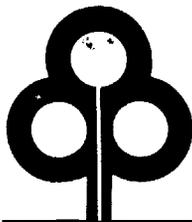


A report on the responsiveness of
Plainsboro Twp to mandate of
Mt. Laurel II Decision

p 16

CA002650E



Township of Plainsboro

641 Plainsboro Road, Box 278, Plainsboro, New Jersey 08536-0278 (609) 799-0909

PLANNING REPORT ON URBAN LEAGUE CASE
FOR PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NJ
FEBRUARY 1984

A report on the responsiveness of
Plainsboro Township to the mandate of
the MOUNT LAUREL II DECISION

Prepared by
Peter I. Hechenbleikner

A handwritten signature in black ink, appearing to read "Peter I. Hechenbleikner", written over the typed name.

P.P. #1540 AICP

Plainsboro Township lies in southern Middlesex County. Plainsboro since 1970 has been experiencing significant growth, primarily prompted by the Princeton Meadows Planned Community Development.

When initially conceived, the PCD was to include 5,110 housing units, and support facilities including recreational amenities, retail shopping, and officer. The predominant use was apartments, and to date about 4,000 units have been developed with another 1,000 under construction. In 1979, the PCD zone and approval were modified to add 1,000 additional housing units to provide more variety in housing in the community.

In 1976 the Township approved the Princeton Forrestal Center Planned Multi-Use Development (PMUD). The primary use was office research development as a supplement to the existing Princeton Forrestal Campus. There were 600 housing units to be constructed as part of the PMUD west of U. S. Route 1, and twenty percent, or 120 of these units were to be built and managed on a not-for-profit basis to keep rents within moderate income bounds. These units have been built and are being operated on such a basis.

These two developments constitute the majority of the development in Plainsboro Township. The 1982 revisions to the Township Master Plan implements a long-sought goal of farmland preservation in an area of the Township south of Cranbury Brook which is unserved by any public infrastructure. As part of that program, other areas of the Township in the limited growth area according to the State Development Guide Plan have been designated as receiver areas to receive increased residential development. When a Transfer of Development Credits mechanism can be implemented.

These, then are the major planning activities of Plainsboro Township, which have been implemented to provide for a balanced community with a variety of housing types for all segments of the community and the region.

Plainsboro Township does not contest the fair share analysis, or the definition of low/moderate income as outlined in Carla Lerman's 1983 report, nor does the Township contest the needs outlined in that report.

Plainsboro Township does contend that it meets the entirety of the moderate income housing need for Plainsboro Township, and indeed for much of the region. Plainsboro has continually met this need since the early 1970's when the Princeton Meadows development began. Plainsboro Township's multifamily housing stock consists of the following:

Princeton Meadows - approximately 4,000 apartments existing as of 1/1/84:

- 1 Bedroom with \$395 - \$465/mo. + utilities
- 2 Bedroom with \$475 - \$545/mo. + utilities

Princeton Forrestal Center - 120 apartments as of 1/1/84:

- 24 - 1 Bedroom units - \$358/mo.
- 72 - 2 Bedroom units - \$429/mo.
- 16 - 3 Bedroom units - \$499/mo.
- 8 - 4 Bedroom units - \$575/mo.

Millstone Apartments as of 1/1/84:

- 72 - Efficiency - \$270 - \$280/mo.
- 40 - 1 Bedroom - \$320 - \$330/mo.
- 8 - 2 Bedroom - \$420/mo.

All of these rents are well within the guidelines of \$654/month including utilities for a family of four. In fact, the attached analysis from Princeton Meadows indicates that for new move-ins in 1981, 10% had incomes less than \$15,000, and 75% had incomes below the moderate income threshold of \$30,000. Similar figures are valid for 1982.

Plainsboro Township has, by separate study unrelated to the Urban League case, identified the need for senior citizen housing in Plainsboro, and the Township's Housing Committee is currently reviewing the best method of meeting these needs.

Plainsboro Township has recognized the need to improve housing conditions for the indigenous poor of the community. As part of the Urban County consortium of the Middlesex County Housing and Community Development Committee, the Township has provided for housing rehabilitation funds for current residents.

