DRAFT: April 11,2016

HOUSING ELEMENT

AND

FAIR SHARE PLAN

OF THE

TOWNSHIP OF PLAINSBORO

MIDDLESEX COUNTY,

NEW JERSEY

Adopted:

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- Arthur Lehrhaupt - Chair
- Greta Kiernan, Vice Chair
- Peter Cantu - Mayor
- Ed Yates

- Lavinia Kumar
- Prakash Sachdev
- Richard Keevey
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    - Attorney: Trishka Cecil, Esq.
    - Director of Planning: Lester Varga

TOWNSHIP COMMITTEE

- Peter Cantu, Mayor
- Neil J. Lewis, Deputy Mayor
- Nuran Nabi
- Ed Yates
- David Bander

    - Attorney: Michael Herbert, Esq.
    - Administrator: Anthony Cancro

It is certified that all copies of this document are in conformance with the one signed and sealed by Shirley M. Bishop, P.P., License # 2575

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Prepared By:
Shirley M. Bishop, P.P., LLC
100 Overlook Center, Floor 2
Princeton, NJ 08540
609-844-7720
Shirleymbishop@aol.com

HOUSING ELEMENT

PLAINSBORO TOWNSHIP

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY
HOUSING ELEMENT

TABLE OF CONTENTS

PAGE

PREFACE 1

I. Inventory of Housing Stock 4
- A. Age 4
- B. Condition 4
- C. Purchase and Rental Value 6
- D. Occupancy Characteristics and Types 8
- E. Units Affordable to Low/Moderate Income Households 8

II. Projection of Housing Stock 10
- A. Building Permits 10
- B. Future Construction of Low and Moderate Income Housing 10

III. Demographic Characteristics 10
- A. Population 10
- B. Household Size/Type 11
- C. Income Level 13
- D. Age 13
- E. Marital Status 13

IV. Existing and Probable Future Employment Characteristics 14

V. Total Obligation For Rehabilitation and Prior Round 15
- A. Rehabilitation Share 15
- B. Prior Round 16

VI. Prospective Need Obligation 16

VII. Plan Endorsement 16

VIII. Analysis of Existing and Future Zoning to Accommodate Prospective Need 17
- A. Availability of Existing and Planned Infrastructure 17
- B. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics 17
- C. Anticipated Land Use Patterns 17
- D. Economic Development Policies 18

E. Constraints on Development 18
1. State and federal regulations 18
2. Land ownership patterns 18
3. Incompatible land uses 18
4. Sites needing remediation 18
5. Environmental constraints 18
6. Existing or planned measures to address any constraints 18

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY
HOUSING ELEMENT

LIST OF TABLES AND EXHIBITS

Table		Page
1	Age of Housing Units	4
2	Persons Per Room	5
3	Plumbing Facilities	5
4	Kitchen Facilities	5
5	Owner-Occupied Housing Unit Values	6
6	Contract Rent Values	7
7	Tenure and Vacancy	8
8	2014 Low and Moderate Regional Incomes	9
9	Population	10
10	Population Characteristics	11
11	Household Profile 2010	11
12	Household Type and Relationship	12
13	Type of Housing Units by Structure	12
14	Household Income	13
15	Sex by Marital Status - Persons 15 Years and Over	14
16	Employment Status of Residents	14
17	Employment Status Within Plainsboro	15

PLAINSBORO TOWNSHIP
MIDDLESEX COUNTY

HOUSING ELEMENT

PREFACE

Plainsboro Township lies in the southwest corner of Middlesex County. Its westerly boundary with Princeton 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 Townships follows roads and brooks.

The township was incorporated in 1919 and has a land area of 11.8 square miles. Approximately 40 percent of Plainsboro Township is developed with the remaining areas consisting of vacant land, wooded acreage, environmentally sensitive lands, open space, and agricultural land. Physically, Plainsboro Township is divided by Route 1 and the Amtrak railroad right-of-way which generally run north-south through the township.

The Township has historically been an agricultural community, even before its incorporation. The community's economic and cultural roots were established by agricultural activity which, to a large measure, remains important today. However, the character of Plainsboro has changed with suburbanization and growth pressures.

Plainsboro's population was 22,999 according to the 2010 US Census. There are about 10,000 housing units in the Township, about half of which are multi-family units. The Township continues to attract families of diverse backgrounds that are drawn to the area's excellent school system.

Significant non-residential development has slowed over the years. However, reuse of the 750,000 square feet former Merrill Lynch building by Novo Nordisk and the redevelopment of the former FMC property into a medical campus anchored by the new University Medical Center of Princeton at Plainsboro highlight major recent achievements. The former Novo Nordisk building along US 1 has been re-occupied by Sandoz Corp, a subsidiary of Novartis. Medical office space in the Forrestal Village and on the Forrestal Campus present the dominate development projects over that last decade.

While dramatic land use changes have occurred in recent years and continue to impact the community, Plainsboro recognizes both the inevitability of accommodating new suburban growth and its responsibility to encourage conservation and protection of its agricultural and open space heritage.

A municipality's Housing Element must be designed to achieve the goal of providing affordable housing to meet the total 1987-2025 affordable housing need comprised of the Present Need (Rehabilitation Share), Prior Round obligation and the Prospective Need obligation. The regulations of the Council on Affordable Housing (COAH) and the Fair Housing Act delineate a municipality's strategy for addressing its present and prospective housing needs, and, as such, each municipality's Housing Element must contain the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;

2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the 10 years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals for development and probable residential development of lands;

3. An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age;

4. An analysis of the existing and probable future employment characteristics of the municipality;

5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;

6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;

7. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block;

8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;

9. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et seq.;

10. A copy of the most recently adopted municipal master plan, and where required, the immediately preceding, adopted master plan;

11. For each designated site, a copy of the New Jersey Freshwater Wetlands map where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;

12. A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and

13. Any other documentation pertaining to the review of the municipal housing element as may be required.

I. INVENTORY OF HOUSING STOCK

A. Age

More than 92 percent of the Township's housing stock was built between 1960 and 2010. Significant residential construction occurred between 1980 and 1989 when 37 percent of the housing stock was constructed. Plainsboro has a total housing stock of 9,987 units. The median year that a structure was built in Plainsboro was 1984.

