

**PLAINSBORO TOWNSHIP**  
**DEPARTMENT OF PLANNING AND ZONING**  
**CURRENT RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT ACTIVITY**  
**~ JULY 2016 ~**

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**RESIDENTIAL**

**Princeton Glen Homes**

- Located on Schalks Crossing Road and Perrine Road (Mimosa Court).  
Site Area of 5.4± acres.  
Subdivision approval received in November 2014 for four single family homes on 1± acre lots.

**Developer/Owner:**

Current developer, Alliance Homes, LLC

**Status:**

Site work underway.

**Woods at Plainsboro**

- Located off Grace Court which is located off Schalks Crossing Road just north of the Amtrak mainline.  
Site Area of 12.39± acres.
- Subdivision approval received in December 2003 for eleven single family homes on ½ to ¾ acre lots.

**Developer/Owner:**

Current developer, DSK Woods, LLC

**Status:**

Project is substantially complete except for completion of the last home, minor landscaping, and acceptance of the detention basin by the Planning Board Engineer's office. Ten of the eleven homes are occupied.

**Princeton Forrestal Village Residential**

- Proposed 394 apartments in three buildings of three and four stories.
- Located along College Road West, along the west side of the Princeton Forrestal Village.  
Site Area of 7.6± acres of the PFV mixed-use center containing 57.9 acres.
- Proposed units will consist of 20 studio, 229 one bdrm., 135 two bdrm., and 10 three bdrm.; 50 units to be COAH affordable units.

**Developer/Owner:**

IVC PFV, LLC c/o Lincoln Equities Group

**Status:**

Project received final subdivision and site plan approval on October 20, 2014. Project plans are currently under staff review for Planning Board resolution compliance.

## **Riverview at Princeton Age-Restricted Residential Development**

(See details below under "Healthcare Campus")

### **NON-RESIDENTIAL**

#### **Lifetime Fitness**

- Proposed development of 120,000 sq. ft. comprehensive sports, fitness, and wellness facility and related site improvements on Forrestal Road South.

#### **Developer/Owner:**

LTF Real Estate Company, Inc.

#### **Status:**

Project at the concept plan review stage; scheduled for Planning Board consideration on July 18, 2016. Formal site plan application expected summer/fall 2016.

#### **Princeton Forrestal Village Office Development**

- Proposed conversion of former health and fitness club space containing 62,000± sq. ft. to medical, professional, corporate, or general office use.

#### **Developer/Owner:**

IVC PFV, LLC c/o Lincoln Equities Group

#### **Status:**

Project received preliminary/final site plan approval on May 18, 2016. Applicant to submit revised plans for staff review for Planning Board resolution compliance.

#### **Forrestal Corporate Center Building (Beacon 2)**

- Located on Forrestal Road South on portion of the Forrestal Campus A-site, just south of existing Beacon 1 Building (see above).  
Site Area of 8.54± acres.
- Proposed three story, 93,000± sq. ft. professional/medical office building.

#### **Developer/Owner:**

Forrestal Road South Associates, LLC

#### **Status:**

Preliminary subdivision and site plan application approved by the Planning Board on January 20, 2015.

#### **Forrestal Professional Center Building (Beacon 3)**

- Located on Forrestal Road South on portion of the Forrestal Campus A-site, just west of existing Beacon 1 Building (see above).  
Site Area of 4.25± acres.
- Proposed two story, 40,380± sq. ft. medical office building.

#### **Developer/Owner:**

Forrestal Road South Associates, LLC

Status:

Final subdivision and site plan application approved by the Planning Board on April 18, 2016. It is anticipated that the subdivision map portion of this approval will be filed sometime this summer. The timing on the submission of the final site plan for staff review for Planning Board resolution is not known at this time. Construction of the building and site improvements is anticipated in 2017.

