

OPEN SPACE AND RECREATION PLAN



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VI. OPEN SPACE AND RECREATION PLAN ELEMENT

A. Introduction

A series of major development approvals granted in the early 1970's set in motion the construction of some 6,500 new housing units. Since that time, Plainsboro has been wrestling with the challenges of land use growth. The Township's population has grown from 5,605 in 1980 to approximately 15,536 in 1997 and has now reached over 21,000. In addition to significant residential growth, Plainsboro's local economy has benefited from the development of office and research facilities and many commercial establishments.



Morris Davison Park

A key element in managing the growth that Plainsboro continues to experience and enjoy has been a complementary effort to preserve Plainsboro's inherent natural beauty and open spaces. The Township has aggressively pursued the preservation of open space as a way to manage growth and provide passive recreational opportunities for its growing and diverse citizenry.

In addition, the Township has placed a high priority on providing facilities for active recreation to meet the needs of the Township's diverse and growing resident and employment population. Investment in facility development and expansion has been carefully programmed. Facility development has always been prefaced by an extensive community outreach effort. Through this "grass roots process" the needs and preferences of the community at large have been carefully considered and reflected in the preparation of this Open Space and Recreation Element. Similarly, outreach efforts are used to gauge the needs of the Township's citizens in providing various recreation services and programs.

B. Open Space Goals and Policies

1. Goals

- a. Maintain and protect Plainsboro's rural heritage and open spaces.
- b. Conserve and protect as many environmentally sensitive areas as possible.
- c. Maintain preserved areas and make them accessible to all members of the public, where appropriate.

2. In pursuing these Open Space Goals, the Township employs the following Policies:
- a. Pursue land set-asides through various tools and secure lands either under terms of preservation or public control. This results in land being protected from development and left available for passive or active recreation.
 - b. Use zoning powers to minimize overall densities by emphasizing a more diverse balance in housing types and utilizing other zoning tools, such as clustering, to achieve open space and farmland preservation.

- c. Establish partnerships with other governmental funding sources to aggressively pursue funding for open space preservation through partnerships by participating in other government programs, such as the County/State



School Tot Lot

- Farmland Preservation Program, the County Open Space and Farmland Preservation Trust Fund, and the New Jersey Green Acres Program.
- d. Establish a dedicated source of municipal funding for the purpose of open space preservation through the establishment of a dedicated open space tax, which would be the equivalent of 1¢ per \$100 of assessed value of taxable property, and establish a permanent municipal fund for open space preservation and recreation development and maintenance. These funds should also assist in leveraging other governmental funding sources.
- e. Enhance the interaction of Township residents with the environment by acquiring lands for public park use which in turn preserves the most important natural resources of the Township.
- f. Preserve existing and potential outdoor recreation areas and institutional land uses which serve to protect the Township's natural features.
- g. Extend park and recreation open space corridors to permanently

protect significant portions of the Township's natural features.

C. Recreation Goals and Policies

1. Goals

- a. Provide diverse recreational opportunities for all segments of Plainsboro's population.
- b. Provide recreational facilities that are diverse, well maintained, and accessible to all segments of Plainsboro's population.
- c. Determine through extensive public outreach, the recreation program services and facilities desired by the public so that the Township may respond effectively to these needs.
- d. Cultivate active community involvement in the planning, development, and the provision of programs and services.
- e. Development or enhancement of programs and services that reflect needs generated by population changes.

2. In pursuing these Recreation Goals, the Township employs the following policies:

- a. Maintain and expand municipal park and recreation facilities in a comprehensive manner without exceeding the limits of the Township's financial capabilities.
- b. Improve the character of residential neighborhoods through park and recreational development.
- c. A number of recreational facilities and programs exist in the Township which are not publicly owned and operated but constitute a significant portion of park and recreational resources. These programs and facilities should be encouraged to develop in a comprehensive manner.
- d. Maintain the safety and security of all park facilities.
- e. Development of park facilities should keep in mind reasonable flexibility of use, ease of maintenance, protection of natural features, and should minimize adverse effects on neighbors.
- f. All programs and facilities should be accessible to handicapped and elderly residents. At least a portion of the programs and facilities should encourage family recreation and participation.
- g. Facilities should be designed as a system of parks and recreational open spaces interconnected, where possible, easily accessible to a broad spectrum of the community and easily

identified.

- h. Encourage the location of new public facilities, such as parks, where they will be within effective service radii of the older village area and other developing areas.
- i. Assessment of public recreational facilities to maximize potential community benefit.

D. County Open Space and Recreation Plan

The Middlesex County Planning Board conducted an assessment of recreation, parks and open space needs about 10 years ago. This assessment is contained in the County Open Space and Recreation Plan. The observations and findings in this plan are still valid. The plan places Plainsboro along with Cranbury Township, the Borough of Jamesburg, Monroe Township, and South Brunswick Township into recreation and open space Planning Area #3. A tabulation of acreage deficits through the year 2010 for Planning Area #3 concluded the following:

- 1. This planning area met the minimum guidelines for major parks, and
- 2. Mini-parks and neighborhood parks were in deficit in Planning Area #3.

In addition, based upon County population projections and accepted facility development standards, if no public recreational facilities were gained or lost in Middlesex County from 1990 until the year 2010, the following facilities would be below the standard number suggested by the National Park and Recreation Association:

- 1. tennis courts
- 2. volleyball courts
- 3. handball courts
- 4. football fields
- 5. baseball/softball fields
- 6. soccer fields
- 7. track and field facilities
- 8. 18 hole golf courses
- 9. driving ranges

The County Open Space and Recreation Plan recommends the implementation of a greenway trail system that incorporates opportunities for bicycling (touring and off-road), hiking, walking, jogging, and horseback riding. Such a greenway

system in Plainsboro would include the Millstone River Greenway from Mapleton Road to Route 130 in Cranbury and the Cranbury Brook Greenway from the confluence of the Cranbury Brook and Millstone River in Plainsboro to Cranbury Village. The stated objective of both greenways is stream corridor, wetland, floodplain, and habitat protection.

E. Farmland Preservation

Plainsboro has been particularly successful in its efforts to preserve farmland. By utilizing the State and County farmland preservation programs, Plainsboro has preserved hundreds of acres of farmland, which has included the Stults Farm, the Hostetler Farm, the White Farm, and the DeSandre Farm.

The Township's farmland zoning has also been effectively utilized for the preservation of the Grovers Mill Farm property. At no cost to the State, County or the Township, farmland zoning resulted in the dedication, through donation, of 239 acres of farmland and 170 acres of woodlands on the Grovers Mill Farm property. This preservation came within the context of a 149 single-family home subdivision approval. These properties were then placed in the State Farmland Preservation Program to ensure the greatest protection for the preserved lands. To date, through utilizing the State and County program and through the implementation of our farmland zoning, the Township has preserved a total of 539 acres in the Grovers Mill Farm area. Plainsboro has benefited from the County program in a regional way because adjacent sections of Cranbury Township have also designated as agriculture development areas through participation in the County program.

The Township has also successfully utilized the Middlesex County Open Space and Farmland Preservation Trust Fund in its efforts to preserve lands known as the Plainsboro Preserve. The Plainsboro Preserve is a 530 acre tract of land located in the northern section of town, bordered by the Amtrak lines to the west, South Brunswick Township to the north, Dey Road to the south and Scotts Corner Road to the east. These lands, which are environmentally valuable, include McCormick Lake, Shallow Brook and Devils Brook. Through a complex arrangement involving the County and the landowner, this property has been preserved through outright land purchase.

In order to build on the Plainsboro Preserve effort, the Township also utilized the provisions of a density transfer ordinance to preserve the 100-acre McCormick tract. This property, which fronts on Scotts Corner Road, is contiguous to the Plainsboro Preserve property and, in fact, contains a significant portion of the McCormick Lake. This property, in conjunction with the neighboring Township Community Park and the Plainsboro Preserve, provides a substantial land holding that will never be available for development.

Plainsboro has also been successful through zoning requirements and the development process in securing other meaningful open space parcels. The development of Calton Homes' Princeton Manor resulted in land set-asides for the Public Works facility and the Township Community Park. Planning Board of the Wicoff Estates subdivision was accompanied by the provision of 125 acres of open space. Likewise, the Walker Gordon Farms development included the

provision of 135 acres of open space, much of it in and around the Walker Gordon Pond, the Devils Brook, and the Millstone River. Located along Dey Road is the Burken Farm subdivision, which was approved by the Planning Board, and is also accompanied by permanent open space set-asides. As part of Township required zoning set-aside efforts, the Princeton Forrestal Center is obligated to maintain 440 acres of land in open space. Through negotiations with the Forrestal Center, the Township has achieved important preservation along the Delaware and Raritan Canal. As a result of an agreement between the Township and the Forrestal Center, 30 acres of land which lie between the Canal and Mapleton Road, has been permanently preserved.