TABLE 1

Age of Housing Units

Dates of Construction	Total	Percent
1939 or earlier	223	.02
1940 - 1949	108	.01
1950 - 1959	483	.05
1960 - 1969	845	.08
1970 - 1979	2,030	.20
1980 - 1989	3,694	.37
1990 - 1999	1,788	.18
2000 - 2004	563	.06
2005 - 2010	253	.03
TOTAL UNITS	**9,987**	**1.00**

Source: 2010 American Community Survey 5-Year Estimates

Units built before 1960 and contain 1.01 or more persons per room are highly correlated with substandard housing indicators. This is an index utilized in determining the Rehabilitation Share. In Plainsboro, 814 units or 8 percent of the housing stock was built before 1960. This is generally an important indicator in calculating Plainsboro's rehabilitation share and explains why Plainsboro's rehabilitation share is zero units.

B. Condition

Rehabilitation Share is the total deficient housing signaled by selected housing unit characteristics unique to each community. It is assumed that units so indicated will be prime candidates for rehabilitation. Characteristics indicating a need for rehabilitation are:

(1) *Persons per Room.* 1.01 or more persons per room in housing units built 1960 or before. These are old units that are overcrowded.

(2) *Plumbing Facilities.* Inadequate plumbing sufficient for rehabilitation is indicated by incomplete plumbing facilities, i.e., lack of hot and cold piped water, flush toilet or bathtub/shower.

(3) *Kitchen Facilities.* Inadequate kitchen facilities signaling rehabilitation are indicated by the non –presence of kitchen facilitates within the unit, or the non–presence of one of three components: a sink with piped water, a stove or a refrigerator.

These characteristics of deficient housing are nationally recognized indicators of housing inadequacy. Each one, properly identified and not double-counted or multiplied is enough to signal the call for unit rehabilitation. This is true not solely because the characteristic specified is itself debilitating but rather signals a unit that is either old or missing a basic component of normal housing services. These characteristics exist at the municipal level, are reported by the American Community Survey such that they can be isolated and not over counted, and individually indicate the need for structure rehabilitation.

The age of Plainsboro's housing stock has been presented in Table 1. Tables 2 through 4 address the other surrogates of deficient housing.

TABLE 2

Persons Per Room

Persons Per Room	Occupied	Owner Occupied	Renter Occupied
1.01 to 1.50	194	34	160
1.51 to 2.00	9	0	9
2.01 or more	0	0	0
TOTAL	**203**	**34**	**169**

Source: 2006-2010 American Community Survey 5- Year Estimates

TABLE 3

Plumbing Facilities

	Total Units
Complete plumbing facilities	9,987
Lacking complete plumbing facilities	0

Source: 2006-2010 American Community Survey 5-Year Estimates

TABLE 4

Kitchen Facilities

Complete kitchen facilities	9,882

Lacking complete kitchen facilities	105

Source: 2006-2010 American Community Survey 5-Year Estimates

Based on the above, it is determined that Plainsboro has zero housing units that are substandard and occupied by low and moderate income households.

C. Purchase and Rental Value

Approximately 86 percent of the owner-occupied housing units in Plainsboro had values over $200,000. The median value was $440,000.

TABLE 5

Owner-Occupied Housing Unit Values

			Units	Percent
Less than $15,000			12	.00
$15,000	-	$19,999	13	.00
$20,000	-	$24,999	0	.00
$25,000	-	$29,999	0	.00
$30,000	-	$34,999	0	.00
$35,000	-	$39,999	0	.00
$40,000	-	$49,999	17	.00
$50,000	-	$59,999	39	.01
$60,000	-	$69,999	26	.01
$70,000	-	$99,999	38	.01
$100,000	-	$124,999	10	.00
$125,000	-	$149,999	224	.05
$150,000	-	$174,999	144	.03
$175,000	-	$199,999	79	.02
$200,000	-	$249,999	262	.06
$250,000	-	$299,999	185	.04
$300,000	-	$399,999	778	.18
$400,000	-	$499,999	841	.19
$500,000 or more			1,658	.38
		TOTAL	**4,326**	**1.00**

Median Value $440,000

Source: 2006-2010 American Community Survey 5-Year Estimates

Of the 4,799 rental units with cash rent in Plainsboro, 2,919 were rented for more than $1,000 per month. The median contract rent was $1,077 per month.

TABLE 6

Contract Rent Values

With cash rent:	**Units**
$0 - $ 99	0
$100 - $149	11
$150 - $199	0
$200 - $249	0
$250 - $299	0
$300 - $349	18
$350 - $399	0
$400 - $449	0
$450 - $499	0
$500 - $549	20
$550 - $599	18
$600 - $649	0
$650 - $699	48
$700 - $749	66
$750 - $999	1,699
$1,000 - $1,249	1,685
$1,250 - $1,499	780
$1,500 - $1,999	234
$2,000 - or more	220
Total	4,799
No cash rent	74
Median contract rent	$1,077

Source: 2006-2010 American Community Survey 5-Year Estimates

D. Occupancy Characteristics and Types

Approximately 49 percent of the housing in Plainsboro is owner occupied. Approximately 51 percent of the occupied housing stock is rental.

TABLE 7

Tenure and Vacancy

Housing Units	
Total Occupied	9,402
Occupied:	
Owner occupied	4,610
Renter occupied	4,792
Vacant:	
For rent	337
For sale only	189
Rented or sold, not occupied	43
For seasonal, recreational, or occasional use	78
Other vacant	40

Note: Total housing units do not match between tables due to varied data sources

Source: 2010 Census of Population and Housing

E. Units Affordable to Low and Moderate Income Households

Units are affordable to low and moderate income households if the maximum sales price or rent is set within a specified formula as per the Uniform Housing Affordability Controls (UHAC) regulations, N.J.A.C.5:80-26.1 et seq. A moderate income household is a household whose gross family income is more than 50 percent of median income, but less than 80 percent of median income for households of the same size within the housing region. A low income household is a household whose gross family income is equal to or less than 50 percent of median gross household income for a household of the same size within the housing region for Plainsboro. Plainsboro is in Region 3, which encompasses Middlesex, Hunterdon and Somerset counties.

