

A Special Meeting of the Township Committee of the Township of Plainsboro was called to order by Mayor Edmund C. Yates on February 25, 2026 at 7:00 p.m. in the Municipal Center located at 641 Plainsboro Road, Plainsboro, New Jersey.

Pledge of Allegiance led by Committeeperson Neil Lewis.

The Township Clerk certified that the meeting was noticed as a Special Meeting on February 20, 2026. Notices were sent to the Home News/Tribune, Princeton Packet and Trenton Times and were posted at the Municipal Center, Township website and Library at least 48 hours prior to the meeting. All requirements of the Sunshine Law were met.

Present were: Mayor Edmund C. Yates, Deputy Mayor David Bander, Committeepersons Neil Lewis, Nuran Nabi and Reeta Sharma. Also present were: Township Administrator Anthony Cancro, Assistant Township Administrator/Clerk Carol J. Torres, Deputy Township Clerk Jesenia L. Velazquez, Township Attorney Michael Herbert, Chief/Public Safety Director Eamon Blanchard, Chief Financial Officer Ehab Salama and Director of Planning and Zoning Bonnie Flynn. There were no interested citizens and no member of the press present.

This being the time and place for a public hearing on, AN ORDINANCE REPEALING AND REPLACING CHAPTER 3 OF THE CODE OF THE TOWNSHIP OF PLAINSBORO ENTITLED "AFFORDABLE HOUSING" TO CONFORM TO THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS, the Mayor opened the meeting for comments from the public.

There being no comments, it was MOVED by LEWIS and seconded by SHARMA that the public comment portion of the meeting be closed.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by BANDER and seconded by NABI that the Ordinance be adopted.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

O-26-02 AN ORDINANCE REPEALING AND REPLACING CHAPTER 3 OF THE CODE OF THE TOWNSHIP OF PLAINSBORO ENTITLED "AFFORDABLE HOUSING" TO CONFORM TO THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, which amended the Fair Housing Act ("Amended FHA") and established a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine; and

WHEREAS, on November 20, 2025, the Department of Community Affairs, Division of Local Planning Services, adopted revisions to N.J.A.C. 5:99-1.1, *et seq.*, which provided revised rules for the implementation of the Amended FHA; and

WHEREAS, on December 15, 2025, the Department of Community Affairs, New Jersey Housing and Mortgage Finance Agency, adopted revisions to N.J.A.C. 5:80-26.1, *et seq.*, also known as the Uniform Housing Affordability Controls ("UHAC"), which are also designed to implement the Amended FHA; and

WHEREAS, consistent with the newly-established process, on January 24, 2025, the Township of Plainsboro (the "Township") filed timely a Declaratory Judgment Action in the Superior Court, Middlesex County, captioned In the Matter of the Application of the Township of Plainsboro, Docket No. MID-L-000494-25 (the "Declaratory Judgment Action"), seeking court approval of its compliance with its affordable housing obligation for the Fourth Round, conditioned on the adoption of a Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, on June 16, 2025, the Plainsboro Township Planning Board adopted a Housing Element and Fair Share Plan ("HEFSP") by way of resolution, which was endorsed by the Township Committee of the Township of Plainsboro (the "Township Committee") on June 25, 2025 by way of resolution No. 25-155, in compliance with the Fair Housing Act and Administrative Directive #14-24 and pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, *et seq.*; and

WHEREAS, on June 25, 2025, the Township filed its HEFSP; and

WHEREAS, on August 31, 2025, FSHC filed a "challenge" letter pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township's HEFSP and sought additional information and documentation; and

WHEREAS, no other interested-party filed a challenge or any other communication; and

WHEREAS, on January 28, 2026, the Township entered into a Consent Order with Fair Share Housing Center ("FSHC"), authorized by the Township Committee by way of Resolution No. 26-45; and

WHEREAS, the Consent Order was approved and signed by the Court on February 18, 2026; and

WHEREAS, adoption of the HEFSP and Consent Order, as well as the Department of Community Affairs' adoption of the new administrative rules, require certain changes to the Township's affordable housing ordinance; and

WHEREAS, the Township Committee now wishes to effectuate those changes through the adoption of a new affordable housing ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Plainsboro, Middlesex County, New Jersey, that Chapter 3 of the Code of the Township of Plainsboro, entitled "Affordable Housing," is hereby repealed in its entirety, and replaced with the following:

§ 3-1 Purpose.

The purpose of this chapter is to provide for and regulate affordable housing in the Township of Plainsboro.

§ 3-2 Definitions.

The following terms when used in this chapter shall have the meanings given in this section:

ACT

The Fair Housing Act, N.J.S.A. 52:27D-301 *et seq.*

ADAPTABLE

Constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c.350 (C.52:27D-123.15).

ADMINISTRATIVE AGENT

The individual or entity responsible for administering the affordability controls of N.J.A.C. 5:80-26.1, *et seq.* with respect to specific restricted units, as designated pursuant to N.J.S.A. 52:27D-321, N.J.A.C. 5:80-26.15 and 5:99-7

AFFIRMATIVE MARKETING

A regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

AFFORDABILITY AVERAGE

An average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income household.

AFFORDABLE

In the case of an ownership unit, the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

AFFORDABLE HOUSING PROGRAM(S)

Any mechanism in a municipal fair share plan prepared or implemented to address a municipality's fair share obligation.

AFFORDABLE UNIT or AFFORDABLE HOUSING UNIT

A housing unit proposed or created pursuant to the Act and approved for crediting by the court and/or funded through an affordable housing trust fund.

AFFORDABLE HOUSING TRUST FUND

A non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the "Neighborhood Preservation Nonlapsing Revolving Fund" and "Balanced Housing" mean the AHTF.

AGE-RESTRICTED UNIT

A housing unit designed to meet the needs of, and intended exclusively for, the residents of an age-restricted segment of the population where the adult member of the family who is the head of the household for the purposes of determining income eligibility and rent is a minimum age of either 62 years, or 55 years and meets the provisions of 42 U.S.C. §§ 3601 through 3619, except that due to death, a surviving spouse of less than 55 years of age is permitted to continue to reside in the unit.

AGENCY

The New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 through 44) and in, but not of, DCA.

ALTERNATIVE LIVING ARRANGEMENTS

A structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangements include, but are not limited to: transitional facilities for the homeless; Class A, B, C, D and E boarding homes as regulated by the State of New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

ASSISTED LIVING RESIDENCE

A facility that is licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

CERTIFIED HOUSEHOLD

A household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

CHOICE

The no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.

COAH

The Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).

COMPLIANCE CERTIFICATION

The certification issued to a municipality by the Dispute Resolution Program or by a county-level housing judge pursuant to section 3 at P.L. 2024, c. 2, that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next affordable housing round begins, which is also known as a "judgment of compliance" resulting in an "order for repose." The term "compliance certification" includes a judgment of repose granted in an action filed pursuant to section 13 at P.L. 1985, c. 222 (N.J.S.A. 52:27D-313).

CONTINUUM OF CARE or COC

One of the 16 local planning bodies in New Jersey that coordinate service providers and other interested parties to prevent and end homelessness, as authorized by subtitle C of Title IV of the McKinney-Vento Homeless Assistance Act of 1987, 42 U.S.C. §§ 11431 through 11435.

COUNTY-LEVEL HOUSING JUDGE

A judge appointed pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2), to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal fair share plans and housing elements with the Act.

DCA or DEPARTMENT

The State of New Jersey Department of Community Affairs.

DEVELOPER

Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land included in a proposed development including the holder of an option to contract to purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT

The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

DISPUTE RESOLUTION PROGRAM

The Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).

DIVISION

The Division of Local Planning Services in DCA.

FAIR SHARE PLAN

The plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

HOUSEHOLD INCOME

A household's gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

HOUSING ELEMENT

The portion of a municipality's master plan required by the Municipal Land Use Law ("MLUL") at N.J.S.A. 40:55D-28.b(3) and the Act, consisting of reports, statements, proposals, maps, diagrams, and text designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low- and moderate-income housing, and which sets forth the municipal present and prospective obligation for affordable housing, determined pursuant to N.J.S.A. 52:27D-304.1.f.

HOUSING REGION

A geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

INCLUSIONARY DEVELOPMENT

A development containing both affordable units and market-rate units. This term includes, but is not limited to: new construction, the conversion of a nonresidential structure to residential use and the creation of new affordable units through the gut rehabilitation or reconstruction of a vacant residential structure.

LOW-INCOME HOUSEHOLD

A household with a total gross annual household income equal to 50% or less of the regional median household income.

LOW-INCOME UNIT

A restricted unit that is affordable to a low-income household.

MARKET-RATE UNIT

Housing not restricted to very-low, low- and moderate-income households that may sell or rent at any price.

MODERATE-INCOME HOUSEHOLD

A household with a total gross annual household income in excess of 50% but less than 80% of the regional median household income.

MODERATE-INCOME UNIT

A restricted unit that is affordable to a moderate-income household.

MONI

The no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

MUNICIPAL HOUSING LIAISON OR MHL

An appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

MUNICIPAL HOUSING TRUST FUND

A separate, interest-bearing, account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing, barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and as governed at N.J.A.C. 5:99-2.

NEW JERSEY HOUSING RESOURCE CENTER OR HOUSING RESOURCE CENTER

The online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

NONEXEMPT SALE

Any sale or transfer of ownership to one's self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a Class A beneficiary; and the transfer of ownership by court order.

PERMANENT SUPPORTIVE HOUSING

A range of permanent housing options such as apartments, condominiums, townhouses, single and multi-family homes, single room occupancy housing, shared living and supportive living arrangements that provide access to on-site or off-site supportive services for individuals and families who can benefit from housing with services.

PRIOR ROUND UNIT

A housing unit that addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

RANDOM SELECTION PROCESS

A process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans' preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

REGIONAL ASSET LIMIT

The maximum housing value in each housing region affordable to a four-person household with an income at 80% of the regional median as defined by duly adopted Regional Income Limits published annually by COAH or a successor entity.

REGIONAL MEDIAN INCOME

The median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

REHABILITATION

The repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

RENT

The gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

RESTRICTED UNIT

A dwelling unit, whether a rental unit or an ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as amended and supplemented, but does not include a market-rate unit financed under UHORP, MONI, or CHOICE.

SPECIAL NEEDS HOUSING PROJECT

A housing development, or such portion of a housing development, that is permanent supportive housing or a community residence that is primarily for occupancy by individuals with special needs who shall occupy such housing as their usual and permanent residence, together with any structures or facilities, appurtenant or ancillary thereto, and shall include the planning, development, acquisition, construction and rehabilitation of structures, and residences undertaken by a project sponsor for such purposes, including the cost of land and structures, construction, rehabilitation or any interest therein.

TRANSITIONAL HOUSING

Temporary housing that includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; is licensed by the department; and allows households to remain for a minimum of six months.

UHAC

The Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1, *et seq.*

UHORP

The Agency's Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

VERY-LOW-INCOME HOUSEHOLD

A household with a total gross annual household income equal to 30% or less of the regional median household income.

VERY-LOW-INCOME UNIT

A restricted unit that is affordable to a very-low-income household.

§ 3-3 Applicability.

The provisions of this chapter shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created within the Township of Plainsboro pursuant to the Township's most recently adopted Housing Element and Fair Share Plan.

§ 3-4 Mandatory Set-Aside.

Mandatory provision of affordable housing. All development, other than exempted development, shall provide for affordable housing through actual construction.

A. Any future development of five (5) or more residential units, at six (6) dwelling units per acre or greater, in the Township developed through planning board approval, zoning board approval, redevelopment or a rehabilitation plan requires an affordable housing set aside of at least 20% of all units, with at least 50% of the restricted units in each development being affordable to low-income households, including 13% to very low-income households. All such affordable units, including the required bedroom distribution, shall be governed by controls on

affordability and affirmatively marketed in conformance with UHAC, N.J.A.C. 5:80-26.1, et seq. or any successor regulation, and all other applicable law.

A. Any proposed development located in the PMUD zone shall adhere to the set aside requirements pursuant to §101-137.

B. Affordable housing units may be constructed on a site which is not contiguous and may be incorporated with other development subject to the applicable zoning district requirements.

C. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of Plainsboro Township to grant such rezoning, variance or other relief.

D. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement.

§ 3-5 Inclusionary Zoning.

A. To ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing, inclusionary zoning shall be utilized to provide a realistic opportunity for affordable housing at densities and set-asides consistent with the Township's adopted Housing Element and Fair Share Plan, applicable settlement agreements, court orders, and the law.

B. In inclusionary developments the following phasing schedule shall be followed:

Maximum Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and Moderate-Income Units Completed
No more than 10 percent	1 affordable unit
No more than 25 percent of market units plus 1	25 percent of affordable units
No more than 50 percent of market units	50 percent of affordable units
No more than 75 percent of market units	75 percent of affordable units
No more than 90 percent of market units	100 percent of affordable units

§ 3-6 through § 3-7. (Reserved)

§ 3-8 Alternative living arrangements.

A. The administration of an alternative living arrangement shall be in compliance with N.J.A.C. 5:93-5.8 and UHAC, as applicable.

B. The service provider for the alternative living arrangement shall act as the administrative agent for the purposes of administering the affirmative marketing and affordability requirements for the alternative living arrangement.

§ 3-9 New construction.

The following general guidelines apply to all newly constructed developments that contain low- and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units.

A. For the purposes of determining affordability averages and bedroom distributions, all restricted units within any single-family development in a municipality are treated as one scattered-site affordable development. This treatment affects only the calculations of affordability and bedroom counts for single-family developments, is not to be construed to require that the restricted units be developed or administered as one scattered-site affordable development, and does not affect multifamily developments.

B. For the purposes of determining affordability averages and bedroom distributions, unless stated otherwise, non-integer values calculated pursuant to this subsection are to be rounded up to the nearest whole number. However, non-integer values calculated pursuant to (D)3, (D)4, (D)5, (F)2, (F)3, or (F)5 below may be rounded down or up to the nearest whole number in either direction. For example, 33.1901 will typically be rounded up to 34, but may be rounded down to 33 or up to 34 if calculated pursuant to (D)3, (D)4, (D)5, (F)2, (F)3, or (F)5 below.

C. The average rent for all restricted units within each affordable development is affordable to households earning no more than 52 percent of median income;

D. Unless otherwise approved pursuant to (K) below, in each affordable development, restricted units that are not age-restricted or supportive housing must be structured in conjunction with realistic market demands such that:

- (1) At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;
- (2) Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;
- (3) No more than 20 percent of all restricted units, rounded up or down to the nearest whole number in either direction, are efficiency or one-bedroom units;
- (4) At least 30 percent of all restricted units, rounded up or down to the nearest whole number in either direction, are two-bedroom units;
- (5) At least 20 percent of all restricted units, rounded up or down to the nearest whole number in either direction, are three-bedroom units; and
- (6) The remainder of the restricted units, if any, are allocated at the discretion of the developer in accordance with the municipality's housing element and fair share plan.

