

Stevens & Lee

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February 22, 2023

Township of Plainsboro
Planning Board
641 Plainsboro Road,
Plainsboro, NJ 08536

Re: Narrative Description of Minor Site Plan for 311 Enterprise Drive
(Block 2001, Lot 25)

Dear Sir or Madam,

Please accept this letter as the narrative description associated with the above project. My office represents Princeton BioMeditech Corporation ("PBM"), the owner of the property known as 311 Enterprise Drive, Plainsboro, New Jersey and designated in the Plainsboro Township tax map as Block 2001, Lot 25 (the "Property").

PBM has submitted to the Planning Board of Plainsboro Township (the "Board") an application for minor site plan approval. The purpose of the application is to construct an additional loading dock at the Property for PMC's use.

In addition to the additional loading dock, PBM proposes to eliminate a total of 22 parking spaces on the western side of the Property to facilitate the necessary truck parking movements for the proposed additional loading dock. However, even with the elimination of these parking spaces, there still remain sufficient parking spaces to meet the required quotas.

PBM anticipates deliveries will be between the hours of 8 AM and 6 PM, daily on weekdays, mostly made by box trucks but utilizing up to a full size WB-67 truck.

In addition to the loading dock and parking changes, PBM will also install an inlet, drainage pipe, and drainage manhole to convey stormwater away from the building. To facilitate larger delivery trucks the drive aisle will be widened.

Very truly yours,

STEVENS & LEE

/s/ Jonathan E. Mayer
Jonathan E. Mayer



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 1

PLANNING/ZONING APPLICATION

I. SCHEDULE

Pursuant to the Township of Plainsboro Municipal Code and applicable New Jersey State Law, application is made to the Township of Plainsboro for the following:

Type of Application (Please Check)	Fee \$	Forms Needed
<input type="checkbox"/> 1. Concept Plan		1, 6, 7, 11, 14, & W9
<input checked="" type="checkbox"/> 2. Minor Site Plan	\$400	1, 6, 7, 8, 13, 14 & W9
<input type="checkbox"/> 3. Preliminary/Final Major Site Plan		1, 6, 7, 8, 9, 13, 14 & W9
<input type="checkbox"/> 4. Minor Subdivision		1, 6, 7, 8, 11, 14 & W9
<input type="checkbox"/> 5. Preliminary/Final Major Subdivision		1, 6, 7, 8, 9, 11, 13, 14 & W9
<input type="checkbox"/> 6. Variance		
a. Bulk		1, 4, 6, 7, 8, 9, 10, 14 & W9
b. Use		1, 5, 6, 7, 8, 9, 10, 14 & W9
<input type="checkbox"/> 7. Appeal of Administrative Decision		1, 2, 14 & W9
<input type="checkbox"/> 8. Interpretation		1, 3, 14 & W9
<input type="checkbox"/> 9. General Development Plan		1, 6, 7, 8, 9, 14, 15 & W9

II. CONTACT AND PROPERTY INFORMATION (Provide information as applicable):

Name of Applicant: PBM ENTERPRISE LLC

Address: 4242 US Highway 1 City: Monmouth Junction State: NJ Zip: 08852

Email: walter.kang@pbmc.com Phone: 732-274-1000

Applicant's Attorney: Jonathan E. Mayer, Esq.

Address: 100 Lenox Drive, Suite 200 City: Lawrenceville State: NJ Zip: 08648

Email: jonathan.mayer@stevenslee.com Phone: 609-987-5342

Contact Person: Walter Kang

Address: 4242 US Highway 1 City: Monmouth Junction State: NJ Zip: 08852

Email: walter.kang@pbmc.com Phone: 732-274-1000

Engineer/Surveyor: Kelley O'Such, P.E.

Address: 140 West Main Street City: High Bridge State: NJ Zip: 08829

Email: kosuch@elp-inc.com Phone: 908-238-0544

Architect: N/A

Address: City: State: Zip:

Email: Phone:

Owner's Name: PBM ENTERPRISE LLC

Address: 4242 US Highway 1 City: Monmouth Junction State: NJ Zip: 08852

Email: walter.kang@pbmc.com Phone: 732-274-1000

Minor Site Plan

Address of Property: 311 Enterprise Drive

Applicant Interest in property (owner, lessee, etc.) Owner

When acquired January 2022

Tax Map Sheet 20 Block 2001 Lot 25 Date filed with County Recorder 2/16/2022

- Is the property served by a public sewer system? Yes X No
- Is the property served by a public water system? Yes X No
- Is applicant willing to dedicate land for the widening of roads in compliance with the Township and/or County Master Plan? Yes No X

Is the proposed use on a Municipal X, County , or State road?