Using 2014 regional income limits adopted by COAH, a four person Middlesex County median household income is estimated at $105,000. A moderate income four person household would earn a maximum of $84,000 (80 percent of regional median) and a four

person low income household would earn a maximum of $52,500 (50 percent of regional median).

Income levels for one, two, three and four person households as of 2014 are given below:

TABLE 8

2014 Low and Moderate Regional Incomes

Income	1 person	2 persons	3 persons	4 persons
Median	$73,500	$84,000	$94,500	$105,000
Moderate	$58,800	$67,200	$75,600	$84,000
Low	$36,750	$42,000	$47,250	$52,500

Source: COAH, 2014 Income Limits

Based on the qualifying formula in N.J.A.C. 5:80-26, the monthly cost of shelter which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed 28 percent of gross monthly household income based on a five percent down-payment. In addition, moderate income sales units must be available for at least three different prices and low income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than 70 percent of median income. The sales prices must average 55 percent of median income.

Under the UHAC regulations, rents including utilities, may not exceed 30 percent of gross monthly income. The average rent must now be affordable to households earning 52 percent of median income. The maximum rents must be affordable to households earning no more than 60 percent of median income. In averaging 52 percent, one rent may be established for a low income unit and one rent for a moderate income unit for each bedroom distribution. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey.

Plainsboro currently has 40 low income, for sale units in the Tamarron section of Princeton Meadows and 40 moderate income sales units in the Village at Princeton Crossing. Forty of the units at the Village at Princeton Crossing had their affordability controls extended. The Township also established the Plainsboro Non-Profit Housing Corporation that owns and administers 126 low and moderate income units at the Wyndhurst. In addition, the Township has 60 low and moderate income rental units at the Millstone Apartments that are deed restricted. Finally, Plainsboro has a three bedroom group home sponsored by SERV Centers of New Jersey and one new Market to Affordable unit.

II. PROJECTION OF HOUSING STOCK

A. Building Permits

According to the New Jersey Department of Labor, Residential Building Permits Issued, 455 building permits were issued in Plainsboro during 2000 and 2009. A total of 17 residential building permits were issued between 2010 and 2014.

B. Future Construction of Low and Moderate Income Housing

Plainsboro will address the future construction of low and moderate income housing in the Fair Share Plan.

III. DEMOGRAPHIC CHARACTERISTICS

A. Population

The population in Plainsboro increased by 14 percent between 2000 and 2010. Table 9 illustrates the figures.

TABLE 9

Population

Year	Population
2000	20,215
2010	22,999

Note: Total population does not match between tables due to varied data sources

Sources: 2000 and 2010 Census of Population and Housing

TABLE 10

Population Characteristics

SELECTED POPULATION CHARACTERISTICS

The majority of Plainsboro residents or 53 percent are between the ages of 25 and 54 years.

	Number	Percentage
TOTAL POPULATION	22,999	
SEX		
Male	11,432	.50
Female	11,567	.50
AGE		
Under 5 years	1,421	.06
5 to 14 years	3,205	.14
15 to 19 years	1,387	.06
20 to 24 years	1,036	.05
25 to 44 years	8,200	.36
45 to 54 years	3,880	.17
55 to 59 years	1,260	.05
60 to 64 years	889	.04
65 to 74 years	902	.04
75 to 84 years	550	.02
85 years and over	269	.01
		1.00

Note: Total population does not match between tables due to varied data sources

Source: 2010 *Census of Population and Housing*

B. Household Size and Type

A household profile of Plainsboro shows that there were 9,402 households with a total household population of 22,805 in 2010. The average number of persons per household was 3.14.

TABLE 11
Household Profile 2010

	Total Number
Households	9,402
Population of households	22,805
Persons per household	2.43

Note: Total households do not match between tables due to varied data sources

Source: 2010 *Census of Population and Housing*

TABLE 12

Household Type and Relationship

In family households:	22,805
householder:	9,402
Male	4,487
Female	1,403
Spouse	5,024
child:	6,747
Natural born/adopt	6,562
step	97
grandchild	88
other relatives	179
non-relatives	179
In non-family households:	4,156
householders living alone	2,935
householders not living alone	577
Non-relatives	644
In group quarters:	194
Institutionalized population	187
Non-institutionalized population	7

Source: *2010 Census of Population and Housing*

TABLE 13

Type of Housing Units by Structure

Units in Structure	Total Units	PCT
1, detached	2,630	.26
1, attached	1,424	.14
2	117	.01
3 or 4	1,009	.10
5 to 9	2,024	.20
10 to 19	1,796	.18
20 to 49	443	.04
50 or more	520	.05
Mobile home or trailer	17	.00
Other	7	.00

TOTAL	9,987	1.00

Note: Total housing units do not match between tables due to varied data sources

Source: 2006-2010 American Community Survey 5-Year Estimates

C. Income Level

Approximately, 58 percent of the households in Plainsboro earn between $60,000 and $199,999 according to the 2010 American Community Survey.

TABLE 14
Household Income

Household Income	Number	Percent
$0 –9,999	213	.02
$10,000-$14,999	135	.01
$15,000-$19,999	105	.01
$20,000-$24,999	81	.01
$25,000-$29,999	207	.02
$30,000-$34,999	294	.03
$35,000-$39,999	249	.03
$40,000-$44,999	332	.04
$45,000-$49,999	312	.03
$50,000-$59,999	808	.09
$60,000-$99,999	2,563	.28
$100,000-$149,999	1,639	.18
$150,000-$199,999	1,090	.12
$200,000 or more	1,171	.13
TOTAL	9,199	1.00

Median Household Income $86,986

Note: Total households do not match between tables due to varied data sources

Source: 2006-2010 American Community Survey 5-Year Estimates

D. Age

The age of the Plainsboro population has been discussed under Section III, Demographic Characteristics, A. Population.

E. Marital Status

In 2010, there were 664 more women than men over the age of 15 years in Plainsboro. There were 83 more males that never married. There were 208 more widows than widowers and more divorced females than males.