In fiscal terms, the success of the Township's farmland and open space preservation efforts has been impressive. Participation in the State and County farmland preservation programs has resulted in significant farmland preservation, with only a small portion of the cost being borne by Plainsboro taxpayers. Likewise, the use of the County Open Space Trust Fund in the Plainsboro Preserve project came at the cost of the 1¢ tax at the County level with no additional local tax funds required. Of course the use of the various cluster zoning methods noted above has resulted in the accumulation of open space holdings at no cost to the taxpayer.

F. Open Space and Facility Inventory

1. Open Space

In recent years, Plainsboro Township has placed a high priority on the preservation of farmland and open space. The Township's aggressive pursuit of land preservation has resulted in the protection of approximately 51% of Plainsboro's entire land area in some form of preservation or protection. **Figure 12: Open Space Map** and accompanying Table 11: "Plainsboro Township 2007 Open Space Inventory" provides a clear understanding of the extent of the Township's preservation efforts. Plainsboro's open space consists of:

- a. Public Parks and Open Space - Consists of land that has been secured in some form by local, County, or State government and is accessible to the public.
- b. Private Open Space - Consists of land required to remain open through Township zoning requirements, easements and condition of Planning Board approval.
- c. Preserved Farm Land - Lands that have been secured through the Township's farmland preservation ordinance or the Township's participation in the State/County Agricultural Development program.
- d. Pending Preserved Farm Land – Lands that have been identified for permanent preservation.
- e. Public Facilities – Consists of land occupied by public schools, the



Township of PLAINSBORO

Middlesex County, New Jersey

OPEN SPACE MAP

May 2011

-  Public Parks and Open Space
-  Private Open Space
-  Preserved Farm Land
-  Public Facilities

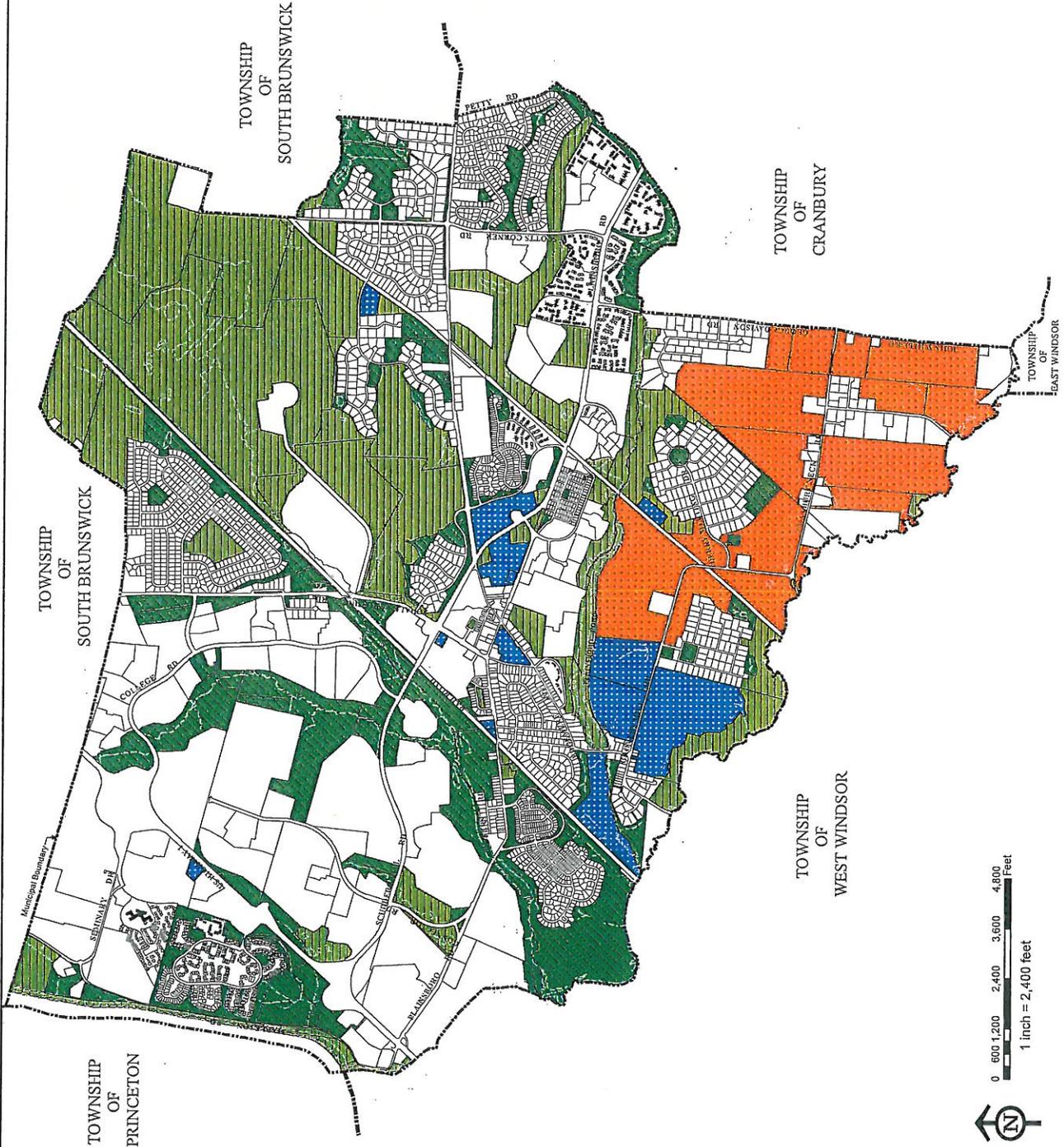


Figure 12

Prepared By:

David J. Samuel, P.E.
 Township Engineer

Municipal Complex, fire company, state police barracks, Township Public Works Facility, the post office, and the wastewater treatment plant.

2. Recreation Facilities



Morris Davison Park

The recreation facilities available to Plainsboro residents are varied and are provided both by the public and private sectors. Recreation facilities are provided in every geographic area of the Township. They provide diverse recreation opportunities to all residents. In addition to the substantial facilities provided by the Township and developers, additional facilities are provided by the State, County and on public school sites, which supplement what exists in Township parks and facilities located in private developments. An extensive number of recreation facilities have also been provided through private corporations to

their employees. All of these facilities play a significant role in providing access opportunities for Plainsboro citizens and for those who work in the Township. According to use of School District facility regulations, it is noted that the West Windsor-Plainsboro Board of Education “believes that the school buildings are a community resource. As such, buildings shall be available for use by community groups, for meetings and organizational objective activities, when that does not interfere with regular school activities”. The School District maintains a priority system for the use of buildings that includes Boy Scouts, Girl Scouts, Youth Sports Leagues, Township Recreation Community Youth Programs, and nonprofit Township groups, among others.

A complete inventory of all public and private recreation facilities is outlined below and identified on **Figure 13: Public Recreation Facilities Map** and **Figure 14: Private Recreation Facilities Map**.

PUBLIC RECREATION FACILITIES

Plainsboro Township Facilities

Community Park

Location: Scotts Corner Road - 67 acres
 Type: Community/Linear
 Currently accommodating 2 softball/Little League fields, 1 Little League field, a picnic area, concession stand, and soccer field(s). Also, includes a dog park, Babe Ruth (regulation baseball) field, soccer field (s), playground/tot lot and paved open recreation area, an asphalt court

for skateboarders/rollerbladers and parking lots.

Morris Davison Park

Location:

Plainsboro Road - 15 acres

Type:

Neighborhood

Includes a playground/tot lot, softball/Little League field, two volleyball courts, two basketball courts, a soccer field, biking and jogging path (1/2 mile), a pavilion area, and a parking lot.

Plainsboro Park

Location:

Edgemere Avenue - 14.33 acres

Type:

Neighborhood

Includes a picnic area, playground/tot lot, four tennis courts, bocce, one volleyball court, three baseball/softball fields, one soccer/football field, two non-regulation basketball courts and a parking lot. Access to biking/hiking on the Lenape trail.