E. Unless otherwise approved pursuant to (K) below, in each affordable development, restricted units that are age restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangement, must be structured, such that, at a minimum, the number of bedrooms within the restricted units equals the number of restricted units. For example, the standard may be met by creating a two bedroom unit for each efficiency unit. In affordable developments with 20 or more restricted units that are age restricted or supportive housing, two-bedroom units must compose at least five percent of those restricted units.

F. Unless otherwise approved pursuant to (K) below, in each affordable development, the following income distribution requirements must be independently satisfied by the restricted units that are age-restricted, the restricted units that are supportive housing, and the restricted units that are neither age-restricted nor supportive housing, as well as by all of the restricted units in the development, considered in the aggregate:

- (1) At least 50 percent of all restricted units are low-income or very-low-income units;
- (2) At least 50 percent of all restricted efficiency or one-bedroom units, rounded up or down to the nearest whole number in either direction, are low-income units or very-low-income units;
- (3) At least 50 percent of all restricted two-bedroom units, rounded up or down to the nearest whole number in either direction, are low-income units or very-low-income units;
- (4) At least 50 percent of all restricted three-bedroom units are low-income units or very-low-income units;
- (5) At least 50 percent of all restricted units with four or more bedrooms, rounded up or down to the nearest whole number in either direction, are low-income units or very-low-income units; and
- (6) Any very-low-income units are distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count. For example, if half of the restricted units are two-bedroom units, then half of the very-low-income units should be two-bedroom units.

G. For the purposes of determining bonus credits pursuant to N.J.S.A. 52:27D-311k(5), the minimum number of three-bedroom units required pursuant to this subchapter is determined by taking 20 percent of the total number of family housing units in the municipal fair share plan and housing element, not by summing up the three-bedroom-unit requirements calculated for each affordable development.

H. In determining the initial rents and initial sale prices for compliance with the affordability average requirements for restricted units other than age-restricted units and assisted living facilities, the following standards apply:

- (1) An efficiency unit is affordable to a one-person household;
- (2) A one-bedroom unit is affordable to a one-and-one-half-person household;
- (3) A two-bedroom unit is affordable to a three-person household;
- (4) A three-bedroom unit is affordable to a four-and-one-half-person household; and
- (5) A four-bedroom unit is affordable to a six-person household.

I. For age-restricted units and assisted living facilities, the following standards apply:

- (1) An efficiency unit is affordable to a one-person household;
- (2) A one-bedroom unit is affordable to a one-and-one-half-person household; and
- (3) A two-bedroom unit is affordable to a two-person household or to two one-person households.

- (4) A three-bedroom unit is affordable to a two-and-one-half-person household.

J. The provisions of this section, do not apply to affordable developments financed pursuant to UHORP, MONI, or CHOICE or to assisted living residences, each of which must comply with applicable Agency rules.

K. The requirements of (D), (F), and (H) above must be satisfied by all restricted units in the municipality, considered in the aggregate. The individual requirements of (D), (F), and (H) above may be waived or altered for a specific affordable development with written approval from the Division if such waiver or alteration would not result in a material deviation from the municipal housing element and fair share plan. Waivers approved by the Division must be published on a public webpage within thirty (30) days of approval. Any waiver or alteration that would result in a material deviation from the municipal housing element and fair share plan must receive written

approval from the Dispute Resolution Program or, if the municipality does not participate in the Dispute Resolution Program, from a county-level housing judge.

L. Accessibility requirements.

(1) The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7, and all applicable accessibility requirements.

(2) All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:

- (a) An adaptable toilet and bathing facility on the first floor.
- (b) An adaptable kitchen on the first floor.
- (c) An interior accessible route of travel on the first floor.
- (d) An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor.

(e) If not all of the foregoing requirements in Subsection L(2)(a) through (d) can be satisfied, then an interior accessible route of travel must be provided between stories within an individual unit, but if all of the terms of Subsection L(2)(a) through (d) above have been satisfied, then an interior accessible route of travel shall not be required between stories within an individual unit; and

(f) An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that Plainsboro has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:

[1] Where a unit has been constructed with an adaptable entrance, upon the request of a person with disabilities who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.

[2] To this end, the builder of restricted units shall deposit funds within the Township of Plainsboro's Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.

[3] The funds deposited under Subsection L(2)(f)[2] above shall be used by the Township of Plainsboro for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.

[4] The developer of the restricted units shall submit a design plan and cost estimate to the Construction Official of the Township of Plainsboro for the conversion of adaptable to accessible entrances.

[5] Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Township's Affordable Housing Trust Fund in care of the Township Chief Financial Officer who shall ensure that the funds are deposited into the Affordable Housing Trust Fund and appropriately earmarked.

[6] Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is "site impracticable" to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7.

M. Design.

(1) In inclusionary developments, low- and moderate-income units shall be integrated with the market units.

(2) In inclusionary developments, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units.

N. Maximum rents and sales prices.

(1) In establishing rents and sales prices of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC, specifically, N.J.A.C. 5:80-26.4, 26.6, 26.7, and 26.13, as may be amended and supplemented, utilizing the regional income limits established by the New Jersey Housing and Mortgage Finance Agency or applicable State agency.

(2) The average rent for all restricted rental units within each affordable development shall be affordable to households earning no more than 52 percent of regional median income.

(3) The maximum rent for all restricted rental units within each affordable development shall be affordable to households earning no more than 60 percent of regional median income, except as permitted where an enhanced very low-income set aside is provided in accordance with N.J.A.C. 5:80-26.4.

(4) The developers and municipal sponsors of restricted rental units shall establish at least one rent for each bedroom count for very low-income, low-income, and moderate-income units, provided that at least 13 percent of all restricted units within the municipality are affordable to very low-income households.

(5) At least 50 percent of the restricted rental units in each affordable development shall be affordable to low-income households, and at least 13 percent of all restricted rental units shall be affordable to very low-income households, consistent with N.J.S.A. 52:27D-329.1 and N.J.A.C. 5:80-26.4.

(6) At least 50 percent of the restricted ownership units in each affordable development shall be affordable to low-income households, and at least 13 percent of all restricted ownership units shall be affordable to very low-income households.

(7) The maximum sale price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of regional median income, and each affordable development must achieve an affordability average of no more than 55 percent of regional median income for restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom count, and low-income ownership units must be available for at least two different prices for each bedroom count.

(8) The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), together with taxes, homeowner and private mortgage insurance, and condominium or homeowner association fees, does not exceed 28 percent of the eligible monthly income of the appropriate household size, subject to the affordability average requirements of UHAC.

(9) The resale price of restricted ownership units and increases in rents of restricted rental units shall be determined in accordance with UHAC.

(10) The initial rent for a restricted rental unit shall be calculated so as not to exceed 30 percent of the eligible monthly income of the appropriate size household, subject to the affordability average requirements of UHAC. Rent increases shall be determined consistent with UHAC, specifically N.J.A.C. 5:80-26.13.

(11) Tenant paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance approved by the New Jersey Department of Community Affairs for its Section 8 program or other applicable guidance.

§ 3-10 Affirmative Marketing Requirements.

A. The Township of Plainsboro shall adopt by resolution an Affirmative Marketing Plan, subject to approval of the Affordable Housing Dispute Resolution Program or applicable agency, that is compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.

B. The Affirmative Marketing Plan is a regional marketing strategy is to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age (except for "housing for older persons" as permitted by law), number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, and shall be intended to reach potentially eligible households that are least likely to apply for the units.

C. The administrative agent is responsible for the affirmative marketing of affordable units, as provided in UHAC, specifically N.J.A.C. 5:80-26.16, and this section. The municipality may designate a qualified municipal staff person approved by the State to serve as administrative agent for this purpose, or it may contract with one or more experienced administrative agents approved by the State.

D. The Affirmative Marketing Plan and all advertisements for affordable units shall contain the information required by UHAC, specifically, N.J.A.C. 5:80-26.16(d). The Affirmative Marketing Plan must identify specific strategies and mediums that will be used to advertise available housing units in the region in accordance with the goals and purposes stated in N.J.A.C. 5:80-26.16(a), and must include the categories of information outlined at N.J.A.C. 5:80-26.16(e).

E. In implementing the affirmative marketing program, the administrative agent shall:

(1) Post a listing of available affordable housing units on the New Jersey Housing Resource Center at least sixty (60) days before the random selection process or lottery for such units, in accordance with applicable statutes and UHAC.

(2) Within one business day of listing the affordable housing units on the New Jersey Housing Resource Center, notify the local Continuum of Care of any supportive housing rental units that are reserved for individuals and families that are homeless and of any permanent supportive housing rental units.

(3) Publish at least one advertisement in a regional print or digital newspaper.

(4) Advertise the units on at least one housing search website, in addition to the Housing Resource Center.

(5) Undertake at least two additional regional marketing strategies using the sources listed in the Affirmative Marketing Plan, with at least one non-digital strategy if the newspaper advertisement was in print, or with at least two non-digital strategies if the newspaper advertisement was digital.

(6) Designate an experienced staff person to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law. Alternatively, the administrative agent or municipality may contract with a HUD-certified housing counselor or an otherwise experienced entity approved by the Division to provide such counseling services.

F. The affirmative marketing process shall be carried out consistent with N.J.A.C. 5:80-26.16, and the administrative agent shall comply with all provisions of the Fair Chance in Housing Act, N.J.S.A. 46:8-52 through 64.

G. The Municipal Housing Liaison shall monitor the implementation of the affirmative marketing plan by each administrative agent and developer and shall report on affirmative marketing activities in any required municipal monitoring reports.

§ 3-11 Random Selection Process and Occupancy Preference.

A. Pursuant to N.J.A.C. 5:80-26.17(k), the administrative agent shall use a random selection process when referring household to affordable units. The random selection process may occur before or after household income certification. If conducting the random selection following household certification, the administrative agent shall notify all applicants of their eligibility or ineligibility in advance of the random selection. The random selection process may consider certain factors listed in N.J.A.C. 5:80-26.17(k)(1) to filter and/or rank the applicant pool. The factors must be determined in advance of the random selection, and the affirmative marketing must disclose those factors.

B. As permitted by N.J.A.C. 5:80-26.17(k)(2), the Township adopts the following occupancy preferences for the random selection process:

(1) A preference of up to 50 percent of the restricted rental units in a particular project for very-low-, low-, and moderate-income veterans, as permitted by law and UHAC.

C. No residency preference limited solely to the municipality shall be used unless expressly permitted by statute, UHAC, and any applicable court order or mediation agreement.

§ 3-12 Occupancy Standards.

A. Prior round units whose siting and creation are consistent with a prior round development or zoning designation that received COAH or court approval on or before June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner, are not subject to the requirements detailed in this subsection. Rather, those prior round units remain subject to the applicable grant of substantive certification, judgment of compliance, grant agreement, or other contract, or, if the prior round units are not subject to any grant of substantive certification, judgment of compliance, grant agreement, or other contract, remain subject to N.J.A.C. 5:80-26.3(f) as it was in effect prior to December 20, 2024.

B. Developments approved as part of a compliance certification or that otherwise contain restricted units subject to the UHAC regulations shall satisfy the following occupancy standards:

(1) For any 100-percent affordable development comprising one or more restricted units:

(a) Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the applicable municipal code or the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4, whichever provides the greater minimum square footages;

(b) Each bedroom in each restricted unit must have at least one window; and

(c) Restricted units must include adequate air conditioning and heating.

- (2) For developments comprising market-rate rental units and restricted rental units:
- (a) Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes;
 - (b) Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations;
 - (c) Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services;
 - (d) Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits;
 - (e) Restricted units must include adequate air conditioning and heating and, if market-rate units provide cooling and heating, restricted units must use the same type of cooling and heating sources as market-rate units of the same unit type;
 - (f) Each bedroom in each restricted unit must have at least one window;
 - (g) Restricted units must be of the same unit type as market-rate units within the same building; and
 - (h) Restricted units must be of at least the same size as the most common market-rate unit(s) of the same type and bedroom count within the same development, but under no circumstances shall any restricted unit or bedroom be less than 90 percent of the minimum size prescribed by the applicable municipal code or Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4, whichever prescribes the greater minimum size
- (3) For developments containing for-sale units, including those with a mix of rental and for-sale units, subsection (B)(2) above shall govern the rental units, while for-sale units shall adhere to the following:
- (a) Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, single-family home), except that restricted units and market-rate units may use different interior finishes;
 - (b) Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations;
 - (c) Restricted units may be of different housing product types than market-rate units, provided that developments containing market-rate townhomes or single-family homes offer restricted housing options that also include townhomes or single-family homes;
 - (d) Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the applicable municipal code or the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4, whichever provides the greater minimum square footages;
 - (e) Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s);

(f) Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits;

(g) Each bedroom in each restricted unit must have at least one window; and

(h) Restricted units must include adequate air conditioning and heating.

§ 3-13 Control periods for restricted ownership units and enforcement mechanisms.

A. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.6, as may be amended and supplemented. Each restricted ownership unit shall remain subject to the requirements of this Ordinance until the municipal obligation to maintain controls under UHAC has expired.

B. The deed restriction and mortgage lien securing the affordability controls for restricted ownership units shall be in the form required by UHAC and shall be recorded consistent with UHAC.

C. The administrative agent shall have the responsibility to ensure that all affordability controls required by UHAC and this Ordinance are properly executed, and shall monitor compliance of same.

D. Any and all enforcement mechanisms shall be in accordance with UHAC.

§ 3-14 Price Restrictions for Restricted Ownership Units, Homeowner Association Fees, and Resale Prices.

A. Price restrictions and resale prices for restricted ownership units shall be governed by N.J.A.C. 5:80-26.6 and 26.7, as may be amended and supplemented.

B. Homeowner association fees for restricted ownership units shall be determined by N.J.A.C. 5:80-26.7, as may be amended and supplemented. The administrative agent shall approve homeowner association fee schedules to ensure that affordability is maintained.

C. The administrative agent shall establish resale prices for restricted ownership units based upon the formula required by UHAC and this Ordinance.

§ 3-15 Capital Improvements and Maintenance of Restricted Ownership Units.

A. Prior to incurring any indebtedness, the owner of a restricted ownership unit shall seek review and approval of the proposed capital improvements from the administrative agent pursuant to N.J.A.C. 5:80-26.9.

B. Eligible capital improvements and treatment of capital improvement costs in calculating resale prices shall be as set forth in UHAC and this Ordinance.

C. Upon the first transfer of title that follows the expiration of the applicable deed-restricted control period provided, if requested by the administrative agent, the owner of a restricted ownership unit shall obtain a Continuing Certificate of Occupancy or a certified statement from the municipal building inspector stating that the unit meets all code standards.

§ 3-16 Control Periods for Restricted Rental Units.

A. Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented. Each restricted rental unit shall remain subject to the requirements of this Ordinance until the municipal obligation to maintain controls under UHAC has expired.

§ 3-17 Rent Restrictions for Restricted Rental Units.