TABLE 15

Sex by Marital Status - Persons 15 Years and over

Marital Status	Total	Male	Female
Total	18,232	8,784	9,448
Never Married	6,161	3,122	3,039
Now Married	10,122	4,999	5,123
Widowed	568	180	388
Divorced	1,381	483	898

Note: Total population does not match between tables due to varied data sources

Source: 2006-2010 American Community Survey 5-Year Estimates

IV. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

Of the 12,873 Plainsboro residents employed in the civilian labor force, 85 percent are in educational, health and social service occupations or professional, scientific and technical services, or construction, manufacturing, wholesale trade, retail trade, transportation fields or finance, insurance and real estate industries.

TABLE 16

Occupation
Employed Persons 16 Years and Over

	Male	Female	Total
Finance, insurance, real estate	1,042	874	1,916
Construction, manufacturing, wholesale trade, retail trade, transportation	2,353	1,342	3,695
Information	377	185	562
Arts, entertainment, recreation, accommodation and food services	335	209	544
Professional, scientific and technical services	1,658	1,024	2,682
Educational, health and social services	894	1,818	2,712
Public administration	196	156	352
Other services	219	191	410
Total	7,074	5,799	12,873

Note: Total population does not match due to varied data sources
Source: 2006-2010 American Community Survey 5-Year Estimates

According to the New Jersey State Data Center, Plainsboro had a covered employment number of 12,647 in 2006 and a covered employment number of 14,167 in 2014.

Since 2005, Plainsboro's major employers have experienced fluctuations in their workforce presumably caused by global economic forces, but the number of employees has remained relatively stable. The largest employer in 2005, in terms of number of employees, was Merrill-Lynch at approximately 2,400. However, Merrill-Lynch has since left Plainsboro. In 2015, the largest employer was the University Medical Center of Princeton at Plainsboro who employed approximately 2,016 full-time employees. Employment for other large employers such as Munich Re Insurance, Firmenich and the Princeton Plasma Physics Laboratory is expected to remain steady. Of note is the uncertainty of Bristol Myers Squibb' slowly moving its approximately 2,000 employees out of Plainsboro in the coming years.

TABLE 17

Covered Employment Status Within Plainsboro-2014

INDUSTRY	ANNUAL AVERAGE UNITS	AVERAGE
Agriculture, forestry, fishing and hunting		
Construction	8	12
Manufacturing	.	.
Wholesale trade	19	151
Retail trade	19	191
Transportation and warehousing	.	.
Information	16	437
Finance and insurance	.	.
Real estate and rental and leasing	10	45
Professional and technical services	205	3,502
Administrative and waste services	23	475
Educational services	.	.
Health care and social assistance	51	811
Accommodation and food services	33	793
Other services, except public administration	.	.
Unclassified entities	34	33
PRIVATE SECTOR MUNICIPALITY TOTAL	515	13,861
FEDERAL GOVT MUNICIPALITY TOTAL	4	109
LOCAL GOVT MUNICIPALITY TOTAL	3	190

Source: NJ Employment and Wages; 2014 Annual Report

V. TOTAL OBLIGATION FOR REHABILITATION AND PRIOR ROUND

A. Rehabilitation Share

Plainsboro has a zero unit rehabilitation obligation.

B. Total Obligation From Prior Rounds

Plainsboro's total obligation from prior rounds is 205 units.

VI. PROSPECTIVE NEED OBLIGATION

As the result of a Settlement Agreement between Fair Share Housing Center (FSHC) and Plainsboro, the Township has a 638 unit Prospective Need obligation.

VII. PLAN ENDORSEMENT

Plainsboro Township received Plan Endorsement on January 18, 2006.

VIII. ANALYSIS OF EXISTING AND FUTURE ZONING TO ACCOMMODATE PROSPECTIVE NEED

Plainsboro believes that the rezoning of FMC, the site on Route 1, to a hospital/residential use can accommodate the Prospective Need based on the affordable housing options selected. The Township also permitted a 394 unit apartment complex within the Princeton Forrestal Village, 50 units of which will be set aside as affordable family rental units based on UHAC standards. Princeton is also providing a 100 percent affordable rental project that will be developed on municipally owned land.

A. Availability of Existing and Planned Infrastructure:

Most of Plainsboro is located within the New Jersey-American Water Company (formerly Elizabethtown Water Company) public water franchise area. The balance is on private wells. The long-term availability of public water will accommodate all anticipated future development in the township.

The public wastewater treatment demands of new and existing development are presently being serviced by either the Stony Brook Regional Sewage Authority facility in South Brunswick or the United Water Princeton Meadows (UWPM) facility in Plainsboro. For the most part, the Stony Brook facility serves the Township west of the Amtrak main line and the UWPM facility serves the Township east of the Amtrak main line. While the Stony Brook facility has capacity to accommodate anticipated future development in its franchise area, the UWPM facility has limited capacity and expansion potential.

B. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics:

Plainsboro has carefully reviewed anticipated demand by approving residential and non-residential developments according to market demand and sound planning principles. Over the last 20 years (1995 – 2015) approximately 987 single family home have been constructed in Plainsboro Township. The Township has also processed a variety of non-residential applications for medical office, office retrofit (Novo Nordisk and Sandoz), other health- related facilities and a new library to name a few.

C. Anticipated Land Use Patterns:

Plainsboro has evolved into a community exhibiting a wide variety of uses and life styles. The 2009 Master Plan shows a land use plan that incorporates rural, village residential, low density, planned medium density and medium density residential zones. The land use plan also reflects a village center, service residential, neighborhood business, general business, office business,

limited industrial and planned unit development zoning.

D. Economic Development Policies:

Plainsboro has and is continuing to experience economic growth of major ratables from the Princeton Forrestal Center, which contains large corporate office and office-research uses such as Munich Re-Insurance Company, Sandoz Corp, Siemens, BioMed and Novo Nordisk. Plainsboro has encouraged a sound economic development policy by providing multiple zoning districts intended to accommodate various types of non-residential uses, from small scale village uses to large scale corporate office and industrial uses. Among these zones are the Neighborhood Business, Village Center, General Office, Limited Industrial and Planned Multi-Use Development Zones. Even though the new hospital replaced the closed facility in Princeton, other medical related facilities have opened within the Redevelopment Area.

E. Constraints on Development:

1. State and federal regulations: Plainsboro is not located in the Highlands area, CAFRA, the Meadowlands or the Pinelands. There are no known federal regulations that constrict development.

