

Plainsboro Township
Preliminary & Final Major Subdivision
Application: P25-07
Memo Date: 1/29/2026
PB Meeting Date: 2/17/2026

Planning Board Review Memo

Name of Applicant: PFV Holdings LLC and PFV Holdings Land LLC

Property Owner: Same

Type of Application: Preliminary and Final Major Subdivision

Name of Project: Princeton Forrestal Village Pad Site Subdivision

Property Location: College Road West and Route 1
(Block 104, Lots 1.03, 1.051, 1.061 and 1.08)

Zone: PMUD -- Planned Unit Development District

Present Use of Property: Mixed commercial and office, and related parking and site improvements

Adjacent Land Uses:
North: Undeveloped Princeton Nurseries Property
South: Eden Autism Services and 150 College Rd. West
East: US Route 1 and Westin Hotel
West: Princeton Windrows and Carnegie Post Acute Care at Princeton

PROJECT DESCRIPTION

The Applicant is seeking preliminary and final major subdivision approval for the property located at Princeton Forrestal Village, known as tax map Block 104, Lots 1.03, 1.061, 1.051, 1.08¹ on the Township of Plainsboro Tax Maps. (the “Property”).

¹ Note that at the time of submission of the application, Lots 1.051, 1.061 and 1.08 were not created and perfected as part of the recent residential site plan and subdivision. The Applicant anticipates the subdivision map will be filed with the County Clerk and the lots perfected prior to the Planning Board’s consideration of this application.

The Applicant seeks to create three (3) new lots within former Lot 1.051 and one (1) new lot from the remaining lands. According to Applicant's submission, the new lots consist of the following:

- A. Proposed Lot 1.052 (+/-1.854 AC), containing an approximately +/- 11,003 sq. ft. building and 88 parking spaces ("Ruth's Chris Lot").
- B. Proposed Lot 1.053 (+/-1.699 AC), containing an approximately +/- 11,984 sq. ft building and 103 parking spaces ("Salt Creek Grille Lot").
- C. Proposed Lot 1.054 (+/-1.389 AC), containing an approximately +/- 9,700 sq. ft building and 54 parking spaces ("Harmony School Lot"); and
- D. Proposed Lot 1.0511 (+/-31.478 AC), containing 6 office and retail buildings and a parking garage. ("Remainder Lot").

The residential Lots within Block 104 will remain unchanged and include Lot 1.03 (+/- 2.746 AC) ("Residential Lot A"), Lot 1.061 (+/-2.474 AC) ("Residential Lot B"), and Lot 1.08 (+/-0.932 AC) ("Residential Lot C").

There is also no change to the prior nonresidential lots that were previously subdivided out, including Lot 1.02 (+/-2.740 AC) ("The Eden Institute Lot") and Lot 2 (+/-12.585 AC) ("The Westin Hotel Lot").

According to the Applicant, the purpose of this subdivision is to provide investment opportunities for three existing single-occupancy buildings housing the: A) Ruth's Chris Steak House, B) former Salt Creek Grille Restaurant, and C) Harmony School. The subdivision lines have been carefully located to provide for future flexibility, while maintaining the existing circulation and shared elements. An agreement will be provided related to the shared utilities, drives, access ways and parking. This same arrangement was instituted for the existing Westin Hotel and the Eden Institute lots, which have been subdivided out, but still support the shared infrastructure and roadways. This arrangement was also made with the recently approved residential development, which was separated from the large retail/office lot for financing and investment purposes, to increase the likelihood of such development moving forward.

As demonstrated by the Westin Hotel Lot and the Eden Institute Lot, the proposed subdivision will make it easier to sell, finance or lease the individual buildings located on the three new proposed lots. According to the Applicant, many tenants and investors prefer owning or leasing distinct legal parcels. They note further that – less complicated financing, based on a single building, rather than a multi-use complex, as well as bringing in different levels of investors, is likely to help with the overall financial stability of the Princeton Forrestal Village.