A. Rent restrictions for restricted rental units shall be governed by N.J.A.C. 5:80-26.13, as may be amended and supplemented.

B. Annual increases in rents shall be consistent with UHAC, applicable settlement agreements, court orders, and the law.

C. The administrative agent shall annually review and approve proposed rent increases for restricted rental units.

§ 3-18 Tenant Income Eligibility.

A. Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.14 and 26.16, as may be amended and supplemented, and shall be determined as follows:

(1) Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30 percent of regional median income.

(2) Low-income rental units shall be reserved for households with a gross household income less than or equal to 50 percent of regional median income.

(3) Moderate-income rental units shall be reserved for households with a gross household income less than or equal to 80 percent of regional median income.

B. Pursuant to N.J.A.C. 5:80-26.14, the administrative agent shall certify a household as eligible for a restricted rental unit when the household satisfies income eligibility requirements, and the proposed rent does not exceed applicable affordability standards.

§ 3-19 Administration.

A. The position of Municipal Housing Liaison for the Township of Plainsboro is established by this Ordinance. Plainsboro shall appoint a specific municipal employee to serve as a Municipal Housing Liaison by way of resolution of the Township Committee, who shall be a full- or part-time employee. The appointed employee shall be duly qualified to serve in the position and shall meet all training requirements prior to assuming the duties of Municipal Housing Liaison. The Municipal Housing Liaison shall be identified by name and title on the Township's website.

B. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for Plainsboro, including but not limited to:

(1) Serving as the municipality's primary point of contact for all inquiries from the State, affordable housing providers, administrative agents, and interested households;

(2) Overseeing the monitoring of and reporting on the status of all proposed and completed affordable housing programs and affordable units in Plainsboro's Housing Element and Fair Share Plan;

(3) Overseeing and monitoring administrative agents within the Township's jurisdiction to ensure compliance with the UHAC;

(4) Ensuring that an administrative agent is assigned to administer the sales, rentals, re-sales, and re-rentals of all deed-restricted affordable units in the Township at all times;

(5) Verifying, certifying, and providing monitoring and reporting information within the Affordable Housing Monitoring System at such time and in such form as the Division or court requires; and

(6) Coordinating meetings with affordable housing providers, developers, municipal officials, and administrative agents, as applicable.

C. Plainsboro shall appoint one or more administrative agents by way of resolution of the Township Committee.

D. The administrative agent shall be responsible for the administration and enforcement of the affordability controls set forth in UHAC and this Ordinance. The primary responsibility of the administrative agent is to ensure that the restricted units under administration are sold or rented, as applicable, only to very-low-, low-, and moderate-income households. Actions taken by the administrative agent are reviewable by the Municipal Housing Liaison pursuant to N.J.S.A. 52:27D-321. The administrative agent shall be identified by name and title on the Township's website.

§ 3-20 Enforcement of Affordable Housing Regulations.

A. The municipal housing liaison is responsible for oversight and coordination of all the activities of the municipal government as they relate to the creation, preservation, and administration of affordable housing programs, affordable units, and reporting. Pursuant to N.J.A.C. 5:99-6.2, such oversight activities include ensuring that administrative agents execute the practices, procedures, and standards set forth in UHAC and this Ordinance.

B. The provisions of this Ordinance shall be enforceable by the municipality, the State, or any other party entitled by law to enforce affordable housing controls, in accordance with UHAC, the Fair Housing Act, and applicable case law.

C. A violation of the requirements of this Ordinance, including but not limited to failure to file required reports, failure to comply with affirmative marketing requirements, or unauthorized transfer or rental of a restricted unit, shall be subject to enforcement action, which may include legal or equitable relief, fines, or other remedies as authorized by law.

D. The municipality may, to the extent permitted by law, pursue any remedies available at law or in equity to enforce the provisions of this Ordinance, UHAC, and any deed restriction or mortgage instrument used to secure affordability controls.

§ 3-21 Appeals.

Appeals from all decisions of an administrative agent appointed pursuant to UHAC and this Ordinance must be filed, in writing, with the municipal housing liaison for the Township. A decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action."

SECTION II: Repealer, Severability, Applicability, Effective Date

(a) All ordinances or parts thereof which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

(b) In the event any section, clause, sentence, phrase or provision of this Ordinance is declared unconstitutional, unenforceable, or invalid by a court of competent jurisdiction, such a

decision shall not affect the remaining portions of this Ordinance, and the Ordinance shall be interpreted consistent with its original intent to the fullest extent permissible by law.

(c) This Ordinance shall become effective immediately upon adoption and publication in the manner prescribed by law.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

This being the time and place for a public hearing on, AN ORDINANCE REPEALING AND REPLACING CHAPTER 57 OF THE CODE OF THE TOWNSHIP OF PLAINSBORO TITLED "DEVELOPMENT FEES", the Mayor opened the meeting for comments from the public.

There being no comments, it was MOVED by LEWIS and seconded by NABI that the public comment portion of the meeting be closed.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by LEWIS and seconded by NABI that the Ordinance be adopted.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

O-26-03 AN ORDINANCE REPEALING AND REPLACING CHAPTER 57 OF THE CODE OF THE TOWNSHIP OF PLAINSBORO TITLED "DEVELOPMENT FEES"

WHEREAS, the collection of development fees from builders of residential and non-residential properties has been authorized by Holmdel Builder's Association v. Holmdel Township, 121 N.J. 550 (1990), through the powers established pursuant to the Fair Housing Act of 1985, N.J.S.A. 52:27d-301, et seq., and the New Jersey Constitution; and

WHEREAS, on March 20, 2024, Governor Murphy signed *P.L. 2024, c.2.* into law, further amending the Fair Housing Act ("Amended FHA") and establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine; and

WHEREAS, the Amended FHA authorizes a municipality to impose and collect development fees from non-residential development, after the adoption of a municipal development fee ordinance, in accordance with rules to be promulgated by the Department of Community Affairs ("DCA"); and

WHEREAS, the Amended FHA requires a municipality to obtain approval as part of its compliance certification or by the DCA, prior to spending or committing to spend any affordable housing fees, including Statewide non-residential fees collected and deposited into the municipal housing trust fund; and

WHEREAS, on January 24, 2025, the Township of Plainsboro timely filed a Declaratory Judgment Action titled *In the Matter of the Application of the Township of Plainsboro*, Docket No. MID-L-000494-25, seeking court approval of its compliance with its affordable housing obligation for the Fourth Round, conditioned on the adoption of a Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, on June 17, 2025, the Township of Plainsboro filed its Fourth Round Housing Element and Fair Share Plan ("Fourth Round Plan") pursuant to the deadline of June 30, 2025 imposed by the Amended FHA; and

WHEREAS, Fair Share Housing Center (“FSHC”) challenged the Township of Plainsboro’s Fourth Round Plan per the established process and deadline imposed by the Amended FHA. FSHC stated that it was not facially challenging the Township’s Fourth Round Plan but instead requesting documentation to support the Township’s selection of sites and other elements in the Township’s Fourth Round Plan; and

WHEREAS, FSHC required that the Township of Plainsboro update its Spending Plan and Fee Development Ordinance in accordance with the Amended FHA and forthcoming regulations at N.J.A.C. 5:80-26.1, et seq, and N.J.A.C. 5:99 after they are adopted and before March 15, 2026, prior to the Court granting compliance certification; and

WHEREAS, the Division of Local Planning Services of the DCA (“Division”), adopted new rules at N.J.A.C. 5:99, effective December 15, 2025; and

WHEREAS, the Township of Plainsboro wishes to repeal and replace existing Chapter 57 titled “Development Fees” of the Code of the Township of Plainsboro in order to obtain compliance certification, pursuant to the Amended FHA, N.J.S.A. 40:55D-8.4, and to assist the Township in achieving its affordable housing obligations.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Plainsboro, Middlesex County, New Jersey, that existing Chapter 57 titled “Development Fees” of the Code of the Township of Plainsboro is hereby repealed and replaced with the following provisions regulating the collection and disposition of mandatory development fees to be used in connection with the Township’s affordable housing programs:

Article I. Affordable Housing Development Fees

§57-1. Findings and purposes.

In Holmdel Builder’s Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing’s (COAH’s) adoption of rules.

- A. *P.L.2024, c.2* amended N.J.S.A. 52:27D-329.2 and N.J.S.A. 40:55D-8.4, which authorize a municipality to impose and collect non-residential development fees.
- B. This ordinance establishes standards for the collection, maintenance, and expenditure of development fees and other affordable housing trust fund revenue pursuant to P.L. 2008, c.46, the Fair Housing Act, and the Fair Housing Act Regulations at N.J.A.C. 5:99. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing in accordance with an approved spending plan and the requirements of N.J.A.C. 5:99.
- C. The Township Committee finds and declares that the creation and preservation of affordable housing in the Township serves the public interest. Maintaining and improving a stock of sound affordable housing requires affirmative steps by local government working cooperatively with public bodies at all levels and with the private sector. The purpose of this section is to create in the Township of Plainsboro a trust fund from payment of development fees to assist in the marshaling of public and private money dedicated to affordable housing projects and programs.

§57-2. Basic requirements.

- A. This ordinance shall take effect in accordance with applicable law upon adoption and publication.
- B. The Township of Plainsboro shall not spend, or commit to spend, any affordable housing trust fund revenues unless the expenditure is approved as part of the municipality's compliance certification or otherwise approved as permitted by N.J.A.C. 5:99 and N.J.S.A. 52:27D-329.2.a(4). A municipality within the jurisdiction of the Program or a court of competent jurisdiction shall not spend trust fund revenues unless the Program or court has approved a plan for spending such funds, or unless the Division has approved spending plan expenditures for emergent opportunities as provided in N.J.A.C. 5:99.
- C. This ordinance shall provide that, in the event any of the conditions described at N.J.A.C. 5:99-5.6 occur, the Division shall be authorized, on behalf of the municipality, to direct the manner in which all funds in the affordable housing trust fund shall be expended, and the three-party escrow agreement shall be maintained at all times.

§57-3. Definitions.

As used herein the following terms shall have the following definitions:

- A. "Affordable housing development" means a development included in a municipality's housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development.
- B. "AHMS" means the Affordable Housing Management System used for annual municipal monitoring submissions.
- C. "Construction" means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217 (N.J.S.A. 52:27D-119 et seq.).
- D. "COAH" or "Council" means the Council on Affordable Housing established in P.L.1985, c.222 (C.52:27D-301 et al.), abolished pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1).
- E. "Compliant municipality" means a municipality maintaining compliant status for purposes of development fee retention and trust fund maintenance as provided in N.J.A.C. 5:99.
- F. "Development fee" means money paid by a developer for the improvement of property as permitted in N.J.A.C. 5:99.
- G. "Developer" means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

H. "Division" means the Division of Local Planning Services within the Department of Community Affairs.

I. "Equalized assessed value" means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (N.J.S.A. 54:1-35a through N.J.S.A. 54:1-35c).

J. "Green building strategies" means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

K. "Mixed-use development" means any development which includes both a non-residential development component and a residential development component, and shall include developments for which (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities may be considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including but not limited to lots separated by a street, a river, or another geographical feature.

L. "Non-residential development" means: (1) any building or structure, or portion thereof, including but not limited to any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code promulgated to effectuate the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.), including any subsequent amendments or revisions thereto; (2) hotels, motels, vacation timeshares, and child-care facilities; and (3) the entirety of all continuing care facilities within a continuing care retirement community which is subject to the "Continuing Care Retirement Community Regulation and Financial Disclosure Act," P.L.1986, c.103 (C.52:27D-330 et seq.).

M. "Non-residential development fee" means the fee authorized to be imposed pursuant to sections 32 through 38 of P.L.2008, c.46 (C.40:55D-8.1 through C.40:55D-8.7).

N. "Program" means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L.2024, c.2 (C.52:27D-313.2).

O. "Recreational facilities and community center" means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including but not limited to ball fields, meeting halls, and classrooms, accommodating either organized or informal activity.

P. "Relating to the provision of housing" shall be liberally construed to include the construction, maintenance, or operation of housing, including but not limited to the provision of services to such housing and the funding of any of the above.

Q. "Senior center" means any recreational facility or community center with activities and services oriented towards serving senior citizens.

R. "Spending plan" means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A.52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

§57-4. Development Fee Schedule.

A. Non-residential Development fees

a) Imposed fees

i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.

ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

b) Eligible exactions, ineligible exactions and exemptions for non-residential development

i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5) percent development fee, unless otherwise exempted below.

ii. The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.

iv. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later. Unpaid non-residential

development fees under these circumstances may be enforceable by the Township of Plainsboro as a lien against the real property of the owner.

v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Township of Plainsboro as a lien against the real property of the owner.

vi. The following shall be exempt from the imposition of a non-residential development fee:

1. All non-residential construction of buildings or structures on property used by churches, synagogues, mosques, and other houses of worship, and property used for educational purposes, which is tax-exempt pursuant to R.S.54:4-3.6, provided that the property continues to maintain its tax exempt status under that statute for a period of at least three years from the date of issuance of the certificate of occupancy.

2. Parking lots and parking structures, regardless of whether the parking lot or parking structure is constructed in conjunction with a non-residential development, such as an office building, or whether the parking lot is developed as an independent non-residential development.

3. Any non-residential development which is an amenity to be made available to the public, including, but not limited to, recreational facilities, community centers, and senior centers, which are developed in conjunction with or funded by a non-residential developer.

4. Non-residential construction resulting from a relocation of or an on-site improvement to a nonprofit hospital or a nursing home facility.

5. Projects that are located within a specifically delineated urban transit hub, as defined pursuant to section 2 of P.L.2007, c.346 (C.34:1B-208).

6. Projects that are located within an eligible municipality, as defined under section 2 of P.L.2007, c.346 (C.34:1B-208), when a majority of the project is located within a one-half mile radius of the midpoint of a platform area for a light rail system.

7. Projects determined by the New Jersey Transit Corporation to be consistent with a transit village plan developed by a transit village designated by the Department of Transportation.

8. Development by the Township or any of its instrumentalities.

9. Inclusionary developments shall be exempt from development fees.

10. Development by charitable or not-for-profit entities formed and legally established in accordance with the laws of the State of New Jersey.

§57-5. Collection procedures

A. Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official, or the construction official's designee, responsible for the issuance of a building permit.

B. The developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The construction official or designee shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

C. The construction official or designee responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.

D. Within 90 days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.

E. The construction official or designee, responsible for the issuance of a final certificate of occupancy, notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.

F. Within 10 business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

G. Should the Township of Plainsboro fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).

H. The Township shall collect 50% of the fee on any specific development prior to and as a condition of the issuance of the building permit therefor. The remaining portion shall be collected prior to and as a condition of the issuance of the certificate of occupancy. After an issuance of a building permit, the construction official or designee shall refer the plans for the development to the Tax Assessor. The Tax Assessor shall certify to the construction official the final equalized assessed value in advance of the issuance of a certificate of occupancy by the construction official. The remaining portion of the development fee shall be adjusted to reflect any change in the estimated equalized assessed value so that the total of the two payments shall equal 100% of the total development fee based upon the final equalized assessed value.