2. Land ownership patterns: According to the 2010 census, 49 percent of the housing stock in Plainsboro is owner-occupied. Approximately 51 percent of the occupied housing stock is in rental apartments. Plainsboro has approximately seven million square feet of non-residential uses in private ownership and over 1,500 acres of existing farmland, much of which is permanently preserved.

3. Incompatible land uses: Plainsboro is not aware of any incompatible land uses.

4. Sites requiring environmental remediation: Plainsboro is not aware of any sites requiring such remediation.

5. Environmental constraints: The existing UWPM wastewater treatment facility serving the eastern portion of Plainsboro has capacity limitations.

6. Existing or planned measures to address any constraints: While the existing UWPM wastewater treatment facility serving the eastern portion of the Township has capacity limitations, limited improvements to the facility have added capacity needed to accommodate planned development in this portion of the Township, particularly in the Village Center area.

Draft
FAIR SHARE PLAN

April 11, 2016

PLAINSBORO TOWNSHIP

MIDDLESEX COUNTY

I. PREFACE

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2025. The affordable housing obligation consists of three components:

- Present Need Rehabilitation Share (2010)
- Prior Round Obligation (1987-1999)
- Prospective Need (2000-2025)

A municipality's Rehabilitation Share or Present Need is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each prior round are replaced with the latest round numbers because the numbers are updated with each decennial census.

A municipality may receive credit for rehabilitation of low- and moderate-income deficient housing units completed after April 1, 2000 provided the units were rehabilitated up to the applicable code standard, the capital cost spent on rehabilitating a unit was at least $10,000 and the units have the appropriate controls on affordability to ensure the unit remains affordable during the required period of time.

Rehabilitation credits cannot exceed the Rehabilitation Share and can only be credited against the rehabilitation component, not the new construction component.

The prior round obligation is the municipal new construction obligation from 1987 to 1999. All municipalities must use these figures. Credits, reductions, and adjustments may still be applied against the Prior Round Obligation (1987-1999) for affordable housing activity undertaken from April 1980.

II. REHABILITATION SHARE

The purpose of a rehabilitation program is to renovate deficient housing units. Deficient housing units are defined as units with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing, (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems. Upon rehabilitation, the housing deficiencies must be corrected and the unit must comply with the applicable code standard.

A municipality must demonstrate that it has the capability to administer a rehabilitation program by either designating an experienced employee to administer the program or entering into an agreement with a governmental agency or private consultant to administer all or some of the program A municipality must provide the consultant or municipal employee's credentials to administer the program as well as a procedures manual.

Rental units cannot be excluded from a municipal rehabilitation program. There must be at least six-year affordability controls placed on owner-occupied units and 10 years of controls on rental

units. For owner-occupied units, these controls may be in the form of a lien filed with the appropriate property's deed. For rental units, the controls must be in the form of a deed restriction. Units rehabilitated after April 1, 2000 are eligible for credits against the Rehabilitation Share.

The municipal investment for the rehabilitation of a unit must be at least $10,000 per unit including hard and soft costs. Documentation must also be submitted demonstrating adequate funding source(s) and a resolution of intent to bond in the event there is a shortfall of funds. Financing of rehabilitation programs must be structured to encourage rehabilitation and continued occupancy.

A municipality is also required to prepare and submit a rehabilitation manual to COAH that summarizes the administration of the rehabilitation program including an affirmative marketing plan. The affirmative marketing program must clearly describe the outreach efforts to be used in implementing the program. COAH expects that a combination of media approaches – cable television, radio and print – plus appropriate mailing to residents, local civic, social and religious groups will be included in the marketing program.

Plainsboro has a zero unit Rehabilitation Share.

III. PRIOR ROUND OBLIGATION

Plainsboro's Prior Round Obligation is 205 units.

A. Rental Obligation and Rental Bonuses

Plainsboro has a 51-unit rental obligation and may receive 51 rental bonuses.

B. Maximum Age-restricted Units.

Plainsboro may age-restrict 45 units.

C. Regional Contribution Agreement (RCA) Maximum

A municipality may transfer one-half of its obligation to another willing municipality within the COAH housing region. Plainsboro may transfer 103 units.

D. Implementation

1. Plainsboro is proposing to address the 205 unit obligation with eligible credits from its second round certification.

2. Plainsboro addressed its second round obligation with the following:

Second Round Plan	Type	Units
Princeton Meadows	For Sale	40
Princeton Crossing	For Sale	40
Wyndhurst	Rentals	126
Millstone Apartments	Rentals	60
RCA	New Brunswick	25
	TOTAL	**291**

3. Princeton Meadows contains 40 units of low income for-sale, affordable housing. All units are constructed and occupied. All documentation was previously filed with the Council on Affordable Housing (COAH).

4. Princeton Crossing contains 40 units of moderate income, for-sale, affordable housing in a K. Hovnanian development. All units are constructed and occupied. All documentation was previously filed with COAH.

5. Wyndhurst contains 126 low and moderate income rental units that are open to the general public. The Township established a non-profit housing corporation in 1987 that owns and administers the rental units. The Plainsboro Non-Profit Housing Corporation manages the rentals. All units are constructed and occupied and have controls in perpetuity. All documentation regarding the all-affordable complex was previously filed with COAH.

6. Millstone Apartments contain 60 low and moderate income rental units that were the result of a developer's agreement between Plainsboro Township and Princeton University in 1994. There is a deed restriction in place on the 60 units. All units are occupied. The apartments are open to the general public. All documentation regarding the 60 apartments is on file with COAH.

7. Plainsboro executed an RCA to transfer 25 units to the City of New Brunswick. All monies have been transferred. All documentation regarding the RCA is on file with COAH.