Plainsboro Township has also become a member of the Middlesex County Housing agency which has the ability to provide low/moderate income housing in the County, including Plainsboro.

In summary, it is Plainsboro's contention that the Township already meets the Township's and much of the region's need for moderate income housing; that the Township has made attempts in the Forrestal Village Apartments to meet low/moderate income housing needs through a mandatory 20% set-aside; that the Township recognizes the need for low income senior citizen housing and is moving to meet these needs; and that the Township will affirmatively pursue the writing down on a phased basis an additional 200 units of housing available for low income households within the existing extensive housing stock in the community.

PRINCETON MEADOWS RESIDENT PROFILE FOR 1981
MOVE-INS ONLY

	<u>FOX RUN</u> <u>TOTALS</u>	<u>%</u>	<u>DEER</u> <u>CREEK</u> <u>TOTALS</u>	<u>%</u>	<u>HUNTERS</u> <u>GLENE</u> <u>TOTALS</u>	<u>%</u>	<u>PHEASANT</u> <u>HOLLOW</u> <u>TOTALS</u>	<u>%</u>	<u>QUAIL</u> <u>RIDGE</u> <u>TOTALS</u>	<u>%</u>	<u>TOTALS</u>	
ADULTS												
MALE	191	58.4	69	50	249	55.8	152	54.9	234	56.3	895	51
FEMALE	136	41.6	69	50	197	44.2	125	45.1	182	43.7	709	41
TOTALS	327	100.2	138	100.2	446	100.2	277	100.2	416	100.2	1604	100
AGES OF ADULTS												
18-25	135	41.3	61	44.2	206	46.2	139	50.2	167	40.1	708	44
26-30	116	35.5	47	34.1	139	31.2	84	30.3	121	29.1	507	31
31-35	39	11.9	12	8.7	48	10.7	22	7.9	60	14.6	181	11
36-40	16	4.9	5	3.6	26	5.8	19	6.9	25	6.0	91	5
41-50	13	4.	6	4.3	21	4.7	5	1.8	26	6.2	71	4
51-60	4	1.2	3	2.2	3	.7	7	2.5	10	2.4	27	1
61 +	4	1.2	4	2.9	3	.7	1	.4	7	1.6	19	1
TOTALS	327	100.2	138	100.2	446	100.2	277	100.2	416	100.2	1604	100
AGES OF CHILDREN												
1-5	3	37.5	2	28.6	12	52.2	23	62.2	28	73.6	68	60
6-17	5	62.5	5	71.4	11	47.8	14	37.8	10	26.4	45	39
TOTALS	8	100.2	7	100.2	23	100.2	37	100.2	38	100.2	113	100
HOUSEHOLD INCOME												
0-\$15,000	29	11.6	13	14.1	32	9.5	19	9.4	36	10.8	129	10.
\$15,001-\$20,000	75	30.	23	25.	103	30.5	50	24.8	65	19.5	316	26.
\$20,001-\$25,000	66	26.4	28	30.4	85	25.2	38	18.8	79	23.8	296	24.
\$25,001-\$30,000	30	12.	12	13.1	57	17.	34	16.8	56	16.8	189	15.
\$30,001-\$35,000	25	10.	5	5.4	34	10.1	30	14.9	36	10.8	130	10.
\$35,001 +	25	10.	11	12.	26	7.7	31	15.3	61	18.3	154	12.
TOTALS	250	100.2	92	100.2	337	100.2	202	100.2	333	100.2	1214	100.
AREA MOVED FROM												
QUADRANT 1	2	.6	1	.7	21	4.7	24	8.7	26	6.3	74	4.
QUADRANT 2	12	3.7	4	2.9	10	2.2	2	.7	4	1.	32	2.
QUADRANT 3	53	16.2	25	18.1	67	15.2	41	14.8	63	15.1	249	15.
QUADRANT 4	78	23.9	44	31.9	133	29.8	88	31.9	110	26.4	453	28.
QUADRANT 5	0		1	.7	6	1.3	0		6	1.4	13	.8
QUADRANT 6	8	2.5	4	2.9	18	4.0	4	1.4	18	4.3	52	3.
OUT OF STATE 7	102	31.2	40	29.	117	26.2	76	27.4	109	26.2	444	27.
OUT OF COUNTRY 8	12	3.6	0		13	2.9	17	6.1	29	7.	71	4.
IN N.J.-NO QUAD 9	60	18.3	19	13.8	61	13.7	25	9.0	51	12.3	216	13.
TOTALS	327	100.2	138	100.2	446	100.2	277	100.2	416	100.2	1604	100.
CURRENT JOB LOCATION												
QUADRANT 1	16	4.9	9	6.5	49	11.	30	10.8	38	9.1	142	8.
QUADRANT 2	9	2.8	2	1.5	12	2.7	10	3.6	9	2.2	42	2.
QUADRANT 3	70	21.4	29	21.	67	15.	58	20.9	95	22.8	319	19.
QUADRANT 4	160	48.9	65	47.1	211	47.3	115	41.5	166	39.9	717	44.
QUADRANT 5	2	.6	0		1	.2	0		2	.5	5	.3
QUADRANT 6	6	1.8	1	.7	9	2.	0		1	.2	17	1.
OUT OF STATE 7	27	8.3	8	5.8	9	2.	9	3.3	16	3.9	69	4.
IN N.J.-NO QUAD 8	5	1.5	6	4.3	22	5.	21	7.6	20	4.8	74	4.
LIFE NOT WORKING 9	32	9.8	16	11.6	64	14.4	34	12.3	66	15.9	212	13.
RETIRED 10	0		2	1.5	2	.4	0		3	.7	7	.4
TOTALS	327	100.2	138	100.2	446	100.2	277	100.2	416	100.2	1604	100.