§57-6. Appeal of development fees

A developer may challenge non-residential development fees by filing a challenge with the Director of the Division of Taxation. Collected fees shall be placed in an interest-bearing escrow account by the municipality if the municipality is authorized to retain the fees, or by the State if the municipality is not authorized to retain the fees. The local code enforcement official shall thereafter issue the certificate of occupancy provided that the construction is otherwise eligible for a certificate of occupancy. Appeals from a determination of the Director may be made to the Tax Court in accordance with N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§57-7. Housing Fund and use of money.

A. There is hereby created a separate, interest-bearing housing trust fund to be maintained by the chief financial officer for the purpose of depositing development fees collected from non-residential developers and proceeds from the sale of units with extinguished controls.

B. The development fees placed in the housing trust fund shall be deemed "dedicated revenues" as such term is defined in N.J.S.A. 40A:4-36.

C. The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:

- a. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
- b. rental income from municipally operated units;
- c. repayments from affordable housing program loans;
- d. recapture funds;
- e. proceeds from the sale of affordable units; and
- f. any other funds collected in connection with the Township of Plainsboro's affordable housing program.

D. The expenditure of all funds shall conform to a spending plan approved by the Program or a court of competent jurisdiction, or as approved by the Division for an emergent opportunity to create affordable housing, as permitted by N.J.A.C. 5:99 and N.J.S.A. 52:27D-329.2.a(4). Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted and specified in the approved spending plan.

E. All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities included in an approved spending plan or an emergent opportunity authorized by the Program or the Division.

F. The municipality shall set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to very low-, low-, and moderate-income households in affordable units included in the municipality's fair share plan. Affordability assistance for very-low-income households may include offering a subsidy to developers of inclusionary or 100 percent affordable developments or buying down the cost of low- or moderate-income units to make them affordable to very-low-income households, including special needs and supportive housing opportunities.

G. The Township of Plainsboro may contract with a private or public entity to administer any part of its housing element and fair share plan, including the requirement for affordability assistance, or any program or activity for which the municipality expends development fee proceeds, in accordance with N.J.A.C. 5:99-7.

H. No more than 20 percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with the Department's monitoring requirements. Municipal affordable housing trust funds shall not be expended: (1) to reimburse the Municipality for activities occurring prior to authorization to collect development fees; or (2) on administrative costs, attorney fees, or court costs to obtain a judgment of repose; or (3) to contest a determination of the Municipality's fair share obligation; or (4) on costs of any challenger in connection with a challenge to the Municipality's obligation, housing element, or fair share plan. Nothing herein shall be construed to prohibit expenditures reasonably necessary for compliance with the Department's processes, including the Municipality's reasonable costs to resolve a challenge under the program, as permitted by P.L. 2024, c.2 and the Fair Housing Act rules.

§57-8. Spending Plan.

A. The Township shall submit to the Program or the Division a spending plan for the development fees collected by it prior to the expiration of its substantive certification period. Plans to spend development fees shall consist of the following information:

- a. A projection of revenues anticipated from imposing fees on development, based on historic activity;
- b. A description of the administrative mechanism that the Township will use to collect and distribute revenues;
- c. A description of the anticipated use of all development fees;
- d. A schedule for the creation or rehabilitation of housing units;
- e. In the event the Township envisions being responsible for public sector or non-profit construction of housing, a pro-forma statement of the anticipated costs and revenues associated with the development; and
- f. The manner through which the Township will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan.

§57-9. Monitoring

A. The Township of Plainsboro shall submit all required monitoring information through the online AHMS in the time and form required by the Division. Monitoring information for each calendar year shall be submitted in the form of a certification by the municipal housing liaison, or their designee (who shall be a municipal employee), and shall be accompanied by a year-end bank or other financial institution statement used to reconcile municipal reporting. The Municipality shall submit annual trust fund monitoring information through AHMS by February 15 of each year for activity through December 31 of the prior year, in the form and manner required by N.J.A.C. 5:99-5.2 and 5:99-5.3.

§ 57-10 Ongoing collection of development fees.

The ability for the Township to impose and collect and retain non-residential development fees, and maintain an affordable housing trust fund is subject to maintaining its status as a compliant municipality, except as otherwise provided by law for Qualified Urban Aid Municipalities. If a court of competent jurisdiction finds that the Township has failed to maintain its status as a compliant municipality, the Township may be subject to forfeiture of any or all funds remaining within the municipal affordable housing trust fund, and any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to N.J.S.A. 52:27D-320.

SECTION II: Repealer, Severability, Applicability, Effective Date

(d) All ordinances or parts thereof which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

(e) In the event any section, clause, sentence, phrase or provision of this Ordinance is declared unconstitutional, unenforceable, or invalid by a court of competent jurisdiction, such a decision shall not affect the remaining portions of this Ordinance, and the Ordinance shall be interpreted consistent with its original intent to the fullest extent permissible by law.

This Ordinance shall become effective immediately upon adoption and publication in the manner prescribed by law.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

This being the time and place for a public hearing on, AN ORDINANCE OF THE TOWNSHIP OF PLAINSBORO AMENDING AND REVISING CHAPTER 101 (ZONING), ARTICLE XII, PMUD PLANNED UNIT DEVELOPMENT REGULATIONS, the Mayor opened the meeting for comments from the public.

There being no comments, it was MOVED by NABI and seconded by SHARMA that the public comment portion of the meeting be closed.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by SHARMA and seconded by BANDER that the Ordinance be adopted.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

**O-26-04 AN ORDINANCE OF THE TOWNSHIP OF PLAINSBORO AMENDING AND
REVISING CHAPTER 101 (ZONING), ARTICLE XII, PMUD PLANNED UNIT
DEVELOPMENT REGULATIONS**

WHEREAS, the Township Committee of the Township of Plainsboro has determined that there is a need to amend the existing PMUD Planned Unit Development ordinance entitled "PMUD Planned Unit Development Regulations" to update the regulations related to Affordable Housing in compliance with the Uniform Housing Affordability Control rules, N.J.A.C. 5:80-26.1, and P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Plainsboro, hereby amends Chapter 101, Zoning, as follows (underline indicates addition, ~~strikethrough~~ indicates deletion):

Section 1. Amending Section 101-137 entitled "Permitted Uses," to add the following: "R. Integrated Medium-Density Multifamily Neighborhood Development on a parcel containing a minimum of 37 acres and containing a minimum of twenty-five percent (25%) affordable housing in compliance with the P.L. 2024, c.2 (the current Fair Housing Act) and the Uniform Housing Affordability Controls (UHAC) set forth under N.J.A.C. 5:80-26.1 et seq. Such development may include the adaptive reuse of existing nonresidential buildings for multifamily use and/or new multifamily residential buildings within an integrated multifamily development that includes required parking, landscaped open space and outdoor recreational amenities serving the entire site and occupying a minimum of thirty percent (30%) of the overall site area, which open space may include stormwater management facilities (excluding exposed sand bottom or similar facilities) designed as an integral element of the overall landscape design and will contribute to the residents use and enjoyment of the open space. Such development may also include indoor recreational facilities and amenity spaces, accessory nonresidential uses (e.g., coffee shop, neighborhood food retail), as well as leasing office facilities."

Section 2. Adopting a revised PMUD Use Location Map dated March 11, 2026 designating Block 702, Lots 11.01 and 15 as IMDMND – Integrated Medium-Density Multifamily Neighborhood Development and so Amending Section 101-137.1 entitled "Location of Permitted Uses," to change the date for the adoption of the revised PMUD Use Location Map to February 25, 2026.

Section 3. Amending Section 101-138 entitled "Ratio of nonresidential and residential uses," in its entirety and replace with the following (new language underlined): "For each acre of land devoted to a residential use, there shall be at least seven acres devoted to nonresidential uses, excluding common open space. In view of their unique nature, any retirement community, mixed-use multiple dwelling development, integrated mixed-use neighborhood development, or integrated medium-density multifamily neighborhood development shall be exempt from this requirement."

Section 4. Amending Section 101-139 entitled "Residential Density," and more specifically replacing Paragraph A in its entirety with the following (new language underlined):

"A. There shall be an average of not more than eight dwelling units per acre of land devoted to residential use except for mixed-use multiple dwellings within an existing planned development, where the permitted density shall be an average of not more than seven dwelling units per acre of land devoted to the mixed-use planned development, and for integrated medium-density multifamily neighborhood development, where the permitted density shall not exceed more than twelve (12) dwelling units per acre. For the purposes of this requirement, land devoted to residential use shall be deemed to include private lot areas of owners or residents of such dwelling units, parking areas, utility easements and rights-of-way, walkways, roads and alleys and any other areas serving primarily such owners or residents, and, in the case of condominiums, "common elements" and "limited common elements" (as defined in N.J.S.A. 46:88-3) except any structure or part thereof which comprises a part of such common elements or limited common elements; it shall not be deemed to include common open space."

Section 5. Amending Section 101-141 entitled "Common Open Space," and more specifically replacing Paragraph A in its entirety with the following (new language underlined):

"A. There shall be set aside for common open space not less than one acre of land for every eight dwelling units. In view of their unique nature, integrated mixed-use neighborhood development, mixed-use multiple dwellings within an existing planned unit development, and integrated medium-density multifamily neighborhood development shall not be subject to the requirements of this subsection."

Section 6. Amending Section 101-142 entitled "Evaluation Standards and Criteria," and more specifically replacing Paragraph Q in its entirety with the following (new language underlined):

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

Section 7. Referral to Planning Board. Pursuant to N.J.S.A. 50:55D-26, a copy of this Ordinance shall be referred to the Plainsboro Planning Board for review prior to being considered for final adoption by the Township Committee.

Section 8. Repealer. Any ordinance or resolution, or article, section, paragraph, subsection, clause, or other provision thereof inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

Section 9. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 10. Effective date. This ordinance shall take effect upon its passage and publication, and as otherwise provided for by law.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by NABI and seconded by SHARMA that the following Resolution be approved:

**R-26-64 RESOLUTION AUTHORIZING THE TOWNSHIP OF PLAINSBORO TO SELECT A
DEFINED CONTRIBUTION LENGTH OF SERVICE AWARD PROGRAM (LOSAP)
ADMINISTRATOR FOR THE INDIVIDUALS CURRENTLY ENROLLED OR MAY BE
ENROLLED IN THE TOWNSHIP'S LOSAP FOR FIRE SERVICES**

WHEREAS, the Township of Plainsboro has agreed to the establishment of a Length of Service Award Program (LOSAP) Deferred Compensation Plan. This plan is to be made available to all bona fide eligible volunteers who are performing qualified services which is defined as firefighting and prevention services, emergency medical services and ambulance services pursuant to Section 457 of the Internal Revenue Code of 1986, as amended, except for provisions added by reason of the Length of Service Award Program as enacted into federal law in 1997. The establishment of this Length of Service Award Program will also comply with New Jersey Public Law 1997, Chapter 388 and the Length of Service Award Plan Document; and

WHEREAS, the Township of Plainsboro deems it appropriate to act to ensure retention of existing members and to provide incentives for recruiting new volunteer firefighter members; and

WHEREAS, the Township of Plainsboro has a Length of Service Award Plan Document that implements the Programs objectives; and

WHEREAS, certain tax benefits could be accrued to eligible volunteer firefighters.

NOW, THEREFORE BE IT RESOLVED that the Township of Plainsboro is adopting a Length of Service Award Program Deferred Plan which is substantially similar to a Plan that has been submitted to the Internal Revenue Service for a Private Letter Ruling. The use of the Ruling is for guidance only and the Township of Plainsboro acknowledges that for Internal Revenue Service purposes, the Ruling of another sponsoring agency is not to be considered precedent.

BE IT FURTHER RESOLVED by the Township Committee of the Township of Plainsboro that it hereby adopts a Length of Service Award Program Deferred Plan provided by the Lincoln National Life Insurance Company and Lincoln Financial Group, its agent, Plan Identifier: 01-LOSAP-LINCOLN-041123.

BE IT FURTHER RESOLVED that The Lincoln National Life Insurance Company and Lincoln Financial Group, its agents, have agreed to be the provider for the Township of Plainsboro Length of Service Award Deferred Program and its eligible volunteers as provided for in its Length of Service Award Plan Document, Plan Identifier: 01-LOSAP-LINCOLN-041123.

BE IT FURTHER RESOLVED that the Lincoln National Life Insurance Company and Lincoln Financial Group, its agents, will provide, for the benefit of the participants, a Multi-Fund Variable Annuity contract as its funding vehicle.

BE IT FURTHER RESOLVED that in accordance with N.J.A.C. 5:30-14.37 the Township of Plainsboro solicited proposals for a Length of Service Award Program (LOSAP) from two more providers of LOSAP services. The Vendors responding to the request for proposals were Lincoln National Life Insurance Company and Lincoln Financial Group its agent, Glatfelter Insurance Group, and Corebridge Financial. The successful vendor is Lincoln Life Insurance Company and Lincoln Financial Group, its agent. The Township of Plainsboro reviewed all proposals of the responding companies. Lincoln National Life Insurance Company was selected because of the level of service, the financial stability of the company, features of the plan's investment options and references.

BE IT FURTHER RESOLVED that there has been no collusion, or evidence or appearance of collusion, between any local official and a representative of Lincoln National Life

Insurance Company and Lincoln Financial Group, its agent, in the selection of a provider pursuant to N.J.A.C. 5:30-14.29.

BE IT FURTHER RESOLVED that the Township Administrator is authorized to execute an Administrative Services Agreement with the Lincoln National Life Insurance Company and Lincoln Financial Group, its agent, Plan Identifier: 01-LOSAP-LINCOLN-041123, and such other agreements as are necessary to implement the LOSAP Deferred Program. It is implicitly understood that there is to be no cost other than the Service Award by the Township of Plainsboro to the program; and

BE IT FURTHER RESOLVED that the Township Administrator is authorized to serve as the "Local Plan Administrator" of the plan, represent the Township of Plainsboro, and execute individual Participation Agreements between Lincoln National Life Insurance Company and Lincoln Financial Group, its agent and bona fide eligible volunteers.

BE IT FURTHER RESOLVED by the Township of Plainsboro that the Township Clerk forwards a certified true copy of this resolution to the Chief Financial Officer.