8. The following chart presents the plan to address the prior obligation of 205 units:

Prior Round Obligation	Type	Units
Princeton Meadows	For Sale	40
Princeton Crossing	For Sale	38
RCA	New Brunswick	25
Millstone Apartments	Rental	51

Millstone Apartments	Bonuses	51
	TOTAL	**205**

9. As a result, the following surplus units will be used to address a portion of the Prospective Need obligation:

Surplus for Prospective Need	**Type**	**Units**
Wyndhurst	Rentals	126
Millstone Apartments	Rental	9
Princeton Crossing	Sales	2

IV. PROSPECTIVE NEED OBLIGATION- 2000-2025

The Fair Share Plan includes the projects and strategies to address an affordable housing obligation and any municipal ordinances in draft form that a municipality is required to adopt as a requirement of Repose. The Fair Share Plan is based upon the municipal fair share obligation as the result of a Settlement Agreement with FSHC. The planning board adopts both the Housing Element and the Fair Share Plan and they are endorsed by the governing body prior to the filing with the Court for review and compliance. The proposed implementing ordinances must be adopted no later than 45 days after the Court grants Repose and Compliance.

The Fair Share Plan consists of a proposal on how a municipality intends to provide for its affordable housing obligation.

COAH rules have a number of different provisions regulating the development of affordable housing. The options available to meet the 2000-2025 Prospective Need obligation of 638 units include:

- Municipal zoning
  - Zoning for inclusionary developments
  - Redevelopment districts/sites
- Municipally sponsored new construction, 100 percent affordable developments and gut rehabilitation
- Alternative living arrangements
  - Permanent supportive housing
  - Group homes (shared supportive)
  - Congregate housing
  - Residential health care facilities
  - Transitional Facilities
- Accessory apartments
- Market to Affordable/ Buydown Program

- Assisted living residences

- Extension of affordable units with expiring controls
- Age-restricted housing
- Rental housing with bonus credits
- Very low-income housing with bonus credit

The Settlement Agreement has resulted in Plainsboro's having a 638 unit obligation for the Third Round.

A. Rental Obligation and Rental Bonuses

The rental component is calculated as follows:

.25 (Prospective need)

.25 (638) = 160

Therefore, Plainsboro has a rental obligation of 160 units and could receive bonus credit for rental units up to 160.

B. Age-Restricted Maximum

Plainsboro may age-restrict units based on the following formula:

.25 (Prospective Need)

.25 (638) = 160

C. Fair Share Plan

Plainsboro will address a portion of its Prospective Need obligation with surplus credits from the Prior Round.

1. Surplus Credit

Both Millstone Apartments and Wyndhurst were previously included in Plainsboro's certified plan and are all affordable, rental units, open to the general public. The 126 units at Wyndhurst are eligible for rental bonuses as well as the nine Millstone Apartment units.

2. SERV Center

In addition, Plainsboro has a group home on 191 Cranbury Neck Road (Block 13, Lot 4) that contains four bedrooms. The group home has a 20-year operating commitment from the Division of Mental Health Services (DMHS) that may be renewable for another 10 years and thus meets the COAH requirement of N.J.A.C. 5:94-7 (e). The group home was opened in 1997 by SERV centers. All documentation was filed with COAH.

D. Implementation

1. Extension of Expiring Controls

Plainsboro has extended controls on all 40 of the family sale units at Princeton Crossing that expired between 2014 and 2015. All 40 units had executed Affordable Housing Agreements that stated in the Description section of the Agreement that the Agreement could be "...extended by municipal resolution as described in Section III TERM OF RESTRICTION.

Section III C. states "The terms, restrictions and covenants of this Affordable Housing Agreement may be extended by municipal resolution as provided for in N.J.A.C. 5:92-1 et seq. Such municipal resolution shall provide for a period of extended restrictions and shall be effective upon filing with the Council and the Authority. The municipal resolution shall specify the extended time period by providing for a revised ending date. An amendment to the Affordable Housing Agreement shall be filed with the recording office of the county in which the Affordable Housing unit or units is/are located."

As a result, Plainsboro exercised its right to extend controls on the 40 units.

Plainsboro obtained a continuing certificate of occupancy/ certified statement from the building inspector that the restricted units met all code standards. All 40 units had controls extended for at least 30 years. The applicable document is in Exhibit A.

2. Redevelopment Area

Plainsboro Township adopted an executed Redevelopment Agreement plan by ordinance.

This Redevelopment Plan set standards for the redevelopment of the FMC site located on Route 1 between the Millstone River and Scudder's Mill Road that was designated as an Area in Need of Redevelopment on September 10, 2007. The Redevelopment Area was developed as an office/research facility of the FMC Corporation and is a gateway into the Township from Route 1 on its western border. It was underdeveloped relative to the current zoning and suffered from an overall uncoordinated plan of development. Moreover, an extensive portion of the Redevelopment Area located south of Plainsboro Road was located within the 100-year floodplain of the Millstone River, which limited that portion of the Redevelopment Area's developability. The purpose of the Redevelopment Plan was to provide the regulatory framework in which the Redevelopment Area could be redeveloped for the betterment of the Township and the region.

On June 13, 2007 the Township Committee of the Township of Plainsboro determined the FMC site to potentially be an Area in Need of Redevelopment pursuant to New Jersey's Local Housing and Redevelopment Law (NJSA40:12A et seq.), and authorized the Plainsboro Township Planning Board to undertake an investigation and perform analyses to determine whether the FMC site met the criteria set forth therein. The planning board then authorized Phillips Press Shapiro Associates Inc. (PPSA), a planning and real estate consultant, to conduct the area in need of redevelopment investigation of the FMC site. Following completion and submission of the study in July 2007, and upon the consideration and recommendation of the planning board, the Township Committee declared the FMC Site to be an Area in Need of Redevelopment on September 10, 2007. On September 17, the planning board authorized PPSA to formulate a Redevelopment Plan of the Redevelopment Area.

The Redevelopment Area consists of a number of parcels that are located in the southwestern portion of the Township. According to the official tax maps of the Township, the Redevelopment Area encompasses +_156.0 acres and includes one (1) property assemblage, consisting of six (6) tax lots on portions of three (3) tax blocks. The tax blocks include Block 1701, Lots 3 and 4; Block 1703, Lots 1, 2, and 3; and Block 1704, Lot 1. The lots range in size from +_0.27 acres to +_64.84 acres. At its widest point, the Redevelopment Area is +_2,562.3 feet wide and varies in length from +_1,920 feet on the west side to +_3,896 feet on the east side. The property has +_1,820 feet of frontage on Route 1, +_746.7 feet of frontage on Scudders Mill Road, and +_2.893.3 feet of frontage on Plainsboro Road.