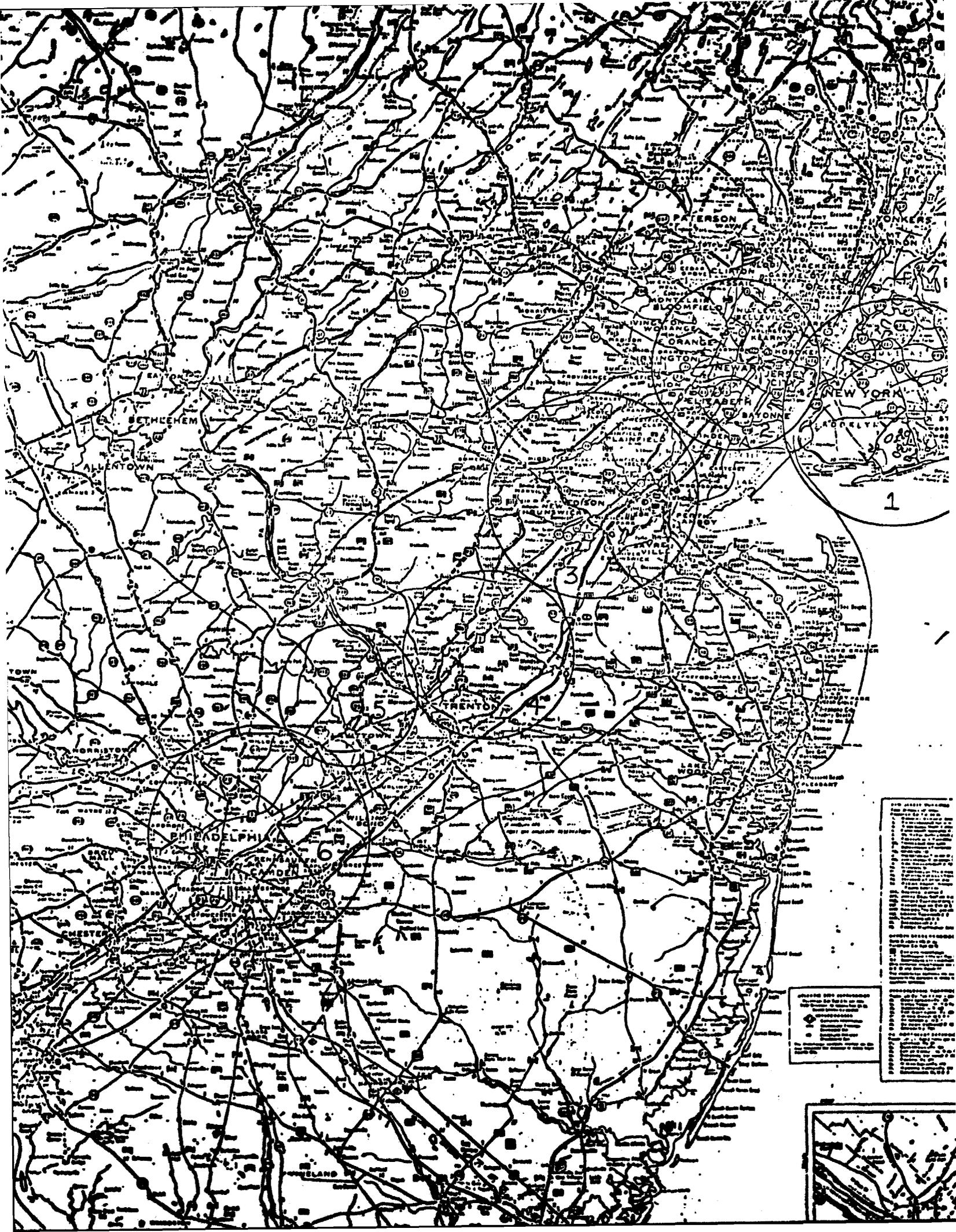
NOTE: Survey based on 1604 adults living in 1214 apartments.