Healthcare Campus

The Township initially adopted the Redevelopment Plan (Plan) for the former 160± acre FMC property in January 2008. On March 13, 2013, the Township adopted an Amended Redevelopment Plan which includes among other changes, an additional eleven acres of land for a total of 171± acres. The Plan, which functions as both the Master Plan and zoning for the property, designates portions of the property for a planned Hospital-Medical Office Complex (HMOC), a Skilled Nursing Facility (SNF), an Adult Retirement Community (ARC), a Pediatric Medical Office (PMO) building, an Office and Residential Complex (ORC), a Day Care Complex (DCC), and a 30 acre Public Park (PP). Currently, the SNF, PMO, and HMOC are in operation. The approved fitness and wellness facility portion of the HMOC has been completed and is now in operation.

Developer/Owner:

Princeton HealthCare System

The development data related to this project are as follows:

Hospital/Medical Office (University Medical Center of Princeton at Plainsboro)

- Located at One and Five Plainsboro Road, respectively.
- Site Area of 50 ± acres
- Phase One 834,000± sf
- Phase Two:
  - 324,000 sf hospital addition, additional two stories, 130 beds
  - 93,130 sf medical office building
- Total (Phases 1 & 2): 1.24± million sf
  
- Status: Phase One of hospital and medical office building (Medical Arts Pavilion) are in operation; Phase Two start date unknown. A new employee parking lot (known as “The Crescent”) serving the hospital was approved by the Planning Board in March 2014 and was put into use in November 2015.

Skilled Nursing Facility (Merwick Care and Rehabilitation Center)

- Located at One Hundred Plainsboro Road
- Site Area of 6.48± acres
- Long Term Care, Sub-acute Care and Dialysis
- 200 beds, 107,000 sf
  
- Status: This facility is in full operation. A new, expanded parking lot serving this facility was approved by the Planning Board in September 2013 and was put into use in May 2015.

Public Park (Millstone River Park)

- Located west of the Skilled Nursing Facility; immediately south of hospital
- Site Area of 30± acres
- Status: Complete.

Princeton Fitness and Wellness Center at Plainsboro

- Located on the site of the hospital/medical office complex
- Amended Preliminary/Final Site Plan approved by the Planning Board on October 17, 2011.
- Designed to offer a unique focus on education, prevention and motivation, the 50,000 square foot facility will house over 150 pieces of state-of-the art strength and cardio equipment, as well as three pools -- a lap pool, a therapeutic pool, and a spa pool.
- Status: Completed and in operation.

Children's Hospital of Philadelphia (CHOP) facility

- Located on Punia Boulevard in the healthcare campus, with frontage on Plainsboro Road. Site Area of 13.4± acres.
- A three phase, two story, 100,000 sq. ft. treatment and medical office building.

Developer/Owner:

Children's Hospital of Philadelphia

Status:

Phase One is complete and occupied. The timing on the commencement of Phases 2 and 3 is not known at this time.

Maplewood Senior Living

- Located at the intersection of Punia Boulevard and Hospital Drive in the healthcare campus. Site Area of 6± acres.
- Three stories, 100,000± sq. ft., 105 unit assisted living memory care facility.

Developer/Owner:

Maplewood Princeton Senior Living

Status:

Preliminary/Final Site Plan approval received on November 17, 2014, approval resolution memorialized on December 15, 2014. Applicant is currently engaged in the post-Planning Board resolution compliance review process. Construction is anticipated to commence in early 2017.

Discovery Years Child Care and VCARE Adult Care Centers

- Located on Hospital Drive in the healthcare campus, with frontage on Scudders Mill and Campus Roads. Site Area of 4.657± acres.
- A one story 11,700 sq. ft. child care center and a one story 12, 850 sq. ft. adult care center.

Developer/Owner:

DYC Development Properties LLC and VCARE Development LLC

Status:

Preliminary/Final Site Plan approval received on May 18, 2015. Applicant is currently engaged in the post-Planning Board resolution compliance review process.