There are also operational and property management benefits that accrue from this subdivision, allowing each property to handle its own building maintenance, utilities, taxes and insurance, while shared infrastructure (roads, parking, utilities, stormwater and pathways) can be managed through recorded easements and a common area maintenance agreement.

The Applicant states that the proposed subdivision of this property furthers the intent and purpose of the Township Master Plan and Zoning Ordinance; and that while no design waivers or variances are being requested, in the event that any variances, waivers, deviations, exceptions or other relief is deemed necessary to proceed with the proposed subdivision, the Applicant requests that such relief be granted subject to any recommendations made by the DRC and/or Planning Board staff regarding the approval of this application.

See Applicant's Rider to Application for additional details on this application.

SITE PLAN AND SUBDIVISION CHECKLIST WAIVERS

The Applicant has requested twenty (20) preliminary subdivision and eight (8) final subdivision check list waivers, explaining that the waivers are requested because no new construction is proposed or contemplated as part of this application. The proposed subdivision is only to provide individual lots intended to accommodate the three existing buildings and related improvements identified on the proposed subdivision plan. DRC/Staff have reviewed the requested waivers and are of the opinion that they are reasonable and support their being granted.

DRC/STAFF COMMENTS & RECOMMENDATIONS

A. General Subdivision Related Issues

1. The current PMUD Zone regulations permit each of the uses located on the three proposed lots described above. A section of the PMUD Zone regulations entitled "Evaluation Standards and Criteria" (§101-142), identifies and describes 18 project evaluation standards. Based on staff's review of the proposed plans, DRC/Staff is satisfied that the existing uses on the proposed lots satisfy these evaluation standards, to the extent they are applicable.
2. The Applicant states that a declaration/easement providing a cost-sharing approach to the shared utilities (including stormwater management), drives, access ways and parking shall be reviewed and approved by Planning Board staff prior to being recorded with the Middlesex County Clerk's office.
3. All easements and rights in favor of the Township, if any, shall be expressed in deeds and grants suitable for recording at the County Clerk's Office, the form of which shall be approved by the Planning Board Attorney and the description in which shall be approved by the Township Engineer.
4. Lot closure reports shall be provided for comparison as there appear to be potential misclosures.
5. The Proposed Lot numbers shall be approved by the Plainsboro Tax Assessor.

6. The Applicant shall confirm that the parking supply is intended to remain shared with no assignments to the individual uses on the proposed lots.
7. The Applicant shall satisfy the following prior to filing the final subdivision map with the Middlesex County Clerk's Office:
 - a. The Planning Board Attorney shall review and approve the proposed declaration, easements, and common area maintenance agreement that will provide for cost-sharing related to the maintenance of shared utilities (including stormwater management), drives, access ways and parking.
 - b. Planning Board staff shall be provided with evidence that Princeton University has provided its consent to this subdivision application.

B. Other Agency Approval Issues

1. The Applicant shall discuss approvals by all other agencies or organizations having jurisdiction, including the following:
 - a. Middlesex County Planning Board,
 - b. All other agencies having jurisdiction.
2. Copies of applications and approval, certifications, waivers or letters of no concern, as may be required by all agencies having jurisdiction, shall be provided as a condition of final approval prior to release of the final plans by the Department of Planning and Zoning.
3. Township offices and staff that have review jurisdiction involving this application include:
 - Planning and Zoning Department:
Ron Yake, Planner and Zoning Officer
609-799-0909, ext. 1503
 - Planning Board Engineer's Office:
Louis Ploskonka, CME Associates
732-727-8000

As applicable, any approval shall be conditioned upon the submission of revised plans in accordance with the above comments; proof of approval or waivers from all other agencies having jurisdiction and the payment of any outstanding escrow fees and property taxes.

MLUL Clock:

Application Completeness: 12/21/2025
Planning Board Action: 2/18/2026 (time extension from 2/4/2026 granted 1/23/2026)