Re-examination Report a map be prepared showing the existing and proposed location of electric vehicle charging stations. Currently, they are mostly concentrated along County Road 614, which runs east to west through the Township. This is a good place to continue to place electric changing stations as it is a major corridor and open up access to people passing through. College Road and County Road 683 should also be targeted for future EV charging stations ([Map 3](#)). The Land Use Plan Element should be amended to include this map.

Map 3. Electric Vehicle Charging Map



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Plainsboro Township, New Jersey

DATE: October 17, 2022