Area of property 3.712 acres or ^{161,695} sq. ft. Frontage on an improved street ^{231.51} ft. No. of proposed lots 1

Present Zoning: Planned Unit Development Present Use of Property: Same as proposed use.

Proposed Use of Property: Manufacturing and storage with related office use.

Description of all present structures: Large warehouse with attached offices

Number of proposed Buildings 1 Floor area of all structures 29,298 sq. ft.

Percentage of coverage by buildings 18.12% Impervious coverage 48.30%

Has a subdivision previously been granted? Yes Date 1986, 1991

Has a variance previously been granted? No Date

Are there any existing or proposed covenants or deed restrictions on the property? Not to our knowledge

Explain N/A

• Is a variance requested? N/A

• Describe in detail section of zoning ordinance from which applicant seeks relief: N/A

III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. See attached.

IV. CERTIFICATION

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Township Officials to inspect the site noted above.

[Signature] 02/16/2023
Signature of Owner Date

[Signature] 02/16/2023
Signature of Applicant Date

Sworn to and subscribed before me this 16th day of February

Eleanor Puzio
Notary

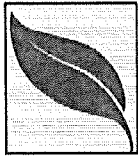
ELEANOR PUZIO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50149875
MY COMMISSION EXPIRES JAN. 28, 2026

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW
Plainsboro Township

The undersigned, hereby agrees to pay for any professional review necessary for proposed application

PBM Enterprise LLC 02/16/2023
Applicant Name (Print) Date

[Signature] 02/16/2023
Applicant Signature Date



**Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502**

Form No. 6

must list the names and addresses of all persons, stockholders, or individual partners owning at least a ten (10) percent interest in the corporation, partnership, or other entity associated with this application below:

[illegible]

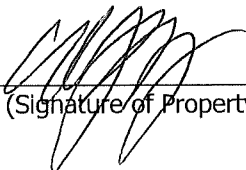


TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 7

AFFIDAVIT OF OWNERSHIP

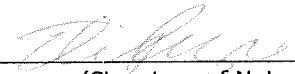
PBM Enterprise LLC, attest that I/we reside at 4242 US Highway 1
(Property Owner/s)
in the town of Monmouth Junction in the County of Middlesex, and State
of NJ that PBM Enterprise LLC is/are the owners in fee of all that certain lot,
(Property Owner/s)
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and
known and designated as Block(s) 2001, Lot(s) 25.


(Signature of Property Owner/s)

Notary Seal

ELEANOR PUZIO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50149875
MY COMMISSION EXPIRES JAN. 28, 2026

Sworn and subscribed before me this 16th day of February, 2023.


(Signature of Notary)

AUTHORIZATION

(If anyone other than above owner is making this application, the following authorization must be executed).

_____ is hereby authorized to
make the within application.

Dated: _____, 20_____.
(Owners/s to sign here)



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block(s) 2001 Lot(s) 25 Qual.

Current as of:

Delinquent as of:

Signed Date
Municipal Tax Collector



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 13

SITE PLAN CHECKLIST

Mark each item below with an (X) Information is provided on site plan or
(W) Waiver is requested for this item (attach a list identifying,
briefly explaining and justifying each requested waiver)