BE IT FURTHER RESOLVED that the Township Clerk will submit all necessary documents to the Director of the Division of Local Government Services in the NJ Department of Community Affairs for approval.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by LEWIS and seconded by NABI that the following Resolution be approved:

R-26-65 RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH THE WATERSHED INSTITUTE, FOR THE CREATION OF A REGIONAL WATERSHED MANAGEMENT PLAN

WHEREAS, all municipalities within the State, including the Township of Plainsboro, are required by the 2023 Municipal Separate Storm Sewer System (MS4) permit to develop a Watershed Improvement Plan (WIP) to reduce flooding, reduce water pollution, meet the pollution reduction goals in Total Maximum Daily Loads and achieve designated uses for waterways within each municipality; and

WHEREAS, the NJ Department of Environmental Protection encourages municipalities to coordinate with their neighboring municipalities and to develop the Watershed Improvement plans on a regional basis; and

WHEREAS, the proposed watershed management plan would study the current status of water quality in the Upper Millstone River Watershed and its tributaries; develop a matrix of best management practices (stormwater management systems) to address the water pollution impairments and flooding; and identify potential locations, projects and costs within the watershed to reduce water pollution and reduce flooding; and

WHEREAS, the proposed agreement would allow Plainsboro Township to work collaboratively with the other municipalities of the Upper Millstone River Watershed, and help the municipality meet many of the obligations of the MS4 permit to develop the WIP; and

WHEREAS, it is anticipated that a regional approach for the Upper Millstone River Watershed will reduce costs in development and implementation of the Watershed Improvement Plan by using a watershed-based approach, rather than each municipality performing independent studies and project development; and

WHEREAS, Plainsboro Township, through its professionals, has been engaging with the Upper Millstone River Watershed work group organized by the Watershed Institute beginning in June 2025 to discuss stormwater management, flooding and water pollution issues; and

WHEREAS, the Watershed Institute secured proposals from two consultants to develop the watershed management plan for the Upper Millstone River for a total cost ranging between \$227,186.09 (without water quality monitoring) and \$313,186.09 (with water quality monitoring); and

WHEREAS, the cost of the plan is anticipated to be divided proportionally amongst eleven participating municipalities based upon the amount of impervious cover each municipality have within the watershed. The allocation of cost would be adjusted as a result of the number of municipalities participating in the plan.

WHEREAS, the Township has a need to acquire the services to be provided hereunder as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5; and

WHEREAS, the Watershed Institute has or will provide a Business Entity Registration, Insurance Certificate and other required documents, including a Business Entity Disclosure Certification, which certifies that TWI and its employees, principals and agents have not made any reportable contributions to a political or candidate committee in the Township within the previous one (1) year and that the contract will prohibit TWI from making any reportable contributions through the term of the contract; and

WHEREAS, it has been determined that the value of these services over the course of the contract is anticipated to not exceed \$44,715.00 (which includes a 20% contingency; and

WHEREAS, The New Jersey Local Public Contracts Law N.J.S.A. 40A:11-1 et seq authorizes the award of a contract as "professional services" without competitive bidding; and

WHEREAS, funds have previously been budgeted for this Watershed Management Plan, and the Chief Financial Officer has provided a certification that sufficient funds are available for payment of this contract under Open Space Trust Fund Account# 6-18-286-56-000-000; and

WHEREAS, the term of this contract shall be for twelve (12) months.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Plainsboro as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute an Agreement with The Watershed Institute to prepare the Upper Millstone River Watershed Management Plan for a total amount not to exceed \$44,715.00 for which Plainsboro Township's portion shall not to exceed.
2. A copy of this Resolution, the proposal, Pay-to-Play Forms, the agreement between municipalities, and contract will be kept on file in the Office of the Clerk.

3. A notice of this action shall be published in the official newspaper as required by law.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by YATES and seconded by SHARMA that the following Resolution be approved:

**R-26-66 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR
INFORMATION TECHNOLOGY CONSULTING SERVICES THROUGH THE
COMPETITIVE CONTRACTING PROCESS**

WHEREAS, the Township of Plainsboro has authorized the competitive contract procurement for Information Technology Consulting Services; and

WHEREAS, the Township duly advertised for public receipt of competitive contracting proposals and received and opened same in public manner on January 8, 2026, at 10:30 am; and

WHEREAS, the Township established a rating committee to rate the proposals upon the standards set forth for competitive contracts as required within N.J.A.C. 5:34-4 *et seq.*; and

WHEREAS, the Township received thirteen (13) proposals from the following vendors:

<i>Consultadd Inc.</i>	<i>eMazzanti Technologies</i>	<i>e-Tech360</i>
<i>GFH and Associates</i>	<i>Global Solutions</i>	<i>KamTech Solutions</i>
<i>Lockstep Technology</i>	<i>Premier Technology</i>	<i>Priority Group Services</i>
<i>QLogic LLC</i>	<i>QuikTeks</i>	<i>Smartshore Services</i>
<i>Stellar Ops Advisors</i>		

WHEREAS, the Purchasing Agent determined that the proposals from GFH and Associates and Priority Groups Services are non-responsive, due to fatal defects in their submission; and

WHEREAS, the New Jersey Local Public Contracts Law (N.J.S.A. 40A:11-1 *et seq.*), specifically N.J.S.A. 40A:11-4.4(d), subjects submitted proposals to the Ownership Disclosure statement requirement at N.J.S.A. 52:25-24.2; and

WHEREAS, the committee's report recommended Quikteks and was made available to the public and the governing body at least 48 hours prior to the governing body's meeting, per N.J.S.A. 40A:11-4.1 and N.J.A.C. 5:34-4; and

WHEREAS, Quikteks has provided a proposal deemed responsive and responsible under the New Jersey Local Public Contracts Law, as well as the most advantageous based upon Price and Other Factors (N.J.A.C. 5:34-4); and

WHEREAS, it is the recommendation that the Township enter into an agreement for Information Technology Consulting Services under a competitive contract with QuikTeks for five (5) years, under the terms and tenets as outlined in the competitive contract procurement, in amount of \$103,200.00 for years one and two and three and \$106,800.00 for years four to five of the five (5) year contract; and

WHEREAS, the process was administered as required by law by the Qualified Purchasing Agent, who has concurred with the legality of the purchase by the New Jersey Local Public Contracts Law.

NOW, THEREFORE, BE RESOLVED by the Governing Body of the Township of Plainsboro, County of Middlesex, State of New Jersey, that the Mayor or other appropriate official is authorized to execute a contract with Quikteks, 373 E Rt. 46, Fairfield, NJ 07004 under the proposal submitted for the five (5) year contract.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to the Administrator, Chief Financial Officer, and Purchasing Agent.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by YATES and seconded by BANDER that the following Resolution be approved:

R-26-67

RESOLUTION FOR EXECUTIVE SESSION

WHEREAS, Section 7:b-7 of the Open Public Meeting Act, Chapter 231, P.L. 1975 permits the options of this body to go into Executive Session for the purpose of discussion of personnel, contract negotiations, and pending litigation.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Plainsboro, County of Middlesex, that the general nature of the subject to be discussed would best serve the community by excluding discussion in public at this time, and when a decision has been reached it will be released at an open public meeting. This Resolution shall take effect immediately for a closed session at the end of the Township Committee Meeting of February 25, 2026.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by NABI and seconded by SHARMA that the following Resolution be approved:

R-26-68

**RESOLUTION FOR AN EMERGENCY TEMPORARY APPROPRIATION
TO AMEND THE 2026 TEMPORARY BUDGET**

WHEREAS, an emergent condition has arisen wherein the appropriations set forth in the 2026 temporary budget are insufficient to meet the financial obligations as set forth below

WHEREAS, the permanent budget for the year 2026 has not yet been adopted, and

WHEREAS, the total emergency appropriations adopted in the year 2026 pursuant to the provisions of N.J.S.A. 40A:4-20 included in this resolution total \$80,000.00

NOW, THEREFORE BE IT RESOLVED, (not less than two-thirds of all the members thereof affirmatively concurring) that in accordance with the aforementioned statute the 2026 temporary fiscal budget be and the same is hereby amended to provide for an emergency temporary appropriation in the amount of \$80,000.00, said appropriations are as follows:

BE IT FURTHER RESOLVED, that the Township Clerk file a certified a copy of this resolution forthwith to the Chief Financial Officer.

<u>APPROPRIATIONS</u>	<u>SALARIES & WAGES</u>	<u>OTHER EXPENSES</u>
Streets & Roads	\$ 80,000.00	

TOTAL \$ 80,000.00

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by BANDER and seconded by NABI that the following Resolution be approved:

R-26-69 RESOLUTION SUPPORTING WEST WINDSOR'S REQUEST TO DECLARE A STATE OF EMERGENCY FOR THE CLARKSVILLE ROAD CORRIDOR PURSUANT TO THE EMERGENCY SERVICES ACT

WHEREAS, on November 2, 2025, the New Jersey Department of Transportation (NJDOT) ordered the emergency closure of the Clarksville Road Bridge (CR 638), Bridge over Amtrak, located in West Windsor, NJ, due to severe structural corrosion discovered during a routine inspection; and

WHEREAS, the Clarksville Road Bridge serves as a critical regional artery, supporting an Annual Average Daily Traffic (AADT) volume of approximately 15,000 vehicles, many of whom utilize the corridor to access the Princeton Junction Train Station, employment, commerce, education, residential neighborhoods, and emergency response routes; and

WHEREAS, the continued closure has resulted in a public safety crisis, with emergency response times for West Windsor Fire, EMS, and County Hazmat teams often extended to four times their normal length and significantly putting residents at risk due to compromised response routes; and

WHEREAS, the bridge closure is overwhelming local residential streets with excessive traffic volume, leading to double the normal rates of traffic accidents while causing local gridlock, as reported by the West Windsor Police Department; and

WHEREAS, the continued bridge closure causes transportation disruptions throughout the West Windsor-Plainsboro School District, from pre-school through high school; and

WHEREAS, the bridge closure adversely affects over 1200 directly isolated residents, as well as affecting indirectly over 30,000 other West Windsor residents, and over 25,000 Plainsboro residents in the joint West Windsor-Plainsboro School District, as well as additional residents in the surrounding area; and

WHEREAS, small businesses along the Clarksville Road corridor, particularly within Village Square, have reported catastrophic revenue losses exceeding 50% due to the loss of pass-by traffic and may be forced to permanently close; and

WHEREAS, critical repairs and structural assessments remained in a state of administrative gridlock for over three months due to the inability to quickly secure inspection permits from Amtrak, whose federal jurisdiction over the Northeast Corridor (NEC) rail lines has delayed state and local efforts to plan repairs or produce a timeline, showing a need to prioritize this project with Amtrack at the national level to proceed with actual repairs; and

WHEREAS, the Clarksville Bridge was already deemed structurally deficient and slated for replacement, and on August 22, 2022 the West Windsor Township Council adopted Resolution 2022-R193 in support and endorsement of the NJDOT Preliminary Preferred Alternative Plan to

replace the "structurally deficient and functionally obsolete Clarksville Road Bridge over Amtrak."; and

WHEREAS, West Windsor's Mayor and Township Council finds that a State of Emergency would provide local and state agencies effective authority and leverage to compel timely action or coordination from Amtrak; and

WHEREAS, the continued absence of a defined inspection or repair timeline, combined with procedural impediments beyond local control, constitutes an extraordinary and escalating emergency condition that cannot be resolved through routine intergovernmental processes; and

WHEREAS, West Windsor's Mayor and Township Council further finds that executive-level intervention is necessary and urgent to protect public safety, stabilize the local economy, and restore essential transportation infrastructure; and

WHEREAS, a clear precedent for such intervention exists in Executive Order No. 383 (2025), wherein a State of Emergency was declared for Route 80 sinkholes to bypass administrative red tape, expedite construction through emergency procurement, and establish the "Route 80 Business Assistance Grant Program".

NOW, THEREFORE, BE IT RESOLVED by the West Windsor Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

1. **Petition for Emergency Declaration:** The Mayor and West Windsor Township Council formally petition Governor Mikie Sherrill to issue an Executive Order declaring a State of Emergency for the Clarksville Road corridor to elevate the bridge's status from a "local maintenance issue" to a "critical safety crisis".
2. **Federal Intercession:** The Mayor and Council request the Governor utilize the authority of the State of New Jersey to intervene with the U.S. Department of Transportation to compel Amtrak to prioritize the necessary track outages for NJDOT repair crews.
3. **Emergency Procurement and Reduction of Bureaucratic Procedures:** The Mayor and Council urge the use of the Emergency Declaration for the authorization of emergency procurement powers and a reduction of ordinarily required bureaucratic procedures to allow for the immediate installation of a temporary steel bridge, deck reinforcement or other temporary solution to restore traffic flow.
4. **Economic Assistance:** The Mayor and Council request the activation of the New Jersey Economic Development Authority (NJEDA) to establish a "Corridor Business Assistance Grant" and to facilitate access to federal SBA Economic Injury Disaster Loans (EIDL) for impacted local merchants.
5. **Expedited Bridge Replacement:** The Mayor and Council urge the Governor to expedite the permanent replacement of the Clarksville Bridge as per the adopted NJDOT Preliminary Preferred Alternative Plan adopted on August 22, 2022.
6. **Distribution:** A certified copy of this resolution shall be forwarded to the Office of Governor Mikie Sherrill, U.S. Senator Corey Booker, U.S. Senator Andy Kim, State Senator Shirley K. Turner, Representative Bonnie Watson Coleman, General

Assemblywoman Verlina Reynolds-Jackson, General Assemblyman Anthony S. Verrelli, Mercer County Executive Dan Benson, the Board of County Commissioners, the Commissioner of the NJDOT and the President of Amtrak.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Township Committee of the Township of Plainsboro, County of Middlesex, State of New Jersey, a contiguous municipality of West Windsor, which shares a joint school district, supports West Windsor's resolution and specific actions requesting Governor Sherrill declare a State of Emergency.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by BANDER and seconded by NABI that the following Resolution be approved:

**R-26-70 RESOLUTION OF THE TOWNSHIP OF PLAINSBORO AWARDING OF A
CONTRACT FOR SCHALKS MEADOW PARK BID #26-01**

WHEREAS the Township of Plainsboro requires various improvements to Plainsboro Township's recreational facilities and lands and;

WHEREAS, under the New Jersey Local Public Contracts Law, the Township sought public bids for such Services in a fair and open manner consistent with N.J.S.A. 19:44A-20.5; and

WHEREAS the Township publicly advertised and received invitations for bids consistent with N.J.S.A. 40A:11-4a on January 21, 2026, at 10:30 A.M., and

WHEREAS the Township received twelve (12) bids on the above date, to wit:

Capela Construction	Challenger Fence	D Torluccio Construction
\$120,005.00	\$123,472.01	\$137,020.73
Sunset Creations	TC Landscape	Shore Top Construction
\$124,822.00	\$129,225.00	\$132,810.00
Vulcan Construction	Robbie Lane Ent.	MT Contractors
\$156,286.72	\$156,964.00	\$189,898.00
Halecon Inc	Senco Metals	James Ientile Inc
\$208,967.00	\$275,190.00	\$166,121.50

WHEREAS, Senco Metals and TC Landscape have been deemed Non-Responsive by the Qualified Purchasing Agent, and

WHEREAS Capela Construction, PO Box 2046, Medford Lakes, NJ 08055, has been determined to be the lowest responsible bidder per N.J.S.A. 40A:11-4a with a bid of \$120,005.00 and

WHEREAS, the Chief Financial Officer has certified that funds are available in the Municipal budget in accounts Capital Account #C-04-55-125-007-376 for \$110,000.00 and OS #6-18-286-56-000-000 for \$10,005.00.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Plainsboro, that the contract for public bid for Schalks Meadow Parks Improvements is hereby

awarded to Capela Construction, PO Box 2046, Medford Lakes, NJ 08055, for \$120,005.00, and that the Mayor is authorized to enter into the contract.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to:

- Township Administrator
- Chief Financial Officer
- Director of Public Works
- Capela Construction
PO Box 2046, Medford Lakes, NJ 08055

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

It was MOVED by LEWIS and seconded by BANDER that the bills on the attached list be paid.

