

Plainsboro Township
Minor Site Plan
Application P23-01
Memo Date: 3/30/2023
Meeting Date: 4/17/2023

Planning Board Review Memo

Applicant: PBM Enterprise LLC

Property Owner: Same

Type of Application: Minor Site Plan

Project: Loading Dock at 311 Enterprise Drive

Property Location: 311 Enterprise Drive
Block 2001, Lot 25

Zone: PCD, Planned Unit Development Zone District

Present Use of Property: Medical testing products manufacturer

Adjacent Land Uses:
North: Residential (Cranbury Brook)
South: Open Space (Lenape Trail/Cranbury Brook)
East: Office/Research Building (313 Enterprise Dr.)
West: Research/Limited Industrial (Integra/109 Morgan Ln.)

BACKGROUND

The subject building owned by the applicant contains approximately 29,000 square feet of floor area. It was approved in 1986 with two other neighboring buildings at 313 Enterprise Drive and 315 Enterprise Drive. The two other buildings contain approximately 45,000 square feet and 29,000 square feet, respectively. The three buildings were originally approved as multi-purpose buildings on separate lots, each to contain a mix of office, research, and limited industrial uses (including storage and light manufacturing). Each of the properties were to include on-site parking at the front and north side of the buildings, and loading facilities at the rear of the buildings. In fact, the entire rear of these buildings was originally approved for loading/unloading purposes only; no parking in these areas existed under the original approval.

The original elevation drawings indicate that each of these buildings included multiple at-grade rollup doors for loading/unloading activities; however, many of these doors were never installed. Currently, the subject building only has a single existing at-grade rollup door for loading/unloading purposes.

Initially the buildings were limited to a maximum 40 percent office space; however, in 1991, to accommodate more intensive use of the buildings, particularly office use, a minor site plan (P91-26) was approved to allow conversion of the loading/unloading areas behind the buildings to accommodate additional parking. Thirty landbanked spaces were also approved, but never built. Today, there are approximately 383 parking spaces serving all three buildings (102 spaces at 311 Enterprise, 179 spaces at 313 Enterprise, and 102 spaces at 315 Enterprise).

Access to all three properties is from a single entrance drive off Enterprise Drive at the northwest corner of the property at 311 Enterprise Drive, with egress for all three properties located at the northeast corner of the property at 315 Enterprise Drive. The effect of this is that all delivery trucks (including trash trucks) serving the three properties must enter at the one entrance drive, travel in a one-way direction, counter-clockwise, through the rear parking/loading areas of each of the properties, before exiting onto Enterprise Drive.

Under the original site plan approval for the three buildings referenced above, the then applicant/developer (Lincoln Properties) agreed to submit a minor site plan application for consideration of any future loading docks. This application is in response to that commitment to the Planning Board.

PROJECT DESCRIPTION

The applicant is proposing a new loading dock behind their building, similar to what is also being proposed at 315 Enterprise Drive (P23-02). The new loading dock will complement an existing nearby at-grade loading facility at the building (i.e., rollup door). The design of the new loading dock will be such that it will allow a delivery truck backing into it to have the floor of the delivery truck level with the surface of loading dock and the floor of the building, thereby facilitating the loading/unloading of materials from trucks into the building.

DRC/STAFF COMMENTS & RECOMMENDATIONS

A. Planning and Zoning:

1. The property is located in the PCD planned unit development district with roadway frontage on Enterprise Drive.

2. The current use of the property is for limited manufacturing, storage, office, and support ancillary uses (rest rooms, break room, etc.) consistent with the zoning (PCD) of the property and approved use of the building.
3. The applicant has submitted the required Site Plan Review Check List (Form 13) portion of the application and has identified 25 items for which submission waivers are being requested. The applicant has submitted a list of the requested waivers with an explanation and justification for each. Staff has reviewed such information and is of the opinion that the requested waivers are reasonable and recommend they be granted.

B. Site Plan Issues:

1. Truck Traffic
 - a) The applicant indicates that there may be daily deliveries each week between the hours of 8:00 AM and 6:00 PM, with most of the deliveries being by box trucks. In addition to these deliveries, the applicant states that there will be occasional deliveries that will utilize a full-size tractor trailer truck measuring approximately 69 feet in length (see detail for WB-62 semi-trailer on the plans). When on site, all delivery trucks shall be parked in the proposed loading dock and no trucks shall be parked in a manner that would interfere with on-site vehicle circulation; whether involving cars or trucks. A note to this effect has been added to the plans (Note #2 on Sheets 4A & 4B).
 - b) The applicant shall explain how each of the three properties (311, 313, and 315 Enterprise Drive) will be able to accommodate anticipated tractor trailers traveling through such properties without interfering with existing parking or other trucks loading/unloading goods.
2. Parking and Loading Dock
 - a) In order to accommodate the new loading dock and the truck movements needed to access and egress the loading dock, a total of 20 spaces are proposed to be removed on the west side of the building. A few of the spaces to be removed will aid in better accommodating access to the proposed larger dumpster enclosure needed to provide storage for separate dumpsters containing trash and recyclable materials.
 - b) The removal of the parking spaces noted above will result in a reduction of parking for the property from 102 parking spaces to 82 parking spaces. Based on a January 2022 assessment of required