PRINCETON MEADOWS RESIDENT PROFILE FOR 1982

MOVE-INS ONLY

	<u>FOX HUN</u>		<u>BEER CREEK</u>		<u>HUNTERS GLEN</u>		<u>PHEASANT HOLLOW</u>		<u>QUAIL RIDGE</u>		<u>TOTALS</u>	
	<u>TOTALS</u>	<u>%</u>	<u>TOTALS</u>	<u>%</u>	<u>TOTALS</u>	<u>%</u>	<u>TOTALS</u>	<u>%</u>	<u>TOTALS</u>	<u>%</u>	<u>TOTALS</u>	<u>%</u>
ADULTS												
MALE	175	52.4	87	57.6	225	53.4	135	57.2	412	61.8	1034	57.
FEMALE	159	47.6	64	42.4	196	46.6	101	42.8	255	38.2	775	42.
TOTALS	334	100.2	151	100.2	421	100.2	236	100.2	667	100.2	1809	100.
AGES OF ADULTS												
18-25	145	43.4	57	37.7	198	47.0	91	38.6	218	32.7	709	39.
26-30	105	31.4	51	33.8	126	30.0	84	35.6	243	36.4	609	33.
31-35	41	12.3	24	15.9	57	13.5	36	15.3	94	14.1	252	13.
36-40	19	5.7	9	6.0	23	5.5	9	3.8	33	5.0	93	5.
41-50	11	3.3	4	2.6	14	3.3	7	2.9	49	7.3	85	4.
51-60	9	2.7	6	4.0	2	0.5	8	3.4	23	3.4	48	2.
60- +	4	1.2	0	0	1	0.2	1	0.4	7	1.1	13	0.
TOTALS	334	100.2	151	100.2	421	100.2	236	100.2	667	100.2	1809	100.1
AGES OF CHILDREN												
1-5	8	42.1	3	30.0	6	37.5	13	50.0	26	42.6	56	42.4
6-17	11	57.9	7	70.0	10	62.5	13	50.0	35	57.4	76	57.6
TOTALS	19	100.2	10	100.2	16	100.2	26	100.2	61	100.2	132	100.2
HOUSEHOLD INCOME												
0 - \$15K	12	4.8	5	4.8	24	7.6	9	5.8	22	4.4	72	5.3
\$15 - \$20K	51	20.2	19	18.3	87	27.4	34	22.1	63	12.8	254	19.3
\$20 - \$25K	55	21.8	19	18.3	74	23.3	39	25.3	88	17.9	275	20.8
\$25 - \$30K	47	18.7	19	18.3	51	16.1	20	13.0	101	20.5	238	18.0
\$30 - \$35K	33	13.1	10	9.6	41	13.0	19	12.3	69	14.0	172	13.0
\$35 - \$40K	25	9.9	11	10.6	14	4.4	18	11.7	53	10.8	121	9.2
\$40 - \$45K	18	7.1	10	9.6	13	4.1	5	3.3	26	5.3	72	5.5
\$45 - \$50K	5	2.0	3	2.9	6	2.0	6	3.9	17	3.5	37	2.8