(SEE EXHIBIT "A" PAGES 1 OF 19 INCLUSIVE)

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

There being no further business, the meeting was adjourned at 7:26 p.m. to go into the agenda session.

The agenda portion was discussed and reviewed for action at the next regular scheduled meeting of March 11, 2026.

The Township Administrator reported on the capital budget, the CBA Teamsters, and noted that the CWA meeting has been rescheduled.

The Township Committeepersons gave updates on their respective committees that are overseen for the liaison reports.

The Mayor opened the meeting for comments from the public.

There being no comments, it was MOVED by BANDER and seconded by LEWIS that the public comment portion of the meeting be closed.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

There being no further business, it was MOVED by BANDER and seconded by LEWIS that the meeting was adjourned at 7:59 p.m. to go into executive session.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

The meeting reconvened at 8:23 p.m. to reenter into the public meeting.

It was MOVED by BANDER and seconded by SHARMA that, AN ORDINANCE AMENDING AND REPEALING VARIOUS CHAPTERS AND SECTIONS OF THE TOWNSHIP OF PLAINSBORO MUNICIPAL CODE PERTAINING TO PUBLIC SAFETY, be introduced and a public hearing be held on March 25, 2026.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

I hereby certify the attached is a true
copy of a Bill List approved by the
Township Committee of the Township
of Plainsboro at a meeting held on
February 25th, 2026



Carol J. Torres
Township Clerk

Budget Account		Description				
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type

GALLSI00	GALL'S LLC	26-00332	Galls Audit Invoices	\$11,686.12	\$0.00
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TOWNSHIP OF PLAINSBORO
Bill List By Budget Account

02/20/2026

08:45 AM

Budget Account		Description				
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
				\$11,801.72		
5-01-25-240-001-216	POLICE Physicals					
INSTIT01	INSTIT. FORENSIC PSYCHOLOGY	26-00321	PD Wellness Visits	\$2,250.00	\$0.00	
5-01-25-240-001-314	POLICE Serv - Other					
LANGUA00	LANGUAGE SERVICES ASSOCIATE	26-00223	December Invoice S-INV216205	\$21.00	\$0.00	
	Extd Total:			\$14,072.72		
	Department Total: POLICE			\$14,072.72		
Department: UNIFORM FIRE						
Extd: FIRE						
5-01-25-265-002-211	FIRE Safety Cloth/Eq					
WITMER00	WITMER PUBLIC SAFETY GROUP	1125-03209	New Hire helmet fronts	\$296.00	\$0.00	
5-01-25-265-002-255	FIRE Maint - Vehicle					
WCAMPB01	W CAMPBELL SUPPLY CO LLC	25-02319	Vehicle Maint.	\$16,356.13	\$0.00	B
WCAMPB01	W CAMPBELL SUPPLY CO LLC	26-00315	Maintenance #R001187122:01	\$4,987.74	\$0.00	
GEORGE04	GEORGE'S GARAGE & TOWING INC	26-00316	FD- Maintenance Inv 37322	\$1,486.60	\$0.00	
				\$22,830.47		
	Extd Total: FIRE			\$23,126.47		
	Department Total: UNIFORM FIRE			\$23,126.47		
	CAFR Total: Public Safety Functions			\$37,199.19		
CAFR: Public Works Functions						
Department: PUBLIC WORKS						
Extd: STREETS & ROADS MAINTENANCE						
5-01-26-290-001-208	STREETS&ROADS Clothing Allow.					
FLEMIN02	FLEMINGTON DEPART STORE INC	25-02623	2025 Fall Clothing Allowance	\$397.42	\$0.00	
5-01-26-290-001-240	STREETS&ROADS Motor Veh Parts					
GEORGE04	GEORGE'S GARAGE & TOWING INC	25-03236	Towing & Repairs	\$350.00	\$0.00	B
5-01-26-290-001-251	STREETS&ROADS Maint - Equip					
DEJANA00	DEJANA TRUCK GREATER PHILAD	25-03243	Spreader Controller	\$245.83	\$0.00	
5-01-26-290-001-412	STREETS&ROADS Salt & Sand					
MORTON00	MORTON SALT, INC.	25-02937	Salt	\$2,942.97	\$0.00	B
	Extd Total: STREETS & ROADS MAI			\$3,936.22		
	Department Total: PUBLIC WORKS			\$3,936.22		
Department: CONSERV/RECYCL						
Extd: CONSERVATION/RECYCLING CENTER						
5-01-26-305-001-410	CONSERV/RECYCL Fees/Permits					
CMEASS00	CME ASSOCIATES	26-00314	LANDFILL TESTING	\$7,659.25	\$0.00	
	Extd Total: CONSERVATION/RECYC			\$7,659.25		

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TOWNSHIP OF PLAINSBORO
Bill List By Budget Account

02/20/2026

08:45 AM

Budget Account Description

Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-26-305-001-410	CONSERV/RECYCL Fees/P		Account Continued			

Department Total: CONSERV/RECY

\$7,659.25

Department:BLDGS & GNDS

Extd:BLDGS & GNDS

5-01-26-310-001-232 BLDGS & GNDS Supp-Custodial

REDICA00	REDICARE LLC	25-02176	Building/Staff Supplies	\$59.13	\$0.00	B
REDICA00	REDICARE LLC	25-03228	Building/Staff Supplies	\$297.81	\$0.00	B
				<u>\$356.94</u>		

Extd Total: BLDGS & GNDS

\$356.94

Department Total: BLDGS & GNDS

\$356.94

CAFR Total: Public Works Function:

\$11,952.41

CAFR:Parks and Recreation

Department:SENIOR CITIZEN

Extd:RECREATION

5-01-28-370-001-359 RECREATION Park/Rec Equip

ORIENT01	ORIENTAL TRADING CO. INC.	25-03263	KN-Winter Craft Supplies	\$395.04	\$0.00	
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5-01-28-370-001-382 RECREATION Programs-Other

TIMOTH00	TIMOTHY'S CTR FOR GARDENING	25-02426	TM-Fall Program Supplies	\$101.85	\$0.00	B
ROMEOS00	ROMEO'S RESTAURANT	25-02513	KN-Museum Events	\$187.99	\$0.00	B
SHOPRI00	SAKER SHOP RITES INC.	25-03165	TM-Supplies	\$56.41	\$0.00	B
				<u>\$346.25</u>		

5-01-28-370-001-386 RECREATION Teen Programs

ROMEOS00	ROMEO'S RESTAURANT	25-02679	TM-Pizza for teen events	\$81.55	\$0.00	B
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Extd Total: RECREATION

\$822.84

Department Total: SENIOR CITIZEN

\$822.84

Department:MAINT OF PARKS

Extd:MAINTENANCE OF PARKS

5-01-28-375-001-373 MAINT OF PARKS Equip Rental

JOHNNY01	JOHNNY ON THE SPOT LLC	25-02324	Rental & Service	\$196.89	\$0.00	B
				<u>\$196.89</u>		

Extd Total: MAINTENANCE OF PARKS

\$196.89

Department Total: MAINT OF PARKS

\$1,019.73

CAFR Total: Parks and Recreation

CAFR:Other Common Oper. Functions

Department:CELB PUB EVENT

Extd:CELB PUB EVENT

5-01-30-420-001-389 CELB PUB EVENT Trips

BROTHER01	BROTHERS MANAGEMENT ASSOC	25-03266	KN-Snow Fest January 17, 2026	\$975.00	\$0.00	
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TOWNSHIP OF PLAINSBORO
Bill List By Budget Account

02/20/2026

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Budget Account Description

Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-30-420-001-396	CELB PUB EVENT Special Events					
THENEW03	THE NEW FUN SERVICES LLC	25-03262	LC-Snowfest Globe	\$1,535.00	\$0.00	
ORIENT01	ORIENTAL TRADING CO. INC.	25-03293	KS-Valentine & Sl. Pats crafts	\$45.98	\$0.00	
				\$1,580.98		

Extd Total: CELB PUB EVENT

\$2,555.98

Department Total: CELB PUB EVEN

\$2,555.98

CAFR Total: Other Common Oper. F

\$2,555.98

CAFR:Utilities & Bulk Purchases

Department:UTILITY EXPENS

5-01-31-440-001-440	Telephone					
VERIZO05	VERIZON WIRELESS	25-01464	FIRE 3/2-4/1 242042537-0001	\$418.11	\$0.00	
	Extd Total:			\$418.11		
	Department Total: UTILITY EXPENS			\$418.11		
	CAFR Total: Utilities & Bulk Purcha			\$418.11		

CAFR:Shared Services

Department:POLICE

Extd:INTERLOCAL WW-P BOE CLASS III OFFICERS

5-01-42-240-004-210	WW-P BOE CLASS III Uniforms/Shoes					
GALLS00	GALL'S LLC	25-02008	Class III uniform	\$363.99	\$0.00	
	Extd Total: INTERLOCAL WW-P BOI			\$363.99		
	Department Total: POLICE			\$363.99		

Department:CONSERV/RECYCL

Extd:INTERLOCAL AGREEMENT RECYCLE

5-01-42-305-003-315	MIDDLESEX CO. Recycling					
MIDDLE12	MIDDLESEX CTY IMPROVEMENT A25-01967		Curbside Recycling	\$17,946.26	\$0.00	B
MIDDLE12	MIDDLESEX CTY IMPROVEMENT A25-03265		Curbside Recycling	\$6,879.76	\$0.00	
MIDDLE12	MIDDLESEX CTY IMPROVEMENT A25-03267		Brush & Leaves	\$14,832.89	\$0.00	B
				\$39,658.91		
	Extd Total: INTERLOCAL AGREEME			\$39,658.91		
	Department Total: CONSERV/RECY			\$39,658.91		
	CAFR Total: Shared Services			\$40,022.90		

CAFR:Utilities

Department:STATE FEES PAYABLE:

5-01-55-003-001-005	Burial Permits Fees Due to State of NJ					
TREASU30	TREASURER STATE OF NEW JERS26-00117		Burial Quarterly Oct-Nov-Dec	\$10.00	\$0.00	
	Extd Total:			\$10.00		
	Department Total: STATE FEES PAY.			\$10.00		

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TOWNSHIP OF PLAINSBORO
Bill List By Budget Account

02/20/2026

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Budget Account Description

Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
5-01-55-003-001-005	Burial Permits Fees Due to S		Account Continued			

CAFR Total: Utilities

\$10.00

5-01-99-000-000-020 Accounts Payable-Odd Years POs

EASTCO02 EAST COAST EMERG LIGHTING IN24-02416 Uppfitting 5 Police Vehicles

\$7,162.20

\$0.00 B

Extd Total:

\$7,162.20

Department Total:

\$7,162.20

CAFR Total:

\$7,162.20

Fund Total: CURRENT FUND BUDGI

\$108,269.38

Year Total:

\$108,269.38

Fund:CURRENT FUND BUDGET

CAFR:General Government

Department:ADMIN

Extd:GENERAL OPERATIONS

6-01-20-100-003-233 GENERAL OPER Sup-Misc.

WBMASO00 W.B. MASON COMPANY INC. 26-00245 CODE ENFORCEMENT - SUPPLIES

\$139.68

\$0.00

6-01-20-100-003-234 GENERAL OPER Sup-Office

WBMASO00 W.B. MASON COMPANY INC. 26-00330 POLICE - PENTEL ENERGEL PENS

\$47.68

\$0.00

6-01-20-100-003-251 GENERAL OPER Maint - Equip

CANONF00 CANON FINANCIAL SERVICES INC 26-00057 COST PER COPY COPIER - POL ADM

\$173.33

\$0.00 B

CANONF00 CANON FINANCIAL SERVICES INC 26-00100 COST PER COPY COPIER - CLERK

\$240.92

\$0.00

CANONF00 CANON FINANCIAL SERVICES INC 26-00101 COST PER COPY COPIER - POL RCD

\$187.02

\$0.00

CANONF00 CANON FINANCIAL SERVICES INC 26-00102 COST PER COPY COPIER - BLDG

\$196.01

\$0.00

CANONF00 CANON FINANCIAL SERVICES INC 26-00103 COST PER COPY COPIER - P & Z

\$306.54

\$0.00

CANONF00 CANON FINANCIAL SERVICES INC 26-00104 COST PER COPY COPIER - POL DB

\$168.66

\$0.00

LASERS00 CENTRAL TECHNOLOGY INC. 26-00241 White Glove Svc- March 2026

\$447.00

\$0.00

RICOHU00 RICOH USA INC. 26-00293 COST PER COPY COPIER - REC

\$330.00

\$0.00 B

RICOHU00 RICOH USA INC. 26-00302 COST PER COPY COPIER - FINANCE

\$174.47

\$0.00 B

CANONF00 CANON FINANCIAL SERVICES INC 26-00329 COST PER COPY COPIER - MAILRM

\$845.48

\$0.00 B

\$3,069.43

Extd Total: GENERAL OPERATIONS

\$3,256.79

Department Total: ADMIN

\$3,256.79

Department:HUMAN RES

Extd:HUMAN RESOURCES

6-01-20-105-001-212 HUMAN RES Employee Tests

SOUTHE00 SPORTS ENGINE NCSI 26-00279 BACKGROUND CHECKS

\$70.50

\$0.00

Extd Total: HUMAN RESOURCES

\$70.50

Department Total: HUMAN RES

\$70.50

Department:CLERK

Extd:TOWNSHIP CLERK

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TOWNSHIP OF PLAINSBORO
Bill List By Budget Account