- | | |
|--|---|
| <input checked="" type="checkbox"/> plans on proper size sheets | <input type="checkbox"/> building elevations, each side |
| <input checked="" type="checkbox"/> scale of plat | <input checked="" type="checkbox"/> building material to be used |
| <input checked="" type="checkbox"/> key map in relation to remainder of municipality & land owner | <input checked="" type="checkbox"/> indicate buildings to remain |
| <input checked="" type="checkbox"/> plan certified by licensed architect or engineer | <input checked="" type="checkbox"/> driveways |
| <input checked="" type="checkbox"/> boundaries of tract, dimensions and bearings | <input checked="" type="checkbox"/> proposed circulation plan |
| <input checked="" type="checkbox"/> north arrow | <input checked="" type="checkbox"/> curbs |
| <input checked="" type="checkbox"/> date | <input checked="" type="checkbox"/> aisles & lanes |
| <input checked="" type="checkbox"/> zone district | <input checked="" type="checkbox"/> fire lanes |
| <input checked="" type="checkbox"/> existing & proposed streets | <input checked="" type="checkbox"/> loading areas |
| <input checked="" type="checkbox"/> street names | <input checked="" type="checkbox"/> loading berths & docks |
| <input checked="" type="checkbox"/> existing contours at proper intervals | <input checked="" type="checkbox"/> pedestrian walks |
| <input checked="" type="checkbox"/> proposed contours | <input checked="" type="checkbox"/> facilities for movement and storage of goods |
| <input checked="" type="checkbox"/> existing & proposed streams | <input type="checkbox"/> location of exterior lighting |
| <input type="checkbox"/> existing flood hazard elevations | <input type="checkbox"/> location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract |
| <input checked="" type="checkbox"/> location of proposed buildings | <input type="checkbox"/> cross sections of ___ streets ___ aisles ___ lanes ___ driveways |
| <input checked="" type="checkbox"/> location of existing building | <input checked="" type="checkbox"/> existing & proposed wooded areas |
| <input checked="" type="checkbox"/> location of proposed & existing signs | <input checked="" type="checkbox"/> buffer areas |
| <input checked="" type="checkbox"/> total building coverage in acres | <input checked="" type="checkbox"/> landscape plan ___ species, caliper & location planting ___ seeded areas ___ sodded areas ___ grading |
| <input checked="" type="checkbox"/> total building coverage in square feet | <input checked="" type="checkbox"/> retaining walls |
| <input checked="" type="checkbox"/> percentage of lot covered by buildings | <input checked="" type="checkbox"/> fencing |
| <input checked="" type="checkbox"/> parking layout | <input type="checkbox"/> recreation areas |
| <input checked="" type="checkbox"/> total number of parking spaces | <input checked="" type="checkbox"/> man-made improvements |
| <input checked="" type="checkbox"/> dimensions of parking spaces | <input type="checkbox"/> location & grades & size of proposed ___ drain ___ sewer ___ water |
| <input checked="" type="checkbox"/> dimensions of all building setbacks and yards | <input checked="" type="checkbox"/> type material for drainage water & sewer |
| <input checked="" type="checkbox"/> size and height of proposed and existing buildings or structures | <input type="checkbox"/> method of sewer disposal |
| <input checked="" type="checkbox"/> building dimensions | <input type="checkbox"/> method of waste disposal and incineration |
| <input type="checkbox"/> size location, rendering of existing and proposed signs on the tract and within 100' of tract | <input type="checkbox"/> percolation test & soil log, if applicable |
| <input checked="" type="checkbox"/> written descriptions, see ordinance §85-36B.5 | <input type="checkbox"/> location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan |
| <input checked="" type="checkbox"/> floor plan | |

over →

- W architectural or historic significance of any existing building to remain or to be removed
- W earthwork balance (surplus/shortage)
- W soil type(s)
- W scale model of proposed development
- W traffic study, including but not limited to:
 - W anticipated traffic volumes
 - W capacity of existing and proposed roadway
 - W traffic volume impact from other developments
 - W roadway network problems e.g. unsafe intersections, turns, grades
 - W need for traffic signals and other improvements
- W photographs of any unusual topographic, environmental, historic or physical aspect
- X location of all structures with all setbacks, heights, yards, and floor area ratios, and finished floor evaluations
- W sketches, plans and photographs of other known similar developments
- W common open space including acreage calculations and proposed recreation facilities
- W section or staging plan
- W conformance to preliminary plan
- W detailed soil erosion and sediment control plan
- X detailed architectural and engineering data
- X architect's ground floor or other floor plans
- W illustrations of any signs visible to the public
- X all taxes paid
- W environmental impact assessment per §20-10 of the Township Code
- X 200 foot property search list – obtain from Tax Assessor's Office

December 1, 2022

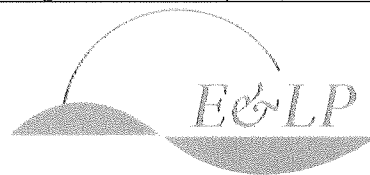
RE: Minor Site Plan Checklist
Waiver Requests
311 Enterprise Drive
Block 2001, Lots 25
Township of Plainsboro
Middlesex County, NJ
E&LP Project #0222025

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

Board and Board Professionals:

The following checklist waivers from Township of Plainsboro Minor Site Plan Checklist are requested in connection with the above referenced application:

Checklist Item Description	Reason for Waiver
Existing Flood Hazard Elevations	A waiver is requested for this item as the FHA does not reach the subject site and there will be no work within a regulated flood hazard area.
Size Location, Rendering of Existing and Proposed Signs on the Tract and Within 100' of Tract	A waiver is requested for this item as there is no proposed changes to the sizing or locations of signage on site.
Building Elevations Each Side	A partial waiver is requested for this item as there is no proposed significant changes to the building elevation views, a partial elevation for the loading dock area has been provided.
Location of Exterior Lighting	A partial waiver is requested for this item as there is no proposed changes to the exterior lighting on site.
Location of Exterior Light Standards, Direction, Reflection, Intensity of Lighting on the Tract and Within 100' of Tract	A waiver is requested for this item as there is no proposed changes to the exterior lighting on site.
Cross Sections of Streets, Aisles, Lanes, Driveways	A waiver is requested for this item as there are no proposed changes to streets, aisles, lanes, or driveways profiles or cross sections on site.
Landscape Plan Species, Caliper & Location Planting, Seeded Areas, Sodded Areas, Grading	A waiver is requested for this item as there is no proposed landscaping to be done on site.
Recreation Areas	A waiver is requested for this item as there is no proposed recreation area on site.
Location & Grades & Size of Proposed Drain, Sewer, Water	A partial waiver is requested for this item as there is no significant changes to the drainage, sewer, or water aspects on site. Minor adjustments to the drainage have been provided.



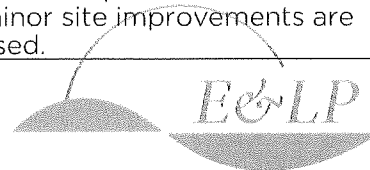
Headquarters
140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544 F: 908.238.9572

Clinton | Asbury Park | Denville | Philadelphia

RE: Minor Site Plan Checklist Waiver Requests
 311 Enterprise Drive
 Block 2001 Lot 25
 Township of Plainsboro
 Middlesex County, NJ
 E&LP Project #0222025

CIVIL ENGINEERING
 ENVIRONMENTAL
 SURVEYING
 LANDSCAPE ARCHITECTURE

Method of Waste Disposal and Incineration	A partial waiver is requested for this item as there is no proposed incineration on site, the proposed trash enclosure areas have been provided.
Percolation Test & Soil Log, If Applicable	A waiver is requested for this item as there is no proposed SWM facilities needing soil testing.
Location, Height & Direction of Illumination, Power & Type of Proposed Outdoor Lighting with Photometric Diagram on Plan	A waiver is requested for this item as there is no proposed changes to the exterior lighting on site.
Architectural or Historic Significance of Any Existing Buildings to Remain or to be Removed	A waiver is requested for this item as there is no architecturally or historically significant buildings on site.
Earthwork Balance (Surplus/Shortage)	A waiver is requested for this item as there is only minimal grading being performed on site.
Soil Type(s)	A waiver is requested for this item as there is only minimal soil disturbance on site.
Scale Model of Proposed Development	A waiver is requested for this item only minor site improvements are proposed.
Traffic Study, Including but Not Limited to:	A waiver is requested for this item as only minor site improvements are proposed.
Anticipated Traffic Volumes	A waiver is requested for this item as only minor site improvements are proposed.
Capacity of Existing and Proposed Roadway	A waiver is requested for this item as only minor site improvements are proposed.
Traffic Volume Impact from Other Developments	A waiver is requested for this item as only minor site improvements are proposed.
Roadway Network Problems	A waiver is requested for this item as only minor site improvements are proposed.
Need for Traffic Signals and Other Improvements	A waiver is requested for this item as only minor site improvements are proposed.



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RE: Minor Site Plan Checklist Waiver Requests
311 Enterprise Drive
Block 2001 Lot 25
Township of Plainsboro
Middlesex County, NJ
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Photographs of Any Unusual Topographic, Environmental, Historic, or Physical Aspect	A waiver is requested for this item as there are no unusual topographic, environmental, historic, or physical aspects on site. Proposed disturbance is limited to existing developed locations.
Sketches, Plans and Photographs of Other Known Similar Developments	A waiver is requested for this item as the proposed improvements are minimal.
Common Open Space Including Acreage Calculations and Proposed Recreation Facilities	A waiver is requested for this item as there are no common space areas being proposed.
Section or Staging Plan	A waiver is requested for this item as there is no staging proposed on site.
Conformance to Preliminary Plan	N/A
Detailed Soil Erosion and Sediment Control Plan	A waiver is requested for this item as there is less than 5,000 square feet of disturbance proposed on site.
Illustrations of Any Signs Visible to the Public	A waiver is requested for this item as there are no proposed changes to the sizing or locations of signage on site .
Environmental Impact Assessment per Township Code	A waiver is requested for this item as this project will result in minimal changes to the existing site.



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