parking for the applicant's current use of the building, 41 parking spaces were determined to be required per §85-44 of the Township Code. This would leave a balance of approximately 41 spaces more than is required. Also, in association with the January 2022 parking assessment, the applicant indicated that there would be a maximum of forty employees associated with their proposed use of the building, thereby further confirming the adequacy of 82 parking spaces serving the property.

- c) In order to ensure that no tractor trailers be allowed to park overnight and that no delivery vans or trucks shall be allowed to park or be stored in the parking areas along the north and east sides of the building, which areas are highly visible from Enterprise Drive, a note reflecting these restrictions is included on the plan (Sheet 3, Note 8).
- d) Accessible parking shall be provided subject to the review and approval of the Township Construction Official.

3. Landscaping

- a) The improvements associated with the proposed loading dock will result in a limited increase in impervious surface resulting from the need to reconfigure the entrance driveway to accommodate anticipated trucks serving the property.
- b) While the applicant's proposal will generally not result in the removal of existing landscaping, some landscaping will need to be disturbed to accommodate the proposed enlarged dumpster enclosure and to improve the visibility of the Fire Department Connection (FDC). The applicant shall replace any disturbed landscaping and restore turf areas accordingly. A note to this effect is provided on the plan.

4. Stormwater Management

- a) Since a quarter-acre (10,890 sq. ft.) is the minimum threshold for compliance with the stormwater management regulations, and since that threshold is not being triggered, no modifications to the existing stormwater management system is required as a result of this application.

5. Miscellaneous

- a) The rollup door of the proposed loading dock is identified as being painted Dark Bronze powder coat. This color shall be consistent with the color of the existing nearby rollup door.
- b) All solid waste materials on the property, including trash and recyclables, shall be stored in the dumpster containers placed inside the proposed enclosure. Where that is not possible, such items shall be temporarily stored inside the building until such time as they can be removed by a waste hauler. The dumpster enclosure shown on the plan shall be stained Dark Bronze (PMS #313 or equivalent).
- c) All signage serving new or existing accessible spaces shall comply with the Township and MUTCD sign standards (Princeton Forrestal Center, Sign Type B sign standard). All other existing or proposed regulatory signage (e.g., fire lanes, no parking-loading area, pedestrian crossing) shall also conform such sign standards. All faded sign faces shall be refaced accordingly.
- d) The gate on the enclosure fence around the existing generator is damaged and shall be repaired or replaced to operate as designed.
- e) The existing Fire Department Connection (FDC) on the building is located near the proposed loading dock at the rear of the building. In order to improve the visibility of the FDC, adjustments to the height of the existing signage and additional signage shall be provided to the satisfaction of the Township Fire Official.
- f) In order to ensure compliance with the restrictions set forth above regarding vehicle circulation, parking, and solid waste storage, the applicant shall provide contact information for property management personnel responsible for compliance with such restrictions.

C. Other Agency Approvals:

- 1. The applicant shall discuss required approvals by outside agencies, including the following:
 - a) Freehold Soil Conservation District.
 - b) Middlesex County Planning Board.
 - c) Delaware and Raritan Canal Commission.
 - d) Princeton Meadows Research Park Owner's Association, if required.

2. Copies of applications and approvals, 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 and prior to the site disturbance and/or construction.
3. Township offices and staff that have review jurisdiction involving this application or improvements related thereto, include:
 - Planning and Zoning Department: Contact Ron Yake, Planner and Zoning Officer at 799-0909, ext. 1503.
 - Planning Board Engineer's Office: Contact Louis Ploskonka, CME Associates at 732-727-8000.
 - Code Enforcement/Building Division: Contact Brian Miller, Construction Official at 799-0909, ext. 1203; Keith Thedinga, Fire Official at 799-0909, ext. 1208.

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; the construction of offsite improvements, if deemed necessary by the Township Committee; the payment of any outstanding escrow fees; compliance with all applicable state and local affordable housing requirements; and the applicant's engineer providing an estimate for the cost of improvements to the Township in order that performance guarantees and inspection fees can be calculated.

MLUL Clock:	Application Completeness:	April 22, 2023
	Planning Board Action:	May 23, 2023