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Budget Account Description

Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-20-120-001-201	CLERK Dues/Membership					
NJMMAT00	NJMMA	26-00358	Carol Torres NJMMA 2026 Member	\$300.00	\$0.00	
6-01-20-120-001-224	CLERK Advertising					
THEHOM00	GANNETT NJ NEWSPAPERS	26-00345	Legal Ad #12037476	\$38.61	\$0.00	
	Extd Total: TOWNSHIP CLERK			\$338.61		
	Department Total: CLERK			\$338.61		
Department:FINANCE						
Extd:FINANCE ADMINISTRATION						
6-01-20-130-001-314	FINANCE Serv -Other					
EDMUND01	EDMUNDS & ASSOCIATES INC.	26-00148	FINANCE - VIEW POINT	\$3,700.00	\$0.00	
ADPPRL00	ADP LLC	26-00390	2025/Q4 Y/E INFO-TAX RPTG,W-2S	\$2,098.90	\$0.00	
				\$5,798.90		
	Extd Total: FINANCE ADMINISTRATI			\$5,798.90		
	Department Total: FINANCE			\$5,798.90		
Department:LEGAL						
Extd:LEGAL SERVICES						
6-01-20-155-001-291	LEGAL Legal - Labor					
CLEARY00	CLEARY GIACOBBE ALFIERI JACOB	26-00290	January legal labor services	\$4,924.60	\$0.00	
	Extd Total: LEGAL SERVICES			\$4,924.60		
	Department Total: LEGAL			\$4,924.60		
	CAFR Total: General Government			\$14,389.40		
CAFR:Land Use Administration						
Department:PLANNING BOARD						
Extd:PLANNING BOARD						
6-01-21-180-001-201	PLANNING BOARD Dues/Membership					
NJAPZA00	NJAPZA	26-00297	2026 Bonnie Flynn Membership	\$120.00	\$0.00	
6-01-21-180-001-224	PLANNING BOARD Advertising					
THEHOM00	GANNETT NJ NEWSPAPERS	26-00298	PB Meeting Notice	\$32.76	\$0.00	
	Extd Total: PLANNING BOARD			\$152.76		
	Department Total: PLANNING BOAF			\$152.76		
Department:ZONING BOARD						
Extd:ZONING BOARD OF ADJUSTMENT						
6-01-21-185-001-224	ZONING BOARD Advertising					
THEHOM00	GANNETT NJ NEWSPAPERS	26-00299	2026 ZBA Meeting Notice	\$24.57	\$0.00	
	Extd Total: ZONING BOARD OF ADJ			\$24.57		
	Department Total: ZONING BOARD			\$24.57		
	CAFR Total: Land Use Administration			\$177.33		

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Budget Account Description

Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
CAFR:Code Enforcement						
Department:CONSTRUCTION						
Extd:CONSTRUCTION OFFICIAL						
6-01-22-195-001-233	CONSTRUCTION Sup-Misc.					
OLIVET00	FRANK OLIVETI	26-00276	Reimbursement for CJCOA	\$20.00	\$0.00	
	Extd Total: CONSTRUCTION OFFICI			\$20.00		
	Department Total: CONSTRUCTION			\$20.00		
	CAFR Total: Code Enforcement			\$20.00		
CAFR:Public Safety Functions						
Department:POLICE						
6-01-25-240-001-201	POLICE Dues/Membership					
NJPUBL00	NJ PUB SAFETY ACCRED COALITIC	26-00134	2025 NJPSAC Membership dues	\$400.00	\$0.00	
6-01-25-240-001-203	POLICE Seminars					
POLICE03	POLICE RECORDS INFO MGMT	GR26-00146	Records training - Grau	\$547.00	\$0.00	
COUNTY05	COUNTY OF MERCER	26-00220	Police Academy - Andersen	\$750.00	\$0.00	
NJSTAT01	NJ STATE ASSN CHIEFS OF POLICE	26-00271	Training - Kanaley / Atkinson	\$390.00	\$0.00	
				\$1,687.00		
6-01-25-240-001-211	POLICE-Cleaning/Repair Uniform					
MAYFLO00	PRINCETON MAYFLOWER LLC	26-00218	Jan 2026 Inv-1967	\$3,193.89	\$0.00	
6-01-25-240-001-221	POLICE Printing					
CREATI00	CREATIVE ARTS, TROPHIES &	26-00214	Inv 1973 - OOO Award	\$75.00	\$0.00	
6-01-25-240-001-242	POLICE Firearms					
MIDCOW00	REPUBLIC SERVICES OF NJ	26-00319	DT Inv 0689004477471 Jan 2026	\$482.59	\$0.00	
6-01-25-240-001-255	POLICE Maint - Vehicle					
GEORGE04	GEORGE'S GARAGE & TOWING INC	26-00317	PD -Jan 2026 - Veh. Maint.	\$3,613.86	\$0.00	B
6-01-25-240-001-702	POLICE Computer Software					
POWERD00	POWER DMS INC	26-00212	NJSACOP Accred Standard annual	\$650.00	\$0.00	
COMCAS02	COMCAST	26-00236	PD January 2026	\$289.80	\$0.00	
COMCAS02	COMCAST	26-00282	PD December Invoice	\$289.80	\$0.00	
COMCAS02	COMCAST	26-00283	PD SPC Dec 2025 & Jan 2026	\$47.84	\$0.00	
				\$1,277.44		
	Extd Total:			\$10,729.78		
	Department Total: POLICE			\$10,729.78		
Department:UNIFORM FIRE						
Extd:FIRE						
6-01-25-265-002-314	FIRE Serv - Other					
COMCAS02	COMCAST	26-00284	FD Dec - Feb Invoices	\$59.64	\$0.00	
	Extd Total: FIRE			\$59.64		

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Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-25-265-002-314	FIRE Serv - Other		Account Continued			
Department Total: UNIFORM FIRE				\$59.64		
CAFR Total: Public Safety Functions				\$10,789.42		
CAFR:Public Works Functions						
Department:PUBLIC WORKS						
Extd:STREETS & ROADS MAINTENANCE						
6-01-26-290-001-240	STREETS&ROADS Motor Veh Parts					
JERSEY08	JERSEY AUTO SUPPLY INC	26-00170	Blanket: Parts & Supplies	\$282.05	\$0.00	B
6-01-26-290-001-254	STREETS&ROADS Traffic Signals					
JENELE00	JEN ELECTRIC INC.	26-00243	Blanket: Service Calls	\$1,069.01	\$0.00	B
6-01-26-290-001-314	STREETS&ROADS Serv - Other					
FOSTER00	FOSTER & CO INC.	26-00185	Adhesives	\$62.05	\$0.00	
6-01-26-290-001-412	STREETS&ROADS Salt & Sand					
GRAING00	GRAINGER GOV. CALL CENTER	26-00128	Rock Salt	\$9,304.80	\$0.00	
Extd Total: STREETS & ROADS MAI				\$10,717.91		
Department Total: PUBLIC WORKS				\$10,717.91		
Department:BLDGS & GNDS						
Extd:BLDGS & GNDS						
6-01-26-310-001-239	BLDGS & GNDS Hardware/Tools					
COSTEL00	BELLMORE HOME CENTER INC	26-00071	Tools & Supplies	\$28.17	\$0.00	B
6-01-26-310-001-250	BLDGS & GNDS Maint - HVAC Maintenance					
FLUIDI00	EMCOR SERVICES / FLUIDICS INC	26-00075	Monthly Service	\$12,702.08	\$0.00	B
6-01-26-310-001-252	BLDGS & GNDS Maint-Bldg&Gnds					
GRAING00	GRAINGER GOV. CALL CENTER	26-00088	Supplies/Parts	\$1,068.77	\$0.00	B
6-01-26-310-001-319	BLDGS & GNDS Landscape Services					
RIVERV00	RIVERVIEW COs NORTH JERSEY L26-00068		Monthly Service	\$3,207.91	\$0.00	B
Extd Total: BLDGS & GNDS				\$17,006.93		
Department Total: BLDGS & GNDS				\$17,006.93		
Department:COMM SERV ACT						
Extd:COMM SERV ACT						
6-01-26-325-001-283	COMM SERV ACT Snow Removal					
VILLAG00	VILLAGES @ PRINCETON CROSSIN	26-00180	Snow Reimbursement	\$6,600.00	\$0.00	
Extd Total: COMM SERV ACT				\$6,600.00		
Department Total: COMM SERV ACT				\$6,600.00		
CAFR Total: Public Works Functions				\$34,324.84		

CAFR:Parks and Recreation

Department:SENIOR CITIZEN

Extd:RECREATION

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Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-28-370-001-203	RECREATION Seminars					
NJRPA000	NJRPA	26-00136	LC-NJRPA Conference	\$970.00	\$0.00	B
6-01-28-370-001-226	RECREATION Public Relations					
VERIZO05	VERIZON WIRELESS	26-00107	LC-Rec Phone	\$38.35	\$0.00	
6-01-28-370-001-382	RECREATION Programs-Other					
SHOPRI00	SAKER SHOP RITES INC.	26-00109	KN-Winter 2026	\$456.31	\$0.00	B
SHOPRI00	SAKER SHOP RITES INC.	26-00253	CB-Special Needs Winter 2026	\$158.50	\$0.00	B
				\$614.81		

6-01-28-370-001-385	RECREATION Summer Programs					
SOMERS02	SOMERSET COUNTY PARK COMM	26-00251	KS-Rec Camp Field Trip	\$25.00	\$0.00	
	Extd Total: RECREATION			\$1,648.16		

Extd:SENIOR CITIZEN PROGRAM

6-01-28-370-002-382	SENIOR CITIZEN Programs-Other					
SHOPRI00	SAKER SHOP RITES INC.	26-00231	CB-Fab Friday Winter 2026	\$96.09	\$0.00	B
	Extd Total: SENIOR CITIZEN PROG			\$96.09		
	Department Total: SENIOR CITIZEN			\$1,744.25		

Department:MAINT OF PARKS

Extd:MAINTENANCE OF PARKS

6-01-28-375-001-373	MAINT OF PARKS Equip Rental					
JOHNNY01	JOHNNY ON THE SPOT LLC	26-00062	Monthly Service	\$483.78	\$0.00	B
	Extd Total: MAINTENANCE OF PARKS			\$483.78		
	Department Total: MAINT OF PARKS			\$483.78		
	CAFR Total: Parks and Recreation			\$2,228.03		

CAFR:Education

Department:LIBRARY

Extd:MUNICIPAL LIBRARY

6-01-29-390-001-393	LIBRARY Statutory Obligation					
BOARD000	BD TRUSTEES-PLAINSBORO LIBR	26-00002	Library Support Jan-March 2026	\$172,981.00	\$0.00	B
	Extd Total: MUNICIPAL LIBRARY			\$172,981.00		
	Department Total: LIBRARY			\$172,981.00		
	CAFR Total: Education			\$172,981.00		

CAFR:Other Common Oper. Functions

Department:CELB PUB EVENT

Extd:CELB PUB EVENT

6-01-30-420-001-396	CELB PUB EVENT Special Events					
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Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-30-420-001-396	CELB PUB EVENT Special E		Account Continued			
SHOPRI00	SAKER SHOP RITES INC.	26-00252	KS-Family Fun Night	\$83.78	\$0.00	
	Extd Total: CELB PUB EVENT			\$83.78		
	Department Total: CELB PUB EVEN			\$83.78		
	CAFR Total: Other Common Oper. F			\$83.78		

CAFR:Utilities & Bulk Purchases

Department:UTILITY AND BULK PURCHASES

6-01-31-430-001-430	Electricity					
PSEG0001	PSE&G	26-00278	GAS/ELECTRIC 12/18/25-1/20/26	\$2,671.94	\$0.00	
PSEG0001	PSE&G	26-00295	ELECTRICITY 12/24/25 - 1/24/26	\$7.93	\$0.00	
PSEG0001	PSE&G	26-00305	GAS/ELECTRIC 12/24/25-1/24/26	\$15,899.98	\$0.00	
PSEG0001	PSE&G	26-00377	GAS/ELECTRIC 1/13/26-2/10/26	\$44.34	\$0.00	
				\$18,624.19		
	Extd Total:			\$18,624.19		
	Department Total: UTILITY AND BUI			\$18,624.19		

6-01-31-435-001-435	Street Lights					
PSEG0001	PSE&G	26-00305	GAS/ELECTRIC 12/24/25-1/24/26	\$15,052.39	\$0.00	
	Extd Total:			\$15,052.39		
	Department Total:			\$15,052.39		

Department:UTILITY EXPENS

6-01-31-440-001-440	Telephone					
VERIZ000	VERIZON	26-00255	TELEPHONE SVC-FIRE DEPARTMENT	\$373.22	\$0.00	
VERIZ005	VERIZON WIRELESS	26-00292	FIRE 11/2/25-12/1/25	\$342.09	\$0.00	
VERIZ005	VERIZON WIRELESS	26-00294	FIRE DEC 2/25 - 1/1/26	\$342.09	\$0.00	
COMCAS01	COMCAST	26-00309	BUSINESS INTERNET - MUN BLDG	\$299.80	\$0.00	
VERIZ005	VERIZON WIRELESS	26-00331	TELEPHONE 1/4/26-2/3/26	\$239.25	\$0.00	
VERIZ005	VERIZON WIRELESS	26-00375	Telephone 1/9/26-2/8/26	\$2,707.75	\$0.00	
VERIZ005	VERIZON WIRELESS	26-00376	Telephone 1/4/26 - 2/3/26	\$200.20	\$0.00	
COMCAS01	COMCAST	26-00394	BUSINESS INTERNET - DPW	\$339.80	\$0.00	
				\$4,844.20		
	Extd Total:			\$4,844.20		
	Department Total: UTILITY EXPENS			\$4,844.20		

6-01-31-445-001-445	Water					
ELIZAB00	NEW JERSEY AMERICAN WATER	26-00393	WATER SVC 1/16/26 - 2/13/26	\$434.42	\$0.00	
	Extd Total:			\$434.42		
	Department Total:			\$434.42		

6-01-31-446-001-446	Nat Gas/Propane					
PSEG0001	PSE&G	26-00278	GAS/ELECTRIC 12/18/25-1/20/26	\$785.98	\$0.00	

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Budget Account	Description					
Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-31-446-001-446	Nat Gas/Propane		Account Continued			
PSEG0001	PSE&G	26-00305	GAS/ELECTRIC 12/24/25-1/24/26	\$3,331.88	\$0.00	
				\$4,117.86		
	Extd Total:			\$4,117.86		
	Department Total:			\$4,117.86		
6-01-31-455-001-455	Sewerage					
VEOLIA00	VEOLIA WATER NEW JERSEY	26-00310	SEWERAGE 12/30/25-2/2/26	\$4,747.67	\$0.00	
	Extd Total:			\$4,747.67		
	Department Total:			\$4,747.67		
6-01-31-460-001-460	Gasoline/Diesel					
NATION17	NATIONAL FUEL OIL INC.	26-00093	Diesel/Gas	\$8,681.83	\$0.00	B
	Extd Total:			\$8,681.83		
	Department Total:			\$8,681.83		
	CAFR Total: Utilities & Bulk Purcha:			\$56,502.56		
CAFR:Shared Services						
Department:POLICE						
Extd:INTERLOCAL WW-P BOE CLASS III OFFICERS						
6-01-42-240-004-211	WW-P BOE CLASS III Clean/Repair Uniforms					
MAYFLO00	PRINCETON MAYFLOWER LLC	26-00218	Jan 2026 Inv-1967	\$179.20	\$0.00	
	Extd Total: INTERLOCAL WW-P BOI			\$179.20		
	Department Total: POLICE			\$179.20		
	CAFR Total: Shared Services			\$179.20		
CAFR:Court & Public Defender						
Department:COURT						
Extd:MUNICIPAL COURT						
6-01-43-490-001-201	COURT Dues/Membership					
MCAAOF01	MCAA OF NEW JERSEY	26-00186	2026 Membership	\$200.00	\$0.00	
6-01-43-490-001-202	COURT Conf/Convention					
MARESK00	Kathleen Maresca	26-00286	MCMCA MONTHLY MEETING	\$25.00	\$0.00	
HUGHES01	CHRISTINE HUGHES	26-00287	MCMCA MONTHLY MEETING	\$25.00	\$0.00	
TONERL00	LINDSAY TONER	26-00288	MCMCA MONTHLY MEETING	\$25.00	\$0.00	
				\$75.00		
	Extd Total: MUNICIPAL COURT			\$275.00		
	Department Total: COURT			\$275.00		
	CAFR Total: Court & Public Defende			\$275.00		
6-01-99-000-000-018	Accounts Payable-Even Year POs					
GALLSI00	GALL'S LLC	24-00968	Ballistics Vest	\$1,494.10	\$0.00	