\$50 - \$60K	5	2.0	5	4.8	3	0.9	3	2.0	29	5.9	45	3.4
\$60 - \$70K	1	0.4	2	1.9	3	0.9	1	0.6	8	1.6	15	1.1
\$70 - +	0	0	1	0.9	1	0.3	0	0	16	3.3	18	1.4
TOTALS	252	100.2	104	100.2	317	100.2	154	100.2	492	100.2	1319	100.2
AREA MOVED FROM												
QUADRANT 1	20	6.0	7	4.7	17	4.0	9	3.8	44	6.6	97	5.4
QUADRANT 2	9	2.7	4	2.6	11	2.6	6	2.5	16	2.4	46	2.5
QUADRANT 3	60	18.0	26	17.2	77	18.3	42	17.8	80	12.0	285	15.8
QUADRANT 4	67	20.0	51	33.8	122	29.0	73	30.9	170	25.5	483	26.7
QUADRANT 5	5	1.5	0	0	11	2.6	3	1.3	2	.3	21	1.2
QUADRANT 6	9	2.7	4	2.6	14	3.3	11	4.7	29	4.3	67	3.7
OUT OF STATE 7	102	30.5	27	17.9	109	26.0	64	27.1	234	35.1	536	29.6
OUT OF COUNTRY 8	31	9.3	18	11.9	11	2.6	3	1.3	22	3.3	85	4.7
IN NY - NO QUAD 9	31	9.3	14	9.3	49	11.6	25	10.6	70	10.5	189	10.4
TOTALS	334	100.2	151	100.2	421	100.2	236	100.2	667	100.2	1809	100.2
CURRENT JOB OCCUPATION												
QUADRANT 1	34	10.2	16	10.6	17	4.0	16	6.8	85	12.7	168	9.3
QUADRANT 2	16	4.8	2	1.3	12	3.0	12	5.1	30	4.5	72	4.0
QUADRANT 3	70	20.9	31	20.5	121	28.7	48	20.3	136	20.4	406	22.4
QUADRANT 4	134	40.1	64	42.4	198	47.0	107	45.3	296	44.4	799	44.2
QUADRANT 5	1	0.3	0	0	0	0	1	0.4	3	.4	5	0.3
QUADRANT 6	3	0.9	3	2.0	2	0.5	4	1.7	18	2.7	30	1.7
OUT OF STATE 7	23	6.9	12	8.0	34	8.1	20	8.5	42	6.3	131	7.2
IN NY - NO QUAD 8	26	7.8	11	7.2	9	2.1	7	3.0	20	3.1	73	4.0
NEVER NOT WORKING 9	25	7.5	12	8.0	27	6.4	21	8.9	36	5.4	121	6.7
RETIRED 10	2	0.6	0	0	1	0.2	0	0	1	.1	4	0.2
TOTALS	334	100.2	151	100.2	421	100.2	236	100.2	667	100.2	1809	100.2

NOTE: SURVEY BASED ON 1319 APARTMENTS OCCUPIED BY 1809 ADULTS.



Legend

- Interstate
- Expressway
- Highway
- Other Road
- Waterway
- Canal
- Other Waterway
- Other

Scale

1 inch = 10 miles

1 centimeter = 4 miles