Schalks Meadow Park

Location:

Parker Road South - 18.95 acres

Type:

Neighborhood

Includes playground/tot lot, two basketball courts, two tennis courts, 1 Babe Ruth (regulation baseball) field, two soccer fields, cricket area, and an internal bike, jogging and walking path.

Lenape Trail

Location:

George Davison Road to Waters Edge Park - 2.2 linear miles (approx.) with markers every 0.1 miles. Total size is 42 acres.

Type:

Regional

The trail accommodates biking, jogging, walking, cross-country skiing, and is equipped with exercise stations parallel to Plainsboro Pond, which accommodates fishing and non-motorized boating.

Waters Edge Park

Location:

Pond View Drive - 5.84 acres

Type:

Neighborhood

Scenic open space park adjacent to pond. Includes a picnic area. Located at end of Lenape Trail. Offers a floating dock for non-motorized boating, a biking and jogging trail, and cross-country skiing.

Mill Pond Park

Location:

Maple Avenue

Type:

Community – 30.25 acres

This is a small park area located on the banks of Mill Pond, this scenic spot is ideal for fishing, picnicking and non-motorized boating. Includes a



Township of PLAINSBORO

Middlesex County, New Jersey

PUBLIC RECREATIONS FACILITIES

July 2011

- 1 Community Park
- 2 Morris Davison Park
- 3 Plainsboro Park
- 4 Schalks Meadow Park
- 5 Lenape Trail
- 6 Waters Edge Park
- 7 Mill Pond Park
- 8 Community Gardens
- 9 Plainsboro Preserve
- 10 Meadows At Middlesex Golf Course
- 11 Delaware & Raritan Canal Park
- 12 Wicoff Elementary School
- 13 Community Middle School
- 14 Upper Elementary School
- 15 High School (North Campus)
- 16 Village Center Park
- 17 Millstone Park

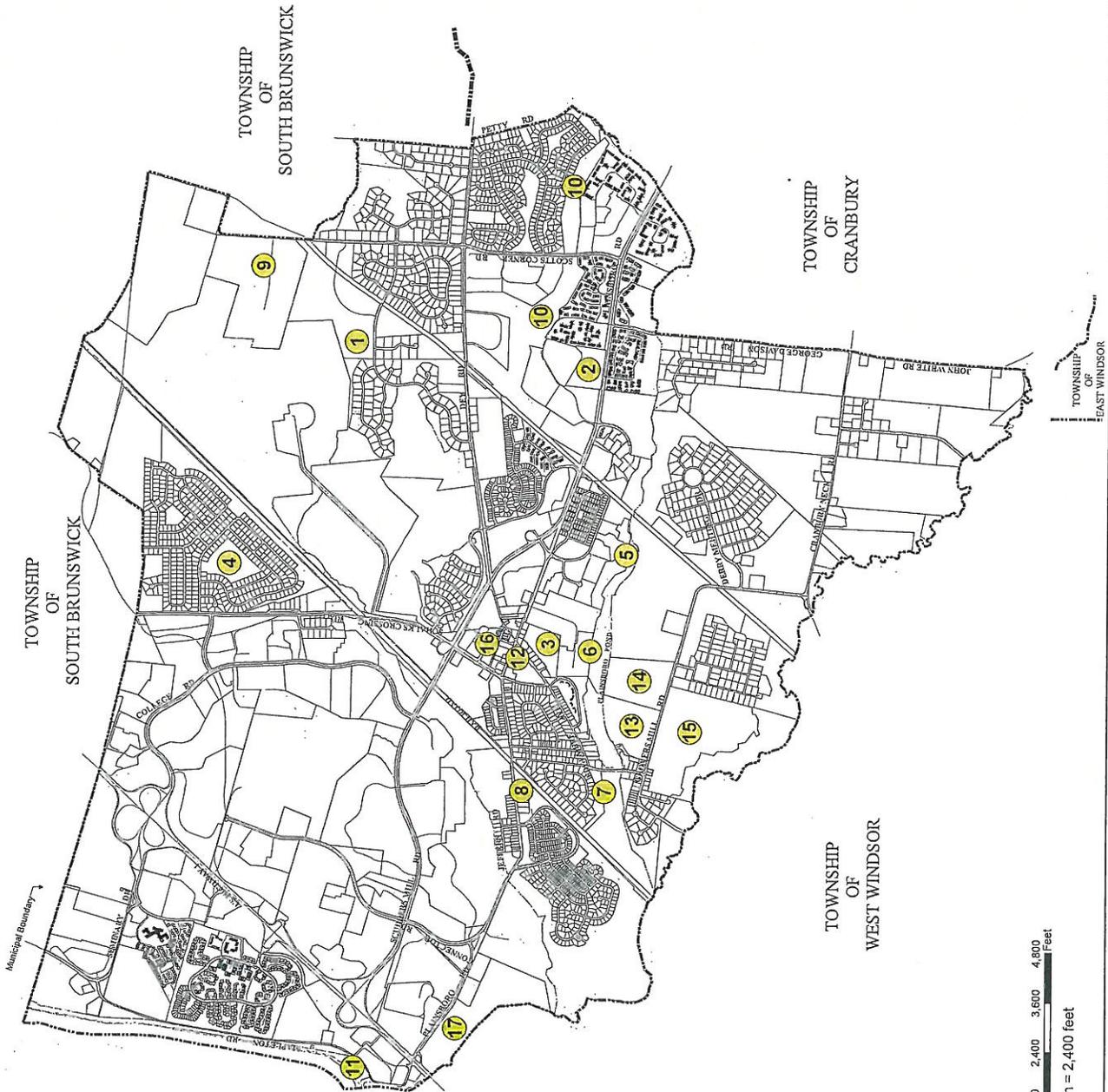


Figure 13

Prepared By:

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 Township Engineer

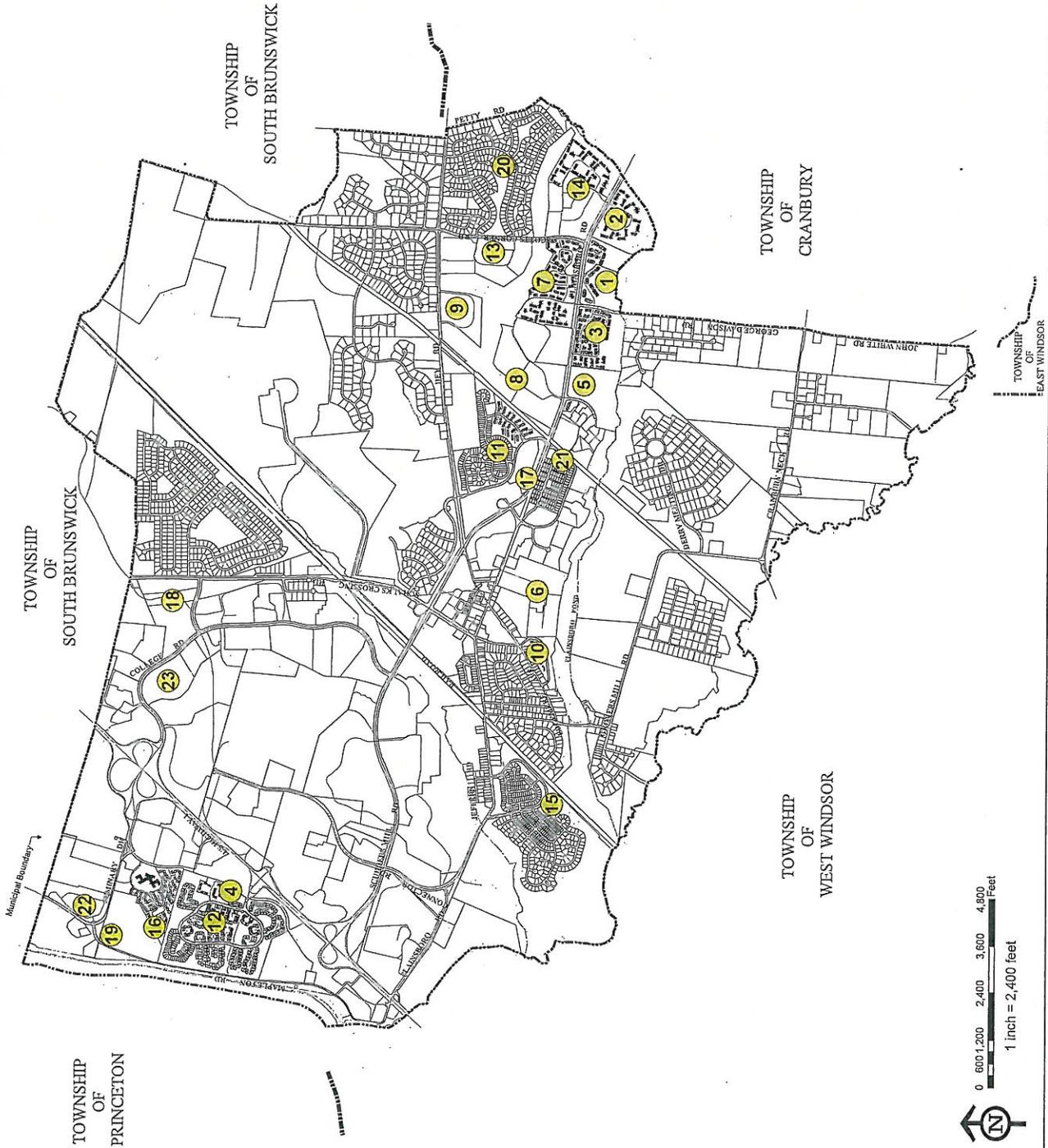


Township of PLAINSBORO

Middlesex County, New Jersey

PRIVATE RECREATION FACILITIES

July 2011



- 1 Ashford Homeowners' Association
- 2 The Aspen Homeowners' Association
- 3 The Brittany Homeowners' Association
- 4 The Commons At Princeton Forrestal
- 5 Deer Creek Apartments
- 6 Fox Run Apartments
- 7 The Hampshire's Associations
- 8 Hunters Glen Apartment Complex
- 9 Pheasant Hollow Apartments
- 10 Pond View Homeowners' Association
- 11 Princeton Crossing Homeowners' Association
- 12 Princeton Landing Homeowners' Association
- 13 Quail Ridge Apartment Complex
- 14 Ravens Crest Apartments/Condominiums
- 15 Walker Gordon Farms
- 16 Windrows At Princeton Forrestal
- 17 Wyndhurst Apartment Complex
- 18 Princeton Forrestal Center
- 19 Princeton Center for Arts and Education
- 20 The Gentry Homeowner's Association
- 21 The Villas At Cranbury Brook
- 22 Barclay Square Apartments
- 23 Winning Touch Tennis

Figure 14



Prepared By:
David J. Samuel, P.E.
Township Engineer



parking area.

Community Garden

Location: Plainsboro Road
Type: Community
A 2.1 acre community garden.

Village Residential 1

Location: Sullivan Street – 1.352 acres
Type: Neighborhood
A passive for open field play

Village Center

Location: Market Square – 0.511 acres
Type: Community
A passive park that includes a fountain, benches, and pathways.

Millstone River Park

Location: Plainsboro Road at Route 1 – 32± acres
Type: Community
A passive nature park along river with walking path loop, benches, bike rack, and parking.

Plainsboro Township/Middlesex County Facilities

Plainsboro Preserve

Location: Scotts Corner Road - 778 acres
Type: Regional
This nature preserve contains a 50 acre lake, stream corridors and environmentally valuable land with nature trails, and an Environmental Education Center that is one of nine of the New Jersey Audubon Society's nature centers in the state. Township monitors this conservation area. The Township Recreation Department maintains an office on the site.

Middlesex County Facilities

Meadows at Middlesex Golf Course

Location: Hunters Glen Drive – 128 acres
Type: Regional
This is an eighteen-hole golf course with practice range and clubhouse facilities. Owned and managed by the Middlesex County Improvement Authority.

State of New Jersey Facilities

Delaware & Raritan Canal Park

Location: Mapleton Road – 19 acres

Type: Regional

The Canal was built in 1831. Approximately 27 acres of this extensive park traverses the western edge of Plainsboro Township. Includes boating, fishing, picnicking, canoeing, comfort station and parking facilities are available.

West Windsor/Plainsboro School District Facilities (in Plainsboro Township)

Town Center School

Location

Wyndhurst Drive

Includes a playground and outdoor fields.

Wicoff Elementary School

Location:

Plainsboro Road

Includes a playground, picnic area, two softball fields and open space and outdoor basketball.

Community Middle School

Location:

Grovers Mill Road

Includes three soccer fields, three softball fields, two full court basketball and 3 ½ half-court basketball, a nature area and open space.

Millstone River School

Location:

Grovers Mill Road

Includes a playground area, one ball field, 1 full court basketball and 3 ½ half court basketball and open space.

High School (North Campus)

Location:

Grovers Mill Road

Outdoor facilities include six half court basketball, a climbing wall/obstacle facility, six tennis courts, a football stadium and many soccer, field hockey, baseball/softball and open fields.

PRIVATE RECREATION FACILITIES

Ashford Homeowners' Association

Location:

George Davison Road

This community includes one swimming pool, two tennis courts and a playground area.

The Aspen Homeowners' Association

Location: Plainsboro Road
This community includes one swimming pool, two tennis courts and a playground area.

Barclay Square at Forrestal

Location: Mapleton Road
This rental community includes a club house, swimming pool, tot lot and picnic area.

The Brittany Homeowners' Association

Location: Plainsboro Road
This community includes one swimming pool, one playground area and one volleyball court.

The Commons at Princeton Landing

Location: Sayre Drive
This community includes a swimming pool, two tennis courts, one basketball court and one clubhouse.

Deer Creek Apartments

Location: Plainsboro Road
This complex includes one swimming pool, two tennis courts and one volleyball court.

Fox Run Apartments

Location: Plainsboro Road
This complex includes one swimming pool, two tennis courts and one clubhouse (with fitness center).

The Hampshire Associations

Location: Scotts Corner Road
This community includes a swimming pool, two tennis courts, a playground area and a volleyball court.

Hunters Glen Apartment Complex

Location: Hunters Glen Drive (off Plainsboro Road)
This complex includes three swimming pools.

Pheasant Hollow Apartments

Location: Pheasant Hollow Drive (off of Dey Road)
This complex includes one swimming pool and two tennis courts.

Pond View Homeowners' Association

Location: Pond View Drive (off Edgemere Avenue)
This community includes two tennis courts.

Princeton Crossing Homeowners' Association

Location: Wyndhurst Drive (off Dey Road)
This community includes two tennis courts, one playground area, one adult swimming pool, one children's swimming pool, and a clubhouse.

Princeton Landing Homeowners' Association

Location: Sayre Drive (off Route One)
This community includes two swimming pools, two tennis courts, one basketball court, and one clubhouse (Smith House).

Quail Ridge Apartment Complex

Location: Quail Ridge Drive (off Scotts Corner Road)
This complex includes two swimming pools and four tennis courts.

Ravens Crest Apartments/Condominiums

Location: Ravens Crest Drive (off Scotts Corner Road)
This community includes one adult swimming pool, one children's swimming pool, eight tennis courts, one playground area and one volleyball court.

Walker Gordon Farms

Location: Plainsboro Road
This community includes one swimming pool, two tennis courts, one volleyball court, one soccer field, one softball field, one multi-purpose recreation field, a playground area and a club house, along with a community garden.

Windrows at Princeton Forrestal

Location: College Road/Seminary Drive
This community includes one tennis court, a community facility – complete with indoor swimming pool, a greenhouse and garden. It also includes a gazebo located within a small park.

Wyndhurst Apartment Complex

Location: Wyndhurst Drive (Off Dey Road)
This complex includes a basketball court, a playground area and a clubhouse.

Princeton Forrestal Center

Location: College Road
The Forrestal Center has three softball fields and two volleyball courts as well as the John P. Moran Woods trail system. Also, there are beach volleyball courts at the Marriott Hotel, tennis courts at the Westin Hotel, and the Winning Touch Tennis facility which has 4 tennis courts.

St. Joseph's Seminary Property

Location: Mapleton Road
The property has playing fields (one softball field, one soccer field) and a 5.97 acre natural open space area to be preserved, located along the D&R Canal, west of Mapleton Road.

The Gentry Homeowners' Association

Location: Franklin Drive
This community has a swimming pool, two tennis courts and a play area.

The Villas at Cranbury Brook

Location: Middlesex Blvd.
This senior housing community has a swimming pool, a clubhouse, bocce courts two small parks with gazebos and pathways.