### Riverview at Princeton

Age-Restricted residential development of 334 rental units on Plainsboro Road:

- Six story main building to contain 296 apartments, including 144 one bedroom and 152 two-bedroom; includes indoor parking garage and full range of indoor amenities.
- 38 two-story townhouse units containing approximately 2,800 to 3,200 sq. ft.; each unit includes a two car garage and driveway parking.
- Project includes large open space area served by walking paths connected to adjacent Township *Millstone River Park*.

#### Developer/Owner:

Riverview at Princeton LLC

#### Status:

Project at the concept stage; scheduled for Planning Board consideration on July 18, 2016. Formal site plan application expected summer/fall 2016.

### ReCAP Project (Research Collections and Preservation Consortium)

- Located at 400 Forrestal Road within the Forrestal Campus.
- This project is a library/research materials processing and storage facility serving Princeton University; Columbia University; the New York City Public Library systems; and the Astor, Lenox, and Tilden Foundations. The facility, approved in three phases, consists of a receiving/processing building and eleven storage modules.

#### Developer/Owner:

The Research Collections and Preservation Consortium, Inc.  
c/o Aegis Property Group

#### Status:

The processing center (recently expanded), Modules 1-4 (Phase One), Module 5 (Phase Two), and Modules 8 and 9 (Phase Three) are complete. Module 10 (Phase Three) will proceed next. Modules 6 and 7 (Phase Two) will be completed last. Currently, the project contains 181,100 sq. ft. of floor area (including Modules 8 and 9). Full build-out of the project will include 273,170 sq. ft. of floor area.

### Village Center

- Located on Schalks Crossing Road just south of Scudders Mill Road.  
Site Area of 17± acres.
- Site Plan approval received in November 2002 for the construction of twelve, two and three story buildings containing a total of 85,000 sq. ft. of floor area. A focal point of the Village Center is the new three-story 34,000 square foot Township Public Library located immediately east of Market Square in the Village Center.
- Subsequent amendments to the Township Master Plan, Village Center Zone regulations, and the Village Center Plan have resulted in increasing the allowable floor area from 85,000 sq. ft. to 110,000 sq. ft., and most recently to 122,000 sq. ft.

#### Developer/Owner:

Sharbell Building Company

Status:

The Village Center is complete with the exception of the “Corner Parcel” at the corner of Schalks Crossing Road and Scudders Mill Road. In July of 2015, the Planning Board approved a site plan application for a 10,725 sq. ft. one story building (designed to look like a 1½ to 2 story building). The proposed building will contain four tenants, including two restaurants (*Panera To You* and *Five Guys Burgers and Fries*) and two retail stores (*Pet Valu* and tenant TBD). Construction is underway with initial occupancy expected fall 2016. Once completed, the Village Center will contain a total of 120,725 sq. ft. of non-residential space, excluding the library.

**North Campus**

Located off Campus Road and Stellarator Road, east of Route One, the North Campus project (Princeton Corporate Campus) consists of five office buildings containing a total of 800,000 sq. ft.

Developer/Owner:

Patrinely Group, represented by Crimson Advisors

Status:

This project received preliminary site plan approval for all 5 buildings and final site plan approval for the first 3 buildings to be located along Campus Drive. Building One at 1100 Campus Road, containing 167,000 sq. ft. of floor area, is occupied by a single tenant (Novo Nordisk). At this time, there are no immediate plans to move forward on any of the remaining four buildings.

**Plainsboro Plaza Renovations**

Located off Schalks Crossing and Plainsboro Roads, with frontage on Scudders Mill Road. Project involves partial demolition and new construction to give this retail-commercial center a new look; incorporating design elements found in the Village Center across the street, and including parking, landscaping, and signage improvements.

Developer/Owner:

Onyx Equities

Status:

This project received site plan approval with variances in February 2014. Final site plan has been released and construction is underway; including the new store fronts along Schalks Crossing Road, new site and building signage, and improved parking circulation and landscaping.

Last Revised: July 1, 2016