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Budget Account Description

Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
6-01-99-000-000-018	Accounts Payable-Even Year		Account Continued			
GALLSI00	GALL'S LLC	24-01063	Traffic vests	\$67.44	\$0.00	
GALLSI00	GALL'S LLC	24-01112	J. Kaur Vest	\$1,482.03	\$0.00	
EASTCO02	EAST COAST EMERG LIGHTING INC	24-02416	Upfitting 5 Police Vehicles	\$26,000.00	\$0.00	B
				\$29,043.57		
	Extd Total:			\$29,043.57		
	Department Total:			\$29,043.57		
	CAFR Total:			\$29,043.57		
	Fund Total: CURRENT FUND BUDG			\$320,994.13		
	Year Total:			\$320,994.13		

Fund:CAPITAL FUND

CAFR:Utilities

Extd:ORD:# 17-05 2017 BOND ORDINANCE

C-04-55-117-005-376	ORD:# 17-05 Imp - Bldgs & Grnds					
AHHOFF00	A. H. HOFFMANN, LLC	25-03058	OMNCTEC PROTEUS K CONTROLLER	\$16,480.00	\$0.00	B
	Extd Total: ORD:# 17-05 2017 BOND			\$16,480.00		
	Department Total:			\$16,480.00		

Extd:ORD#: 23-05 2023 BOND ORDINANCE

C-04-55-123-005-350	ORD:# 23-05 Section 20 Costs					
CMEASS00	CME ASSOCIATES	24-01705	Master Plan Update	\$152.00	\$0.00	B
	Extd Total: ORD#: 23-05 2023 BOND			\$152.00		
	Department Total:			\$152.00		

Extd:ORD#: 24-02 2024 BOND ORDINANCE

C-04-55-124-002-350	ORD:# 24-02 Section 20 Costs					
CMEASS00	CME ASSOCIATES	24-02273	Construct Admin College Rd E	\$1,024.50	\$0.00	B
CMEASS00	CME ASSOCIATES	25-02339	LIBRARY SQ CONSTRUCTION ADMIN	\$2,806.00	\$0.00	B
COLLIE00	COLLIERS ENGINEERING & DESIGN	25-02381	CA services-Maggie's Point	\$2,876.25	\$0.00	B
				\$6,706.75		
	Extd Total: ORD#: 24-02 2024 BOND			\$6,706.75		
	Department Total:			\$6,706.75		

Extd:ORD#: 25-07 2025 BOND ORDINANCE

C-04-55-125-007-350	ORD:# 25-07 Section 20 Costs					
CMEASS00	CME ASSOCIATES	25-01933	PB RD CON ADMIN CGDN TO WG BRG	\$1,079.00	\$0.00	B
CMEASS00	CME ASSOCIATES	25-02182	ROAD MAINT XVIII CONSTRUCT ADM	\$3,440.00	\$0.00	B
MCCORM01	MCCORMICK TAYLOR INC	25-02332	SCHALKS CR BR. PEDESTRIAN PROJ	\$40,641.85	\$0.00	B
SUBURB03	SUBURBAN CONSULTING ENGINEE	25-02632	Morris Davison Park design	\$34,527.50	\$0.00	B
FREEHO00	FREEHOLD SOIL CONSERV. DIST.	26-00320	SCHALKS MEADOW PARK VOLLEYBALL	\$1,520.00	\$0.00	
				\$81,208.35		

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Budget Account Description

Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
C-04-55-125-007-369 ORD:# 25-07 Purchase of Vehicles						
EASTCO02	EAST COAST EMERG LIGHTING INC	26-00392	POLICE VEHICLE LIGHTS/INSTALL	\$37,275.30	\$0.00	B
Extd Total: ORD#: 25-07 2025 BOND				\$118,483.65		
Department Total:				\$118,483.65		
CAFR Total: Utilities				\$141,822.40		
Fund Total: CAPITAL FUND				\$141,822.40		
Year Total:				\$141,822.40		
Fund:GRANT FUND - SPECIAL REVENUE						
CAFR:Federal & State Grants						
Department:CDBG						
G-02-41-701-122-301 CDBG Comm ED & Latchkey Reserve - 2022						
WESTWI01	WEST WINDSOR - PLAINSBORO	26-00233	LC 2025-26 ED Program	\$220.00	\$0.00	
Extd Total:				\$220.00		
Department Total: CDBG				\$220.00		
Department:RECYCLE TONNAG						
G-02-41-706-122-301 Recycling Tonnage - 2022						
MUNICI05	MUNICIPAL MEDIA CORP	26-00204	Recycle Right Game	\$3,300.00	\$0.00	
Extd Total:				\$3,300.00		
Department Total: RECYCLE TONN/				\$3,300.00		
Department:CLEAN COMMUN.						
G-02-41-725-124-301 Clean Communities - 2024						
BLITZN00	NEIL L. BLITZ	26-00304	REIMBURSEMENT	\$80.00	\$0.00	
Extd Total:				\$80.00		
Department Total: CLEAN COMMUN				\$80.00		
G-02-41-747-124-301 Stormwater Assistance Reserve - 2024						
CMEASS00	CME ASSOCIATES	25-02449	NJPDES ANNUAL STORMWATER REPT	\$3,731.25	\$0.00	B
Extd Total:				\$3,731.25		
Department Total:				\$3,731.25		
CAFR Total: Federal & State Grants				\$7,331.25		
Fund Total: GRANT FUND - SPECIAL				\$7,331.25		
Year Total:				\$7,331.25		
Fund:OPEN SPACE TRUST FUND						
CAFR:Arts & Culture						
T-18-56-850-001-801 Open Space Trust Expenditures						
BERKOW00	BERKOWSKY AND ASSOCIATES, INC	25-01313	Comm Pk Picnic Area-Phases 2,3	\$1,000.00	\$0.00	B
PARKER01	PARKER MCCAY PA	26-00306	January 2026 open space legal	\$1,320.00	\$0.00	
				\$2,320.00		

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Vendor Id	Vendor Name	P.O. Id	P.O. Description	Amount	Void Amount	P.O. Type
T-18-56-850-001-801	Open Space Trust Expenditu		Account Continued			
	Extd Total:			\$2,320.00		
	Department Total:			\$2,320.00		
	CAFR Total: Arts & Culture			\$2,320.00		
	Fund Total: OPEN SPACE TRUST FI			\$2,320.00		
CAFR:Arts & Culture						
T-20-56-850-001-808	Reserve - Recreation Programs					
USSPOR00	US SPORTS INSTITUTE INC.	26-00110	CB-Fall 2025 Adult Tennis	\$1,236.00	\$0.00	
SSARTS00	S&S WORLDWIDE INC.	26-00115	CB-Program Equipment	\$224.98	\$0.00	
				\$1,460.98		
	Extd Total:			\$1,460.98		
T-20-56-850-002-804	Food Pantry Donations					
ROMEOS00	ROMEO'S RESTAURANT	26-00111	EL-Food Pantry Winter 2026	\$355.61	\$0.00	
	Extd Total:			\$355.61		
	Department Total:			\$1,816.59		
	CAFR Total: Arts & Culture			\$1,816.59		
	Fund Total:			\$1,816.59		
CAFR:Arts & Culture						
T-24-56-850-001-801	Unemployment Trust Expenditures					
STATEO00	STATE OF NEW JERSEY	26-00378	Balance Due 09/30/2025	\$39.56	\$0.00	
	Extd Total:			\$39.56		
	Department Total:			\$39.56		
	CAFR Total: Arts & Culture			\$39.56		
	Fund Total:			\$39.56		
	Year Total:			\$4,176.15		

Total Charged Lines: 284 Total List Amount: \$582,593.31 Total Void Amount: \$0.00

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Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND BUDG	5-01	\$108,269.38	\$0.00	\$108,269.38	\$0.00	\$0.00	\$108,269.38
CURRENT FUND BUDG	6-01	\$320,994.13	\$0.00	\$320,994.13	\$0.00	\$0.00	\$320,994.13
CAPITAL FUND	C-04	\$141,822.40	\$0.00	\$141,822.40	\$0.00	\$0.00	\$141,822.40
GRANT FUND - SPECI/	G-02	\$7,331.25	\$0.00	\$7,331.25	\$0.00	\$0.00	\$7,331.25
OPEN SPACE TRUST F	T-18	\$2,320.00	\$0.00	\$2,320.00	\$0.00	\$0.00	\$2,320.00
	T-20	\$1,816.59	\$0.00	\$1,816.59	\$0.00	\$0.00	\$1,816.59
	T-24	\$39.56	\$0.00	\$39.56	\$0.00	\$0.00	\$39.56
	Year Total:	\$4,176.15	\$0.00	\$4,176.15	\$0.00	\$0.00	\$4,176.15
Total Of All Funds:		\$582,593.31	\$0.00	\$582,593.31	\$0.00	\$0.00	\$582,593.31

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Ranges		Item Status		Purchase Types		Misc					
Range: First to Last Rcvd Batch Id Range: First to Last				Open: N Vold: N Paid: N Held: Y Aprv: N Rcvd: Y	Bld: Y State: Y Other: Y Exempt: Y	P.O. Type: All Format: Detail without Line Item Notes Vendors: All					
Project Id		Description									
PO #	Item	Vendor Id	Vendor Name	Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
16-24-03		WRV Nurseries Prelim Site Plan									
26-00266	1	CMEASS00	CME ASSOCIATES	P24-03 WRV Nurseries	\$4,756.00	R	02/05/26	02/19/26		0391431	
26-00337	1	CURREN00	CURRENT FUND	P24-03 WRV Nurseries	\$59.28	R	02/13/26	02/19/26		2373	
Account Total:					\$4,815.28						
16-24-08		PFV Holdings Residential									
26-00249	1	CMEASS00	CME ASSOCIATES	P24-08 PFV Residential	\$866.00	R	02/04/26	02/19/26		0389895	
Account Total:					\$866.00						
16-25-03		IWRV Scudders Fuslon Project									
26-00338	1	CURREN00	CURRENT FUND	P25-03 IWRV Fuslon	\$2,074.80	R	02/13/26	02/19/26		2374	
Account Total:					\$2,074.80						
16-25-07		PFV Holdings Subdivision									
26-00250	1	CMEASS00	CME ASSOCIATES	P25-07 PFV Subdivision	\$1,877.50	R	02/04/26	02/19/26		0389896	
26-00267	1	CMEASS00	CME ASSOCIATES	P25-07 PFV Subdivision	\$400.50	R	02/05/26	02/19/26		0391432	
26-00339	1	CURREN00	CURRENT FUND	P25-07 PFV Subdivision	\$39.52	R	02/13/26	02/19/26		2375	
Account Total:					\$2,317.52						
16-25-08		Greenskies Clean Energy WWP									
26-00340	1	CURREN00	CURRENT FUND	P25-08 WWP Solar	\$79.04	R	02/13/26	02/19/26		2376	
Account Total:					\$79.04						
16009		LTF-P/F Sub & Major Site Plan									
26-00258	1	CMEASS00	CME ASSOCIATES	P15-11 LifeTime Fitness	\$486.50	R	02/05/26	02/19/26		0391433	
Account Total:					\$486.50						
17010		11 Forrestal Beacon III Bldg 2									
26-00248	1	CMEASS00	CME ASSOCIATES	P15-12 Beacon 2 building 3	\$89.00	R	02/04/26	02/19/26		0389897	

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Project Id	Description		Description		Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Vold Date	Invoice	PO Type
PO #	Item	Vendor Id	Vendor Name	Description							
17010			11 Forrestal Beacon III Bldg 2	Account Continued							
26-00248	2	CMEASS00	CME ASSOCIATES	P15-12 Beacon 2 building 3	\$1,429.50	R	02/04/26	02/19/26		0387793	
			Account Total:		\$1,518.50						
19015			Maplewood Princeton Phase 2PF								
26-00259	1	CMEASS00	CME ASSOCIATES	P14-11 Maplewood Senior Living	\$1,175.00	R	02/05/26	02/19/26		0391436	
			Account Total:		\$1,175.00						
24002			QBT Princeton Meadows Center								
26-00260	1	CMEASS00	CME ASSOCIATES	P24-01 Millbrook Properties	\$89.00	R	02/05/26	02/19/26		0391442	
			Account Total:		\$89.00						
24005			Penn Medicine Parking Garage								
26-00261	1	CMEASS00	CME ASSOCIATES	P23-03 Penn Med Garage	\$577.50	R	02/05/26	02/19/26		0391437	
			Account Total:		\$577.50						
24006			PBM Loading Docks								
26-00262	1	CMEASS00	CME ASSOCIATES	P23-01 311 Enterprise Drive	\$378.00	R	02/05/26	02/19/26		0391440	
			Account Total:		\$378.00						
25002			PSEG ROW #1532								
26-00263	1	CMEASS00	CME ASSOCIATES	ROW # 1532 PSEG Plainsboro Rd	\$50.00	R	02/05/26	02/19/26		0391373	
			Account Total:		\$50.00						
25005			Penn Medicine Cancer Center								
26-00264	1	CMEASS00	CME ASSOCIATES	P24-04 Penn Med Cancer Center	\$9,825.00	R	02/05/26	02/19/26		0391438	
			Account Total:		\$9,825.00						
25010			PSEG ROW #1542								
26-00265	1	CMEASS00	CME ASSOCIATES	ROW # 1540 PSEG 621 Plainsboro	\$89.00	R	02/05/26	02/19/26		0391375	
			Account Total:		\$89.00						

Total Charged Lines: 18 Total Project Amount: \$24,341.14 Total Vold Amount: \$0.00

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Totals by Year-Fund Fund Description	Fund	Project Total
	6-16	\$10,152.64
	6-17	\$14,188.50
Total Of All Funds:		\$24,341.14

There being no further business, it was MOVED by BANDER and seconded by SHARMA that the meeting was adjourned at 8:24 p.m.

VOTE: YATES, YES; BANDER, YES; LEWIS, YES; NABI, YES; SHARMA, YES.

Carol J. Torres, Assistant Administrator/Clerk