G. Needs Analysis

1. Background

Over the past decade the Township has continued to improve, develop, and expand its parks including the upgrading and introduction of recreational facilities. During that time, improvements and expansion has included:



Community Park

- a. Completion of the Lenape Trail.
- b. Installation of exercise stations along the Lenape Trail.
- c. Development of the Morris Davison Park.
- d. Development of the Schalks Meadow Park.
- e. Facility improvements at Plainsboro Park.
- f. Development of Community Park.
- g. Improvements at Mill Pond Park.
- h. Construction of "Community Rooms" which can be used for social/cultural/recreational programs in the Municipal Building and

the Township Library.

- i. Purchase of the Plainsboro Preserve as a nature preserve.

2. Community Factors Related to Facility Development

- a. Population increases have been dramatic both in number and diversity. There continues to be a significant need for local services and programs, i.e. type, number, and complexity.
- b. The demographic shift has been significant and far-reaching. The nature and types of services required is impacted, in part, by the demographic shift in population.
- c. The availability of facility resources has not increased proportionally with the increase in population and the changing diversity of the population. There is a strain on existing facilities and providers which has resulted in increasing competition for limited resources.
- d. Development of new (or expansion of existing) programs and services has not kept pace with population changes at the local and regional levels, in part due to the lack of available facilities.
- e. Development of community-based initiatives (i.e. youth groups, special interest clubs, venues for socialization, etc.) to provide program and support services is closely linked to facility access. Multi-dimensional community resources are closely linked to enhancement of community living. In addition to the Township Library, the Municipal Complex is the only resource currently serving this purpose. Though other facilities are occasionally used (i.e., rental of school facilities); their availability is extremely limited.

3. Evaluation of Recreation Facilities

In assessing recreation needs, the evaluation of available facilities, in light of national standards, provides a broad frame of reference. Such an evaluation, using the standards of the National Recreation and Parks Association (NRPA), was conducted.



Wicoff School

In Table entitled “Evaluation of Recreation Acreage in Plainsboro Township,” assessment of overall acreage by the type of recreation facility is provided. It is clear from applying these broad standards that available recreation facilities satisfy national standards in all facility types – neighborhood, community and linear, and regional. Acreage provided in Plainsboro exceeds national standards on all counts with the availability of regional facilities such as the Plainsboro Preserve, D&R Canal State Park, and Meadows at Middlesex Golf Course, contributing to a significant availability of regional recreation facilities. It is also worth noting that the extensive private facilities offered in Plainsboro through homeowners’ associations, further enhances this number.

These standards also provide a geographic service area dimension. A more detailed evaluation, in particular, types of recreational facilities, is also conducted using NRPA standards. In Table 7 the specific type of facility is compared with the number of facilities prescribed through the NRPA standards, given Plainsboro’s Year 2000 population of 20,215 citizens. Again, Plainsboro measures up well against these broad standards. In all cases, Plainsboro meets the NRPA standards and when considering private facilities as well, in many cases, Plainsboro greatly exceeds the standards.



D & R Canal

Figure 15: Existing Public Park Service

Rings Map, shows the effective service coverage of four key Township parks is visually displayed. These four parks are identified as the Community Park, the Schalks Meadow Park, the Morris Davison Park and Plainsboro Park. All provide service coverage (according to NRPA standards) to the vast majority of Plainsboro residents. Residential neighborhoods not covered, Princeton Landing and Windrows at Princeton Forrestal, benefit from extensive on-site private facilities and the nearby Delaware & Raritan Canal State Park.

The Township understands that local demands and experiences may not be reflected or accounted for in NRPA standards. Specifically, as it related to baseball and soccer fields, local demands far exceed prescribed standards of the NRPA. As a result, while the Township generally complies with NRPA standards, the Township continues to be faced with the challenge of providing additional playing fields to satisfy local demands.

4. Township Based Resources and Uses

Facility availability is quantified on two levels: the number of actual fields, courts, trails, playgrounds, etc., and consideration of “overlapping” factors whereby use of one facility precludes use of another. These factors are a

consideration for both organized and casual uses.

Community youth athletic leagues include baseball, softball, basketball, lacrosse, junior football, and soccer. These leagues provide programming for children from 4-5 years old to high school age youngsters. They range in size from several hundred to almost two thousand participants.

In addition to youth leagues, the Township also hosts several adult leagues, including basketball, volleyball, and softball.



Mill Pond Park

Township park facility resources are used to their maximum potential. From March through the end of November, every athletic field is reserved by community leagues seven days a week. Concurrent with use of Township facilities, league officials work with the West Windsor-Plainsboro School District for use of school facilities, again reserving fields/courts to the maximum extent possible. Although private resources are very limited, several leagues have been able to make arrangements with local businesses to supplement public facility resources.

Township sponsored programs are held at both indoor and outdoor facilities on a space available basis. Tennis courts are used in the afternoons and evenings during the summer for Township instructional classes. School facilities are used for the Township camps, aquatics program, teen gym program, theatre performances, and miscellaneous classes. The Municipal Building and library accommodate a variety of classes and clubs. These spaces are also used to host community meetings and activities of local organizations, as well as fulfill a variety of Township functions.

The Township also makes use of outdoor lawn areas at the Municipal Center. Uses include community events, arts programs, and health/fitness programs. Residents are also known to make use of this space for informal activities such as kite-flying and frisbees.



Township of PLAINSBORO

Middlesex County, New Jersey

EXISTING PUBLIC PARK SERVICE RINGS

April 2008

- 1, Community Park - Community
- 2, Schalks Meadow Park - Neighborhood
- 3, Morris Davison Park - Neighborhood
- 4, Plainsboro Park - Neighborhood
- 5, Delaware and Raritan Canal Park - Regional
- 6, Mill Pond Park - Community
- 7, Plainsboro Preserve - Regional
- 8, Waters Edge Park - Neighborhood
- 9, Meadows At Middlesex Golf Course - Regional
- 10, Lenape Trail - Regional
- 11, Village Residential Park - Neighborhood
- 12, Village Center Park - Community
- 13, Future Township Park
- 1 Mile Neighborhood Park Service Area
- 2 Mile Community Park Service Area