The Redevelopment Area is bounded generally by U.S. Route 1 to the west; the municipal border of the Township of West Windsor and the Millstone River to the south; Connector Road, state-owned lands to the east; and Scudders Mill Road and as yet undeveloped portions of the Forrestal Center to the north. Plainsboro Road bisects the property, creating a northern and southern portion of the property.

In terms of its locational context, the Redevelopment Area is located within a portion of the Township characterized primarily by large corporate office campuses. To the north, across Scudders Mill Road, is the Princeton Forrestal Center, a corporate research center owned by Princeton University. To the northeast of the Redevelopment Area is a corporate campus for Bristol-Myers Squibb, a global pharmaceutical company. In the area north of Plainsboro Road and east of the Redevelopment Area is a Merrill Lynch corporate campus. Located to the south of Plainsboro Road and east of the Redevelopment Area is the corporate campus. Located to the south of Plainsboro Road and east of the Redevelopment Area is the corporate headquarters of Firmenich Incorporated. To the west, across Route 1, is a commercial area which includes a Ruby Tuesday restaurant, as well as a Marriott Courtyard hotel and a Homewood Suites hotel.

The Redevelopment Area consists of six (6) tax lots on three (3) tax blocks, all under common ownership. It is irregularly shaped and located in the southwesterly portion of the Township along the Millstone River, which also serves as the northern border of West Windsor Township.

The Redevelopment Area encompasses+_160 acres and is improved with 19 buildings, totaling more than one-half million square feet of floor area, inclusive of basement and penthouse

mechanical space. The property also contains farmlands that are being leased for agricultural purposes. Both wetlands and floodplains are present within the Redevelopment Area which limit the extent of redevelopment that is possible.

The Redevelopment Plan envisions a comprehensive redevelopment of the subject property, as a mixed health care, residential and office community.

At its core, the Redevelopment Plan accommodated the relocation of the University Medical center at Princeton from Princeton Borough / Mercer County as a hospital-medical office complex, along with skilled nursing facility, senior independent living apartments, assisted living and general offices as adjunct complementary facilities, along with accessory facilities for accommodating vehicular, pedestrian and bike circulation and open space.

Within this redevelopment site, 10 assisted living Medical Waiver bedrooms and 41 low and moderate income independent senior living apartments are to be integrated into the assisted living and independent apartment complexes. Both the 10 assisted living apartments and the 41 senior apartments address the affordable component. The unit yield on the site was substantially decreased due to unforeseen and previously unknown wetlands on the site which prohibited its intended development potential.

The Redevelopment Plan was adopted on June 11, 2008 and meets the criteria of N.J.S.A. 40A:12A-1 et seq.

3. Market to Affordable Program

Plainsboro is also proposing a for- sale 70-unit Market to Affordable Program. Plainsboro has sufficient condominium complexes to support such a program. Plainsboro contracted with Plainsboro Non-Profit Housing Corporation, an experienced administrative entity, to administer the program. The Plainsboro Non-Profit Housing Corporation prepared a list of all available market rate condominiums that were listed for sale in Plainsboro together with the range of for sale prices and prioritized the owners who would initially be contacted about participation in the program.
Once in the program, a selling price would be negotiated that would result in each condominium being deed restricted for at least 30 years, with income eligible owners. In addition, no more than 20 percent of the condominiums in each complex will be deed restricted.

To date, one condominium has been purchased by the non-profit and was sold at a restricted price to an income eligible purchaser.

The following schedule is proposed for the Market to Affordable units:
2016 -3
2017 -5
2018 -9
2019 -9
2020 -9

2021 -9
2022 -9
2023 -9
2024 -8
2025 Completed

Plainsboro will allocate sufficient money in its revised spending plan to fund the Market to Affordable Program. The Court should be aware that Plainsboro has already allocated and COAH has approved the use of $1,766,339 for the Market to Affordable Program. The additional funds will be included in the revised spending plan.

4. Group Home Bedrooms

Plainsboro is proposing 26 group home bedrooms or approximately seven new group homes. Plainsboro will contract with an experienced group home provider (s) when additional units are needed to maintain the necessary proportion of market and affordable units. The following schedule is proposed for the implementation of the group home program:
2016 0
2017 0
2018 1Home
2019 1 Home
2020 1 Home
2021 1 Home
2022 1 Home
2023 1 Home
2024 1 Home
2025 Completed

Plainsboro will allocate sufficient money in its revised spending plan to fund the 26 group home bedrooms.

5. 100 Percent Municipal Construction

Plainsboro has a 30 acre tract of municipally-owned land at 50 Dey Road that the Township is offering to subdivide to yield 100 units of affordable rental housing. Plainsboro has contacted two experienced providers of affordable housing and both have expressed high interest.

The site has clear title in that Plainsboro owns the land which is Block 1304, Lot 1. The site is approvable in that it can be developed consistent with all applicable agency regulations. The site is suitable with its surrounding uses of single family homes and apartments and has sufficient access from Woodland Drive. The site is in the water quality management plan, has water and sewer and is free of any environmental constraints.

6. IVC PFV LLC

On October 20, 2014, the Plainsboro Township Planning Board granted IVC preliminary and final major subdivision and site plan approval to develop multifamily housing with a set-aside for affordable rental units. A Developer's Agreement was subsequently executed to implement the terms of the approval that included the provision of 50 affordable rental units
The development is known as Princeton Forrestal Village Residential Project.

