

**PLAINSBORO TOWNSHIP**  
**DEPARTMENT OF PLANNING AND ZONING**  
**DEVELOPMENT ACTIVITY**  
**as of July 2025**

**CLICK ON THE # TO VIEW MAP**

**Residential and Mixed-Use Projects**

<b>#</b>	<b>File #</b>	<b>Development/Developer</b>	<b>Project</b>	<b>Status</b>
1	P16-12	Riverview Residential Development c/o Christopher H. DeGrezia, Esq. Faegre Drinker Biddle & Reath LLP 105 College Road East P.O. Box 627 Princeton, NJ 08542-0627	<ul style="list-style-type: none"> <li>- Icon at Riverwalk-305 Age Restricted Units 260 apartments in 4 &amp; 5 story building with 15 studios, 145 1-bedroom - 39 affordable &amp; 100 2-bedroom, Indoor Parking &amp; Indoor &amp; outdoor Amenties</li> <li>- Townhomes at Riverwalk - 45 units in 8 2 story townhouse buildings with 4 to 6 units 1,954 to 2,124 sq. ft unit size with 2 car garage &amp; Driveway parking, including Large open space with walking paths</li> </ul>	<ul style="list-style-type: none"> <li>- Prelim/Final Site Plan &amp; Major Subdivision approved 3/20/17</li> <li>- Icon at Riverwalk is complete</li> <li>- Townhomes at Riverwalk under construction</li> </ul>
2	P22-03	Serenity Walk at Plainsboro by K. Hovnanian c/o Frank J. Petrino, Esq. Eckert Seamans Cherin & Mellott, LLC P.O. Box 5404 Princeton, NJ 08543	<ul style="list-style-type: none"> <li>- 52 age restricted single family</li> <li>- 2,000 to 2,700 sq. ft unit size with 2 or 3 bedrooms, including 2 car garage &amp; driveway parking</li> <li>- Recreration Area with outdoor pool pickleball courts, dog park &amp; walking path</li> </ul>	<ul style="list-style-type: none"> <li>- Preliminary/Final Subdivision &amp; Site Plan approved 7/8/22</li> <li>- Under construction</li> </ul>
3	P22-06	Fusion at Plainsboro by Scudders Land Holdings, LLC. c/o Ivy Realty Services LLC c/o Thomas M. Letizia, Partner Troutman Pepper 301 Carnegie Center, Suite 400 Princeton, NJ 08540	<ul style="list-style-type: none"> <li>- Mixed-use development with retail, office, hotel and resteraunts</li> <li>- Apartment units in mixed-use building (including affordable units) &amp; townhomes</li> </ul>	<ul style="list-style-type: none"> <li>- Concept Plan has been reviewed</li> <li>- Applicant to submit subdivision and site plan in Q3/Q4 2025</li> </ul>
4	P22-09	Princeton Nurseries c/o WRV Nurseries, LLC. Stephen Santola, Executive VP 100 Passaic Avenue, Suite 240 Fairfield, NJ 07004	<ul style="list-style-type: none"> <li>- Mixed-use development with retail, office &amp; hotel</li> <li>- 853 residential units</li> </ul> <p style="text-align: center;">Potential for an additional 97 age-restricted units plus additional retail</p>	<ul style="list-style-type: none"> <li>- Site and Subdivision Plan Approved on 6/16/25</li> </ul>
5	P22-10	Princeton Forrestal Village Residential c/o Christopher H. DeGrezia, Partner Faegre Drinker Biddle & Rath, LLP. 105 College Road East Princeton, NJ 08542	<ul style="list-style-type: none"> <li>- 394 apartments 3/4 story buildings with studios, 1,2 &amp; 3 bedroom units</li> <li>- 67 affordable units</li> </ul>	<ul style="list-style-type: none"> <li>- Site Plan approved on 4/21/25</li> </ul>

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**NonResidential**

<b>#</b>	<b>File #</b>	<b>Development/Developer</b>	<b>Project</b>	<b>Status</b>
6	P01-13	North Campus at PFC c/o Curt M. Emmich Princeton University Real Estate office Princeton Forrestal Center	- 5 office buildings total 800,000 sq. ft	- Prelim/Final Site Plan Phase 1-5 approved 10/15/01 - Building 1 - 1100 Campus Road 167,000 sq. ft built and occupied - Buildings 2-5 TBD
7	P08-01	Penn Medicine Princeton Health c/o Thomas M. Letizia, Partner Troutman Pepper 301 Carnegie Center, Suite 400 Princeton, NJ 08540	- Phase 1 - 834,000 sq.ft. with 238 bed Hospital including 146,870 sq. ft. Medical Office Building - Phase 2 - 124,000 sq. ft. Hospital addition & 93,130 sq. ft. Medical Office Building	- Prelim/Final Major Site Plan with Deviations approved on 7/7/08 - Phase 1 complete & operational - Phase 2 TBD
8	P11-17	ReCap c/o Curt M. Emmich Princeton University Real Estate office Princeton Forrestal Center	- Library/Research materials processing & storage facility - Consists of receiving/processing building & storage modules	- Amended Prelim/Final Site Plan approved 10/17/11 - Phase 1 - Modules 1-4 complete - Phase 2- Module 5, 6 & 7 Module 5 complete - 6 & 7 not built - Phase 3 - Modules 8-10 complete
9	P13-02	CHOP c/o Childrens Hospital of Philadelphia 34th Street & Civic Blvd. Philadelphia, PA 19104	- Two story , 100,00 sq. ft. Treatment & Medical Office Building	- Prelim/Final Subdivision & Site Plan approved 4/15/13 - Phase 1 complete & operational - Phase 2 & 3 TBD
10	P14-12	Forrestal Rd. South, Beacon 2 Building 3 c/o Meryl A. G. Gonchar, Esq. Sills Cummis & Gross P.C. One Riverfront Plaza Newark, NJ 07102	- Proposed 93,000 sq. ft. Office Building	- Prelim Site Plan & Subdivision approved 1/20/15 - TBD
11	P21-01	Penn Medicine Princeton Health Cancer Center c/o Thomas M. Letizia, Partner Troutman Pepper 301 Carnegie Center, Suite 400 Princeton, NJ 08540	- 200,000 sq. ft. Cancer Center	- Site Plan approved on 11/12/24 - Construction expected to begin Q4 2025
12	P23-03	Penn Medicine Princeton Health Parking Garage & Temp. Parking Lot c/o Thomas M. Letizia, Partner Troutman Pepper 301 Carnegie Center, Suite 400 Princeton, NJ 08540	- Proposed 6 level parking garage with 1,161 parking spaces - Proposed temporary parking lot with 628 spaces	- Prelim/Final Site Plan with Deviations approved 8/21/23 - Scheduled to be completed & operational by Q4 2025