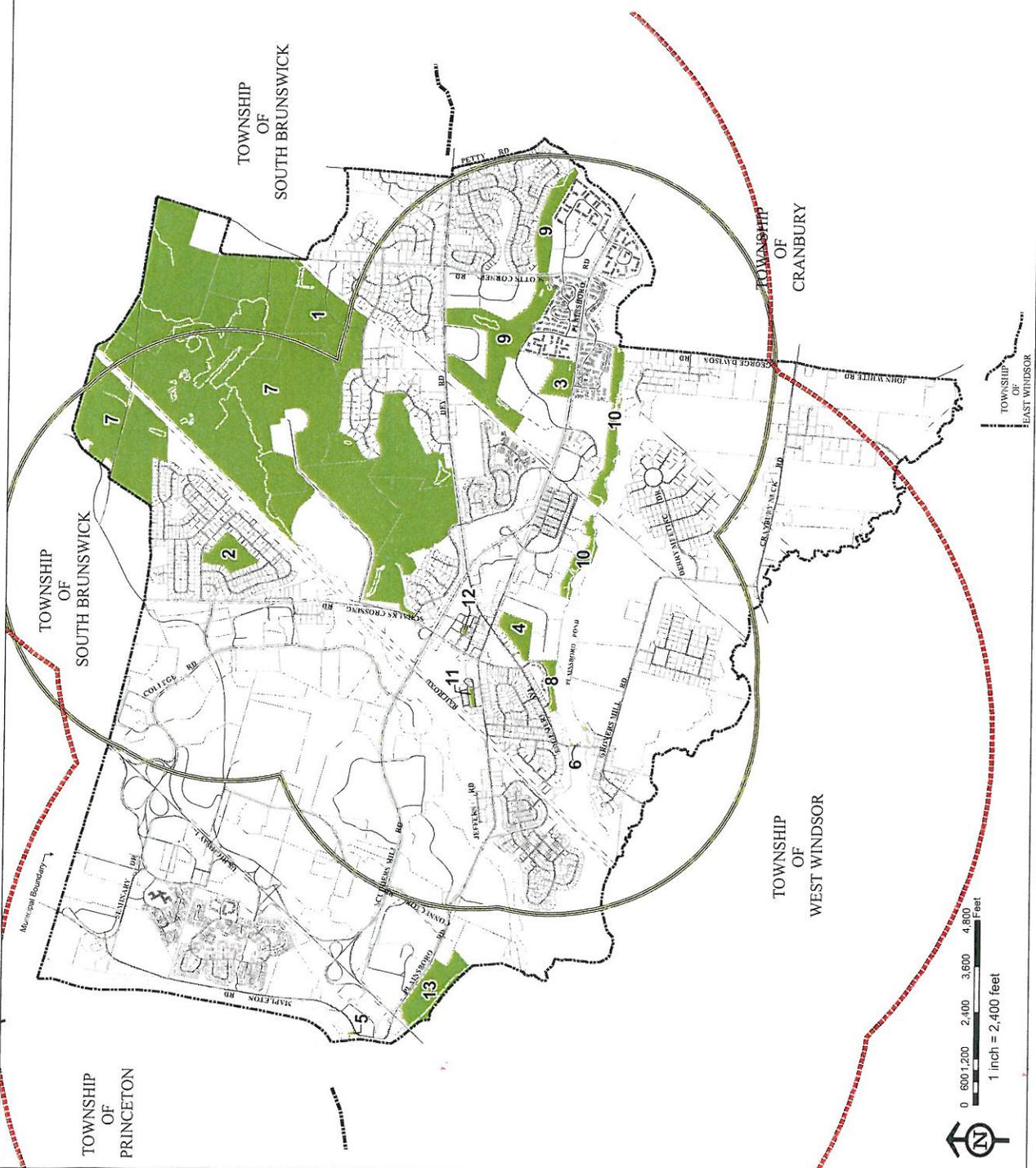


Figure 15

Prepared By:

 David J. Samuel, P.E.
 Township Engineer

Table 10 Evaluation of Recreation Acreage in Plainsboro Township

Park Type	Service Area	NRPA Standards (Acres per 1,000 Population)	NRPA Standards Per Plainsboro Population (20,215)	Acres Provided in Plainsboro
Neighborhood	1 mile	1.25 to 2.5	25.3 to 50.5	55.47
Community and Linear	2 miles	5 to 8	101 to 161.7	99.86
Regional	1 hour drive	15 to 20	303.2 to 404.3	965
Total	N/A	21.25 to 30.5	429.5 to 616.5	1,120.33

Despite continued active development of facilities, the inventory remains inadequate to accommodate local needs. The Recreation Department has developed an incentive procedure to encourage community leagues to work with each other to share facility time during seasonal changeover (spring to summer, summer to fall). General program development is limited to the availability of a host location.

Table 11 Plainsboro Township 2008 Open Space Inventory

Open Space	Acres	Percent
Public Parks Open Space	1634.83 acres	45.3
Private Open Space	951.91	26.3
Preserved Farm Land	672.20	18.6
Public Facilities	268.23	7.4
Future Public Open Space	51.65	1.4
Future Preserved Farmland	15.23	0.4
Future Private Open Space	18.30	0.7
Total	3,610.58 acres (51% of Township Land Area)	100%

5. Regional Resources

The two (2) county parks closest to the Township are Thompson Park, located in Jamesburg, and Mercer County Park, located in West Windsor. Both provide a wide range of recreational resources. Permits may be obtained for



Tot Lot

various facilities for a fee. Seasonal reservations for athletic facilities are heavy and availability is limited.

Surrounding communities are experiencing the same shortage of inventory as Plainsboro. Increases in local demands have made it virtually impossible for towns to accommodate requests from non-residents.

Table 12 identifies existing Rules for Municipal Parks:

Table 12 Rules for Municipal Parks

Please obey the following rules to ensure that everyone can enjoy our parks.

- Park Hours - sunrise to sunset
- Parking permitted during park hours only
- Parking permitted in designated areas only
- Non-motorized boating only is permitted on Plainsboro Pond
- Fires are permitted in designated grills only
- All waste/recyclables must be separated and placed in containers provided
- Domestic pets must be on leash - maximum 6 feet
- Use of park facilities is at one's own risk

The following are NOT PERMITTED in Township parks:

- Alcoholic beverages
- Pets in "NO PET" zones
- Securing pet leashes to trees, equipment or park structures
- Bicycles, carriages, skates, skateboards on tennis courts
- Dumping; household waste
- Driving/parking motor vehicles on grass areas
- Damaging trees, shrubs
- Defacing, injuring or tampering with park facilities, grounds, equipment
- Hunting/harming animals or wildlife
- Creating a nuisance or public disturbance

6. Current and Future Trends

Using the combined resources listed above, several of the local organized sports groups (youth basketball, lacrosse, junior football) have been able to accommodate registration needs with current inventory, although continued population growth will place them in a deficit position. The Babe Ruth League has only one suitable (regulation size) field in the Township (although a second field is incorporated into the Phase II plan at Community Park).

The West Windsor Plainsboro Soccer Association (WWPSA) has expressed an interest in partnering with the Township to develop a soccer

complex. The WWPSA is the largest sports group in town with ± 2,500 players participating in their programs. For a soccer complex to be successful, a potential site must meet the following criteria: capacity for a minimum of 4 permanent soccer fields plus ancillary improvements; minimum usable site area of 10 acres based upon a per field area of approximately 2.5 acres including the playing surface, buffer zone, pedestrian areas, parking, site drainage and water retention; capacity for hydro and irrigation; and site characteristics which permit grading for permanent soccer fields.

An important aspect of the high level of scheduled use of outdoor facilities is the impact on the availability of park and recreation facilities for the general public. The degree to which park facilities are reserved for organized groups has resulted in a minimal amount of time available for local or casual use such as picnicking, pick-up games, kites, frisbees, or other neighborhood activities. Only on occasion is it possible to accommodate informal or single events.

Reports from Township park monitors, over the past five (5) years, has confirmed heavy use of Township facilities. The combination of passive and active recreation areas has demonstrated both the need for, and popularity of, recreational facilities for the public.

H. Resource Assessment

It is clear from our open space and recreation facilities inventory and accompanying needs analysis that Plainsboro Township has provided for a significant level of recreational facilities and open space preservation. However, the aggressive goals set by the Township to address the needs for additional open space preservation and the provision of recreation facilities, suggests the need to identify further resources available to achieve these goals.

1. Open Space

In the area of open space and farmland preservation the Township seeks to further build on past successes. In this regard, some key remaining farmland properties that are currently under active farming, are not yet covered by the preservation program. Concerns regarding possible residential development of these properties, which is contrary to land use goals, suggest the opportunity for further farmland preservation. In the area of open space, the Township made the Plainsboro Preserve the centerpiece for extensive open space efforts. In this regard, the Township has assembled a significant level of adjacent lands to build upon the 530 acre Plainsboro Preserve. However, additional adjacent lands are undeveloped and yet to be preserved and would suggest an opportunity for further open space preservation.

2. Recreation

In regards to public recreation facilities, Plainsboro's Community Park provides opportunities for further development of recreational facilities.

The Community Park's Master Plan suggests a comprehensive phased approach to the development of needed recreation facilities. Currently, the park has only evolved through its first phase of development. Clearly, Community Park provides a significant opportunity to address recreational facility needs in the future. Likewise, future residential developments are identified as needing to provide recreation facilities for the immediate neighborhood. The facilities provided should to some extent be tailored to the residents of the immediate neighborhood. Future development should also recognize the specific and unique needs of senior citizens,

In general terms, the Master Plan places a premium on development design that creates open spaces and links the community through sidewalks, bikeways, and other pathways. Likewise, the protection of natural resources and scenic corridors are priority considerations in all development plans.

I. Library Building Conversion

The Township Recreation Department is the single entity that provides a broad range of recreational, social, cultural, enrichment programs, and services for local residents. In the absence of a Township based YMCA or other like facility, the department serves a number of roles including, general recreational programming for all ages, arts and cultural programs, enrichment and instructional programs, nature and environmental education programs, health and fitness, summer camps, and programs for special populations such as seniors and the disabled. Additionally, the Recreation Department coordinates public events, family activities, arts events, and informal opportunities for socialization. Services are also broad ranging, and include information and referral services, financial assistance, and volunteer development.

The ability of the Recreation Department to keep pace with the tremendous growth in Township population has been limited by the relative shortages of facilities. Use of the Municipal Building has been augmented by rental of school facilities and initiating program partnerships that permit use of other facilities. Although beneficial, these measures do not compensate for lack of Township facilities, and their availability is always uncertain.

As the Township has grown so too have the number and variety of small community arts and cultural groups. Such special interest groups enrich a community; but like the Recreation Department, their ability to function is often hampered by lack of available venues.

