

PLAINSBORO TOWNSHIP

DEPARTMENT OF PLANNING AND ZONING

CURRENT RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT ACTIVITY

~ February 2020 ~

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:

This project is nearly complete, with three of the four homes completed and occupied. A certificate of occupancy for the last home is expected in the spring of 2020.

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 studio, one bdrm., two bdrm., and three bdrm. units; 50 units to be COAH affordable units, dispersed throughout the proposed buildings.

Developer/Owner:

IVC PFV, LLC c/o Lincoln Equities Group

Status:

Project received final subdivision and site plan approval on October 20, 2014. The approved subdivision plan has been recorded. Staff awaits further action by the applicant to address outstanding issues related to the final site plan. The applicant had requested a revision to the parking condition on this project which would require Planning Board approval; however, such matter is currently on hold.

Place at Plainsboro

- Proposed 100 low-moderate income apartments in thirteen buildings, containing six to eight units each; designed to look like two story townhouse structures.
- Each building will include ground floor and second floor units; all units will have at-grade private front door entrances.
- The units will range in size from 650 to 1,055 square feet.
- Phase One of the development will include 70 units, a superintendent unit, and a 1,700 square foot community building. There will be 14 one-bedroom, 34 two-bedroom, and 22 three-bedroom units in this phase.
- Phase Two will include 30 units; including 6 one-bedroom, 14 two-bedroom, and 10 three-bedroom units.

- Development site is located at 50 Dey Road and includes a portion of an existing 30.37 acre property owned by the Township to be subdivided into three lots: Phase One Lot: 10.02 acres, Phase Two Lot: 3.02 acres, and the remaining 17.35 acres of land that is not proposed for development in association with this project.

Developer/Owner:

Community Investment Strategies, Inc.

Status:

Project received preliminary and final subdivision and site plan approval on March 21, 2017, with the final plans released in April 2018. This project was completed in the fall of 2019.

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 approved by the Planning Board on September 19, 2016. This project has been completed and is fully operational.

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. A portion of this building will remain in recreational use (Five Star Swim Club), with the balance to be converted to office use. The applicant to submit plans for the balance of the building for staff review and approval prior to building renovations.

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. Any construction activity on this project will require final site plan approval by the Planning Board.

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:

Preliminary/Final Site Plan approval received on April 18, 2016. The final site plan was released in October 2017. This project is expected to be underway in spring 2020.

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 is complete and operating.

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 (including 146,870 sf Phase One medical office building)
- 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.
- Update: Princeton Healthcare System has partnered with the University of Pennsylvania Healthcare System (Penn Medicine). In October 2017, the Planning Board approved a new sign plan for the hospital and the healthcare campus. The new sign plan is intended to rebrand the

hospital and campus as a Penn Medicine facility. All the new signage has been installed, including new building mounted signage and three new monument signs.

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
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- 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. An interim improvement involving a solar energy array on a portion of the site needed for parking for future Phases is under discussion.

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. The post-Planning Board resolution compliance review process is complete. Upon the submission and acceptance of the required performance bond and

inspection fee, the final plans will be released and construction can commence. Construction is underway and is expected to be completed in spring/summer 2021.

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. The final site plan was released in June 2018. Construction on this project is nearly complete. The childcare portion opened in early January 2020.

Riverview at Princeton (“Ovation at Riverwalk and Townhomes at Riverwalk”)

Age-Restricted residential development of 305 rental units on Plainsboro Road:

- Four and Five story main building to contain 260 apartments, including 15 studio units, 145 one bedroom units, and 100 two-bedroom; 39 of the one bedroom units will be affordable units, which will be dispersed throughout the building. This building also includes indoor parking garage and full range of indoor and outdoor amenities.
- 45 two-story townhouse units containing approximately 1,954 to 2,124 sq. ft.; all units include two car garages 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:

Preliminary/Final Site Plan and Subdivision approval received on March 20, 2017. The final site plan was released in December 2017. Construction on this project is currently underway. Building 2 of the townhouses is substantially complete, with a sales facility and model unit to be operational in January or February 2020. Some portion of the apartments at *Ovation at Riverwalk* are expected to be available for occupancy in the fall of 2020.

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 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 the initial 85,000 sq. ft. to 122,000 sq. ft., excluding the Township Library.

Developer/Owner:

Sharbell Building Company

Status:

The final building in the Village Center, containing 10,725 sq. ft. and located at the corner of Schalks Crossing Road and Scudders Mill Road, was completed in January 2017. Only one of the four tenant spaces in this building remains available for occupancy. The completed Village Center contains 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 Integra Life Sciences. While there has been discussion about moving forward with a second building, there are no immediate plans to move forward with any of the four remaining 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 was released in August 2014 and construction of the various improvements have been completed, including new store fronts along Schalks Crossing Road, new site and building signage, and improved parking circulation and some of the required landscaping.

Last Revised: February 13, 2020