PROSPECTIVE NEED PLAN 2000-2025

Project	Type	Units
Princeton Crossing	Surplus Sales	2
Wyndhurst	Surplus Rentals	126
Millstone Apartments	Surplus Rentals	9
Group Home	SERV Centers	4
Extend Controls	Princeton Crossing	40
Hospital Independent Living	Senior Rentals	41
Assisted Living	Medicaid Bedrooms	10
Market to Affordable	Family For Sale	70
IVC	Family Rentals	50
New Group Homes Municipal Construction	Bedrooms Family Rentals	26 100
	Rental Bonus	160
TOTAL		**638**

EXHIBIT A

Township of Plainsboro
County of Middlesex

Resolution No. 14-106

A RESOLUTION TO PROMOTE THE SUPPLY OF LOW AND MODERATE INCOME HOUSING WITHIN THE TOWNSHIP OF PLAINSBORO BY MAINTAINING AND EXTENDING AFFORDABILITY CONTROLS ON DEED RESTRICTED UNITS WITHIN THE DEVELOPMENT KNOWN AS VILLAGE AT PRINCETON CROSSING

WHEREAS, N.J.A.C. 5:80-26.25(a) provides that "a municipality shall have the right to determine that the most desirable means of promoting an adequate supply of low and moderate income housing is to prohibit the exercise of the repayment option and maintain controls on lower income housing units sold within the municipality beyond the period required by N.J.A.C. 5:93-9.2; and

WHEREAS, such a determination is to be made by resolution of the municipal governing body, and shall be effective upon filing with the New Jersey Council on Affordable Housing (hereinafter "COAH");and

WHEREAS, the municipality's resolution must specify the time period for which the repayment option shall not be applicable, and that during such period, no seller in the municipality may utilize the repayment option permitted by N.J.A.C. 5:93-9.8; and

WHEREAS, pursuant to N.J.A. C. 8:80-26.25(b) a municipality that exercises the option outlined above shall provide public notice in a newspaper of general circulation, and notify the administrative agent and COAH of the decision of the governing body; and

WHEREAS, the municipality's administrative agent shall insure that the deed restriction on all effected housing units reflects the extended period of controls; and

_____ **WHEREAS**, N. J.A.C. 5:80-26.25 is the successor regulation to N.J.A. C. 5:93-9.9, effective January 5, 1998, and N.J.A.C. 5:92-12.8, effective July 17, 1989; and

WHEREAS, the Master Deed is dated December 8, 1993, and was recorded on December 23, 1993 in the Office of the Register of Middlesex County in Deed Book 4116 at page 306, et seq., and

WHEREAS, the recorded Master Deed documents contain a provision, recorded at Deed Book 4116, page 306 et seq., that the affordable housing controls may be extended by municipal resolution as provided by regulation; and

WHEREAS, the development known as Princeton Crossing includes forty (40) moderate income units ("the Units"); and

WHEREAS, twelve (12) of the Units were sold and the deed restrictions of those twelve (12) units were previously extended; and

WHEREAS, Plainsboro reconfirms the deed restriction extension of the Units inclusive of the twelve (12) units previously sold and the remaining twenty eight (28) moderate income restricted units identified below:

BLOCK	LOT	UNIT DESIGNATION
2201	301	13 KNOX COURT
2201	302	15 KNOX COURT
2201	303	9 KNOX COURT
2201	304	11 KNOX COURT
2201	305	5 KNOX COURT
2201	306	7 KNOX COURT
2201	307	1 KNOX COURT
2201	308	3 KNOX COURT
2201	309	29 KNOX COURT
2201	310	31 KNOX COURT
2201	311	25 KNOX COURT
2201	312	27 KNOX COURT
2201	313	21 KNOX COURT
2201	314	23 KNOX COURT
2201	315	17 KNOX COURT
2201	316	19 KNOX COURT
2202	1101	12 WAYNE COURT
2202	1102	14 WAYNE COURT
2202	1103	16 WAYNE COURT
2202	1104	18 WAYNE COURT
2202	1105	20 WAYNE COURT
2202	1106	22 WAYNE COURT
2202	1107	24 WAYNE COURT
2202	1108	26 WAYNE COURT
2202	1109	28 WAYNE COURT
2202	1110	30 WAYNE COURT
2202	1111	32 WAYNE COURT
2202	1112	34 WAYNE COURT
2202	1801	9 JAY COURT

2202	1802	11 JAY COURT
2202	1803	13 JAY COURT
2202	1804	15 JAY COURT
2202	1805	17 JAY COURT
2202	1806	19 JAY COURT
2202	1807	21 JAY COURT
2202	1808	23 JAY COURT
2202	1809	25 JAY COURT
2202	1810	27 JAY COURT
2202	1811	29 JAY COURT
2202	1812	31 JAY COURT

{Hereinafter referred to as "units"};

WHEREAS, the controls on the affordable units were initially to extend to the first non-exempt sale after twenty years from the date of the initial acquisition of an affordable housing unit by a purchaser or lessee as provided for in the Master Deed at Deed Book4116,page 306-;and

WHEREAS, the Township of Plainsboro has determined that the most desirable means of promoting an adequate supply of low and moderate income housing in the Township of Plainsboro, pursuant to N.J.A.C. 5:80-26.25,is to prohibit the exercise of any repayment option on the Units, and maintain the controls on the Units for a longer period than the initial twenty years;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Plainsboro, in the County of Middlesex, and State of New Jersey, as follows:

1. The repayment option with respect to the Units shall not be permitted from the date of this resolution until thirty (30) years from the date of this resolution.

2. The controls on affordability of the Units are hereby extended for a period of thirty (30) years from the date of this resolution, and during this period of extended controls, no seller may utilize the repayment option as otherwise permitted by N.J.A.C. 5:93-9.8.

3. The Clerk is authorized and directed to print this resolution in full in the official newspaper of the Township of Plainsboro, and to notify the administrative agent and COAH of the adoption of this resolution.

4. The administrative agent shall insure the deed restriction on the effected units extends for an additional period of thirty years.

5. This resolution shall evidence, pursuant to N.J.A.C. 5:97-6.14(b) (2) (Extension of Expiring Controls) that the controls have been extended in accordance with the Uniform Housing Affordability Controls (hereinafter "UHAC"), and that the Township of Plainsboro is entitled to COAH credits to address a portion of its Third Round obligation through the extension of affordability controls in accordance with N.J.A.C. 5:97-9 and UHAC.

6. The sale and use of the Units is governed by UHAC, found in New Jersey Administrative Code at Title 5,Chapter 80,Subchapter 26 (N.J.A.C. 5:80-26.1,et seq.),and any amendm~~ents, ch~~anges or supplements thereto.

7. All of the restricted units, the Units shall remain subject to the requirements of N.J.A.C.5:80-26.5,as may be amended and supplemented from time to time, during the extended control period and beyond, until the Township of Plainsboro elects to release the units from such requirements.

I certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Plainsboro at a meeting held on May 14, 2014.

Carol J. Torres, Township Clerk