Conversion of the existing Township Library building will enable the Township to better serve the community by providing space to continue and expand current operations, as well as provide the opportunity to work collaboratively with community initiatives. Its proximity to the newly created Village Center makes it ideally situated to become an integral component of "village" living. Additionally, under the leadership of the current director, the Township Library has broadened its mission to include a variety of types of programs and events. The combination of facilities and orientation to community programming between our two agencies will make it possible to significantly enhance our ability to serve

community needs.

Potential Recreational Functions – Use of Library Building

General Overview

Activities and services listed below reflect the general mission of the department, and are categorized under the following major headings:

Programs
Socialization Activities

Community Resources
Community Education Events

Programs:

Arts Instructions
Enrichment/Education Programs
Cultural Programs
Nature/Environmental Education
Classes for the Disabled

Discussion Groups/Lectures
Seasonal Workshops/Clinics
Programs for Foreign Born Residents

Socialization Activities

Senior Drop-In Program
Drop-In Program for Special Population
Teen/Family Activities (board games, ping pong, etc.)

Events

Health & Fitness
Art Events (performances, exhibitions)
Cultural Events
Recreational Activities

Resource Area (Information Area)

Volunteer Opportunities
Community Activities
Township Information
Area Services

Administration / Other

Recreation Offices (staff and volunteer)
Registration

Most of the activities, services, and programs listed above currently exist, but within the limitations of available space at various locations. Accommodation of these activities would not require major architectural alterations in the building layout. This anticipates certain programs would continue to be held in the municipal building:

Exercise Programs
Senior Dinner Meeting
Multi-faceted Community Events

Family Nights
Martial Arts Programs
Indoor Concerts

It should be possible to accommodate many of the anticipated activities through a combination of dividers and a few walls. Further modifications may be

recommended after the facility has been used for a year or two as a center for social and recreational activities. In this way it can be determined how best to meet future needs.

As an additional note, consideration should also be given to creating a small meeting room for community groups, which could be operated on a sign-up basis under basic procedural guidelines. It is presumed that the new library will also have space allocated for a similar purpose, and the combination of the two may alleviate some scheduling pressure from the municipal building.

J. Park Improvement Program

The priority over the years has been to expand the inventory of recreational and open space lands in combination with providing recreational facilities to service the growing resident population. The responsibility to maintain and upgrade existing facilities is extremely important. The following recommendations are offered as part of an ongoing park improvement program:

- | | | |
|----|--|--|
| 1. | Community Park
<i>Repair/Maintenance</i> | Replace or remove wood at base of dugout areas. |
| | <i>Improvements</i> | New picnic area, lights for all fields. |
| 2. | Morris Davison Park
<i>Repair/Maintenance</i> | Porta-john area (possible replacement structure).
Some benches need repair or replacement.
Review clean-up cycle.
Replace metal nets as needed.
Replace "No Pet Zone" signs.
Replenish playground mulch/sand.
Graffiti removal.
Repair/painting of pavilion.
Water fountain – fix drain.
Replace faded signs.
Light replacement. |
| | <i>Improvements</i> | Park sign replacement.
Extra plastic/recycling containers near basketball courts.
Mutt mitts dispenser along trail.
Accessible playground equipment has not been replaced with similar equipment .
Planting plan for pavilion area.
More picnic tables.
Research better value of plastic coated fencing. |

3. Plainsboro Park
Repair/Maintenance
- Trash clean up on tennis courts.
 - Replace signs on fence.
 - Playground – replenish mulch.
 - Re-paint: “No Parking on Basketball Courts”.
 - Clean up under grills.
 - Removal of graffiti on picnic tables.
 - Trim low branches and undergrowth from picnic area trees.
 - Bocce Court – general court maintenance.
 - Replace “Bump” signs at park entrance.
 - Remove sign post with no sign on it near entrance.
 - Rangers remove excessive staples from message board
 - Return bleacher in middle of the field (near shed)
- Improvements*
- Crack in tennis courts.
 - Benches need replacement.
 - Water fountain is not “accessible”; future replacement should be considered.
 - Develop cycle for replacing rusted fencing on backstops.
 - Location of “No Pet Zone” information in the middle of a field in the park - find a better location close to entrance/fields.
 - Better define separation of parking lots from basketball court area.
 - Enhancement of playground area for children with disabilities.
 - Re-orient fields.
 - Limit field use to two groups at one time.
 - Evaluate need for bocce court.
 - Expand picnic area; relocate away from ball fields.
4. Schalks Meadow Park
Repair/Maintenance
- Tennis Courts – grass removal, backboard repainting.
 - Cricket Field – clean up pitch area.
 - Playground – replenish mulch.
 - Research alternate to sand base due to wasps.
- Improvements*
- Crack in tennis courts.
 - Partial clean up of brush area around cricket field area.
 - Redressing stone.
 - Cricket spectator bench.

- Add picnic area.
Increase the amount of buffer landscaping.
5. Lenape Trail
Repair/Maintenance

Improvements
- Graffiti
- Rehabilitation of the trail to include resurfacing and widening, as well as remediation of the immediate area adjacent to the walk where needed. Installation of basic signage and appropriate trash receptacles.
- Attention to scenic vistas and nature conservancy which includes species identification, trail guides, and seating areas.
- Enhancement of entrance and gateway areas and development of linkage to existing or planned pedestrian paths in town to promote walking and biking within the central section of the Township, i.e. parks, municipal complex, library, village center, and schools.
- A final phase could work toward establishment of areas on the trail for small gatherings of educational or social nature.
- Investigate canoe hitch/storage, 2nd launch area near Milepost .07, and explore canoe/boat removal procedure.
- Need benches, nature trail signage, and make interconnections to other areas.
6. Waters Edge Park
Repair/Maintenance

Improvements
- Sign logo replacement.
Trim plant encroachment on bridge.
Graffiti on bridge.
Sink hole on the island after bridge.
Missing lattice pieces on gazebo.
- Bridge accessibility – uneven between macadam and concrete.
Information kiosk or install a comparable post adjacent to bridge rail and attach a piece of finished plywood.
Add a picnic area.
Add bocce/shuffleboard courts.

- | | | |
|----|--|---|
| 7. | Mill Pond Park
<i>Repair/Maintenance</i> | Sign logo replacement
Add information to Lenape Trail Sign (Trail approx. 2 miles). |
| 8. | Community Garden
<i>Repair/Maintenance</i>

<i>Improvements</i> | Trash removal.

Move wheelchair garden
Water/parking accessibility for wheelchairs |

K. Action Plan

In pursuit of the Township's land use goals and giving due consideration to the current and emerging land use pattern, the following action plan has been formulated to support the Townships open space and recreation plan.

The projects outlined below represent priority projects for the Township. The implementation of these projects will require the dedication of municipal financial resources, partnering with other funding sources, as well as non-profit agencies..

1. Observations

- a. Development activity and population increases in recent years have been dramatic and has augmented the inventory of much needed facilities in both number and diversity.
- b. Current inventory of facilities is used at maximum level by organized athletic groups and in some cases falls short of accommodating current level of need. Use of other public and private resources is also being utilized to the maximum potential.
- c. Continued program development is limited by availability of resources and the development of new (or expansion of existing) programs and services has not kept pace with population changes at the local or regional levels.
- d. High level of use by organized groups has resulted in limitations on the availability of recreational facilities for the general public.
- e. Needs of organized groups have impacted types and level of use at neighborhood parks.
- f. Indicators from local athletic leagues show anticipation of continued interest and expansion.
- g. Continued population expansion will increase passive and active needs of the general public.
- h. Open spaces for field activities (organized as well as informal) should be integrated into the planning process.

- i. Work toward increasing availability of neighborhood parks for “neighborhood use” through relocation of league use to future community athletic facilities at the Community Park.
 - j. Future planning should include consideration of seasonal needs and impact of overlapping facilities.
 - k. Growing demand for indoor facilities suggests a future need for such facilities provided through a public or private entity.
 - l. Due to the economic climate, statewide grants and corporate gifts have seen reductions and as such have decreased the ability of non-profit arts organizations and service providers to operate at minimal cost to the community.
 - m. Significant increases in the need for local services and programs (type, number, complexity).
 - n. Nature and types of services required is impacted, in part, by the demographic shift in population.
 - o. Strain on facilities and providers have resulted in increasing competition for limited resources.
 - p. Reduced private support for local or regional organizations has resulted in higher use fees.
2. Trends Impacting Recreation
- a. Demographics
 - (1) Population increase has been dramatic both in overall numbers as well as diversity.
 - (2) The demographic shift has been significant and far-reaching.
 - (3) Population aging in place due to increased age-restricted housing.
 - (4) Corporate growth has resulted in new forms of transience.
 - (5) Increased population requires expansion of existing services.
 - (6) Increased service delivery requires facility accommodations as well as staffing.
 - (7) Demographic shifts due to age, diversity, and transience require re-evaluation of program and service emphasis.

(8) Demographic shifts due to age, diversity, and transience requires increased attention to communication with the community.

b. Infrastructure

(1) Existing facilities are aging.

(2) Facility requirements are changing due to demographics.

(3) Availability of facilities has not increased proportional to growth in population.

(4) Intra-community transportation is almost non-existent.

(5) Anticipation of remedial work on existing facilities due to age and strain from over utilization.

(6) Need to address new facility needs resulting from population changes (additional resources, changes in priorities).

(7) Increased competition for limited facilities.

(8) Need to address local transportation shortfalls.

c. Economy

(1) Due to the economic climate, statewide grants and corporate gifts have seen reductions; and have decreased the ability of non-profit arts organizations and service providers to operate at minimal cost to the community.

(2) Competition has increased for funding opportunities from other sources.

(3) The future of federal and state funding resources becomes increasingly uncertain.

(4) Reduced private support for local and regional organizations has resulted in higher use fees.

(5) New guidelines and more restrictions have been placed on outside funding resources.

d. Government

(1) Increasing pressure to consolidate and share services.

(2) Prompts need to evaluate how delivery of services may be impacted and what strategies might be employed.

- (3) Need to evaluate all Township Parks at least every 2 years. Develop a park evaluation checklist.
- (4) Need a 10-year program for Township park improvement, maintenance, and repair.
- (5) Continue to address park security, proper lighting, litter management, and patrols. Maintain proper and safe views into and out of all parks.

e. Current and Potential Assets

- (1) Established track record for strategic flexibility in service delivery.
- (2) Anticipation of new library and recreation facility.
- (3) Cultivation of active community involvement in planning, development, and provision of programs and services.
- (4) Exploration of new venues through which we can qualify for special project funding.

3. Indoor Community Recreation Facility

As noted in the needs analysis, Plainsboro Township has identified the need for additional indoor recreation facilities. Such a facility would enhance overall facility availability for a broad range of indoor programs as well as improve the flexibility of scheduling. Current dependence on school facilities is limiting in various ways. Additional indoor facilities will also provide the Township the opportunity to target new programs and activities to the community's teenage population.

4. Cricket Facilities

Over the years, requests for cricket facilities have increased significantly. Based on estimates derived from residents making these requests, it appears interest runs to hundreds of individuals residing in the Township. That number is roughly equivalent to recent enrollment numbers in Little League, Babe Ruth, and Adult Softball. General indications from demographic data (based on the 2000 U.S. Census) shows that residents of national origin where cricket is a national sport exceeded 30% of the total population over 7 years ago and that trend has continued to grow in the Township as well as surrounding areas.

The competition for use of existing softball/baseball fields, already intense due to limited facilities, is exacerbated with the need for them to also serve a venue informally, in lieu of proper cricket fields. This has frequently resulted in complaints about the lack of appropriate facilities.

To the extent possible, the Recreation Department has encouraged information and facility sharing among the various cricket teams, as well as between the cricket players and the traditional softball/baseball/little league organizations. This has yielded moderate success in enhancing their ability to engage in cricket play during “down times” for the league holding a facility permit.

The request from the community is consistent. The goal is to have a playing field appropriate to accommodate adult league games. Residents have uniformly indicated an interest in a facility comparable to those found in nearby areas. In general, a cricket field is elliptic, ranging from 100 to 160 yards across. There is no fixed size or shape. The playing area needs to be reasonably level. The characteristic “pitch” is a rectangle that can be packed earth or clay. It is marked with white lines.

5. Open Space and Farmland Preservation

Even though overall development in Plainsboro is in its latter stages and the Township has achieved significant open space and farmland preservation to date, several key goals remain. These goals would seek to build upon the Plainsboro Preserve holdings, continue pursuit of farmland preservation and provide land set-asides for possible future open space. The specific properties targeted as priority properties for future farmland or open space preservation are as follows:

a. DeCarolis Property

The 7.75 acre DeCarolis property located along Grovers Mill Road and the Millstone River. This property is targeted for open space preservation.

b. St. Joseph’s Seminary Property

A 5.97 acre piece of property located between the D&R Canal and Mapleton Road.

c. Redevelopment Public Park

A Public Park is a required element in the Redevelopment Plan, and fixed in terms of its location and extent, as shown as **Figure 12: Future Public Open Space**. The primary purpose of the park is passive recreation. Thus the redeveloper shall remove all existing buildings, driveways, parking and other fixed improvements—with the exception of a single driveway and off-street parking area off Plainsboro Road with parking for between 25 and 50 cars—and remediate and restore the park to a natural state, with preservation of vegetation along the Millstone River waterfront, and the creation of a “meadow” environment on the remainder. The natural “meadow” shall consist of natural lawn and vegetation on rolling or level topography, interspersing open areas—both large and small—with clusters of vegetation and

trees. Efforts should be made to retain as much of the existing vegetation and grade as possible.

Aside from the aforementioned single driveway and off-street parking lot, the park shall also provide a low-impact, paved, handicapped-accessible circular walking trail, accessible to the off-street vehicular parking area, as well as to bicycle racks which shall be provided where the bike path access terminates a short distance into the park, where it intersects with the walking trail. The only other types of improvements anticipated would be accessory structures supportive of the park's passive recreational focus—such as benches, a gazebo, rest rooms, a maintenance or storage shed, and others customarily incidental to passive recreation activities.

The Public Park shall be publicly accessible, and open to residents and visitors both within and outside of the Redevelopment Area, and from within and outside of Plainsboro.

6. Tools and Methods

a. Zoning

Plainsboro utilizes its authority and the development review process to maximize open space preservation. Through its cluster zoning, Plainsboro allows developers to develop housing subdivisions on smaller lots in return for large, contiguous, meaningful set-asides of open space. The Township's cluster ordinance is unique in that it does not give developers a density bonus for clustering, but rather, bases their total lot yield on the number of lots they would have received if the subdivision fully complied with the "by-right" zoning. The lands provided through the cluster zoning can either be preserved as open space or be made available to the Township for recreation purposes.

Perhaps the most important and effective way the Township has used its zoning authority is through its efforts to preserve farmland in the Township's southern section, which has been designated a farmland preservation zone. Through farmland zoning, the Township encourages preservation by allowing the property owners to develop one single-family home per three acres of gross density in return for the commitment to permanently preserve 75% of the total tract of land. This preservation option is in contrast with the basic density requirements of the zone, which is one unit per 6 acres. This farmland zoning has been recognized as being on the cutting edge of local farmland preservation efforts. The Sierra Club stated that Plainsboro has "some of the best, if not the best, techniques currently available in New Jersey for farmland preservation." The Township has also used a new state statute allowing for intra-municipal density transfers to preserve open space. In 1997, the Township

Committee adopted an ordinance which permits density transfer between non-contiguous properties.

In addition, the Township zoning ordinance also includes open space requirements for developers. Each development must provide a certain percentage of open space to be in compliance with our ordinance. These open space requirements are most effective in our PMUD zone, which is the zone that includes the Princeton Forrestal Center. As a condition of their long-standing General Development Plan, the Forrestal Center is required to maintain approximately 440 acres in open space.

b. County and State Programs

Plainsboro's farmland preservation efforts have benefited from their partnership with the Middlesex County Agriculture Development Board and the State Agriculture Development Committee. These organizations provide programs for State, County and municipal cost sharing for the purchase of development easements on qualifying active farmland. With the purchase of these easements, these properties are restricted in perpetuity to agricultural use. The Middlesex County Agriculture Development Board then monitors compliance with these easements. The southern section of Plainsboro has been designated as an "agricultural development area", thereby making it eligible for participation in this program.

Plainsboro is also utilizing the Middlesex County Farmland Preservation and Open Space Trust Fund. This trust fund has resulted from the dedicated open space tax instituted by Middlesex County. It provides funding for farmland and open space preservation projects throughout the County.