

# 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 315 Enterprise Drive  
(Block 2001, Lot 27)

Dear Sir or Madam,

Please accept this letter as the narrative description associated with the above project. My office represents TLG Enterprise Drive LG LLC (“TLG”), the owner of the property known as 315 Enterprise Drive, Plainsboro, New Jersey and designated in the Plainsboro Township tax map as Block 2001, Lot 27 (the “Property”) which is located in the PCD Zone. The Property has been leased to Cal Closets Retail, Inc. (“Cal”) who now operate at the Property.

TLG 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 on the Property for Cal’s use. Cal uses the Premises for the assembly of custom storage systems with ancillary storage and office use.

From Monday to Friday, the Property will operate between 6 am and 3 pm for loading and unloading, storage and light manufacturing operations, whereas the office will operate between 9 am and 6 pm. Some limited loading, unloading and storage operations will be done on Saturdays. Cal will be making local deliveries to customers as part of its use. It contemplates that it will utilize approximately ten (10) Sprint/Transit style vans and four (4) box trucks to make these deliveries. From Monday to Friday the vans/box trucks will be loaded between 6:30 am to 8 am and will return between 2 pm and 6 pm. Some installations will be done on Saturdays, and those deliveries will be made at the same hours. Finally, there will be scheduled supplies deliveries to the Property throughout the week that will occur between 7 am and 4 pm, some of which may be made via a tractor trailer. The vans and box trucks will park overnight in their designated spaces, and there shall be no permitted overnight parking of tractor trailers.

Tractor trailer deliveries will utilize the new loading dock. However, TLG and Cal acknowledge that WB-62 trucks will not be permitted to utilize the loading dock because doing so would result in the drive aisle being blocked. Instead, WB-62 trucks will off-load its supplies in the area designated on the site plans on the eastern side of the Property.

# Stevens & Lee

Re: 315 Enterprise Drive  
February 22, 2023  
Page 2

In addition to the addition of the loading dock, TLG is proposing to make some modifications to the parking/loading area in the southeastern portion of the Property. These include converting 16 existing general-use parking spaces to parking spaces for van/box truck parking; and 3) the elimination of 14 parking spaces so as to allow for necessary truck parking movements. Even with the elimination of these spaces, TLG still satisfies the required parking quotas.

In addition to the new loading dock and parking changes there shall also be an inlet, drainage pipe, and doghouse manhole installed to convey stormwater away from the building. To facilitate larger delivery trucks the drive aisle will be widened. For the widening the existing B-inlet will be replaced with an E-inlet and a new B-inlet is proposed along the curb. Additionally, a new trash enclosure with an 8' wooden fence is proposed to enclose the existing dumpsters.

Thank you for your time and attention in reviewing this matter

Very truly yours,

STEVENS & LEE

/s/ Jonathan E. Mayer  
Jonathan E. Mayer

JMAY



**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:

<b>Type of Application (Please Check)</b>	<b>Fee \$</b>	<b>Forms Needed</b>
<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:** TLG ENTERPRISE LG LLC

Address: 5014 16th Avenue #2 City: Brooklyn State: NY Zip: 11204

Email: akivat@gmail.com Phone: 718-305-5990

**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:** Akiva Tauber

Address: 5014 16th Avenue, #2 City: Brooklyn State: NY Zip: 11204

Email: akivat@gmail.com Phone: 718-305-5990

**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:** TLG ENTERPRISE LG LLC

Address: 5014 16th Avenue #2 City: Brooklyn State: NY Zip: 11204

Email: akivat@gmail.com Phone: 718-305-5990

**Address of Property:** 315 Enterprise Drive

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

When acquired August, 2018

Tax Map Sheet 20 Block 2001 Lot 27 Date filed with County Recorder August 27, 2018

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

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

Area of property 3.058 acres or 133,206 sq. ft. Frontage on an improved street 329.50 ft. No. of proposed lots 1

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

Proposed Use of Property: Assembly 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 29,397 sq. ft.

Percentage of coverage by buildings 22.07% Impervious coverage 60.82%

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

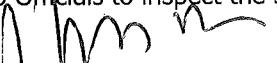
- Is a variance requested? N/A
- Describe in detail section of zoning ordinance from which applicant seeks relief: N/A

### 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.

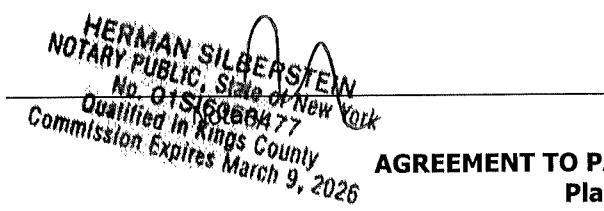
 Signature of Owner

1/27/23 Date

 Signature of Applicant

1/27/23 Date

Sworn to and subscribed before me this 27 day of JAN 2023.

  
HERMAN SILBERSTEIN  
NOTARY PUBLIC, State of New York  
No. 01S1606847  
Qualified in Kings County  
Commission Expires March 9, 2026

### AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

Plainsboro Township

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

 Applicant Name (Print)

1/27/23 Date

 Applicant Signature

1/27/23 Date



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

**Form No. 6**

**APPLICANT'S DISCLOSURE STATEMENT  
(CORPORATION OR PARTNERSHIP)  
(Please Print Response)**

Corporations or partnerships applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivisions with six (6) or more lots
- B. Site Plan for Commercial Purpose
- C. Variance to construct multi-dwelling units or twenty-five or more family units
- D. General Development Plan approval

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:

<b>Name</b>	<b>Address</b>
Akiva Tauber	6004 16 Ave, #6, Brooklyn NY 11204
Abraham Leser	1481 47Th Street, Brooklyn NY 11219



## 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

TLG Enterprise Drive LG LLC attest that I/we reside at 5014 16th Ave., #2

(Property Owner/s) in the City of Brooklyn in the County of Kings, and State

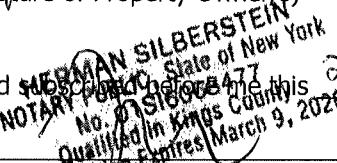
of NY that TLG Enterprise Drive LG LLC are the owners in fee of all that certain lot,

(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) 27.

(Signature of Property Owner/s)

Notary Seal

Sworn and  this 27 day of JAN, 2023.

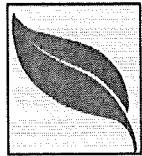
(Signature of Notary)

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

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

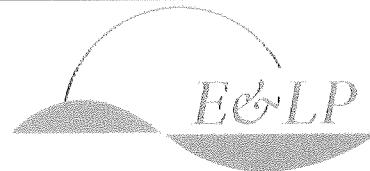
December 1, 2022

RE: Minor Site Plan Checklist  
Waiver Requests  
315 Enterprise Drive  
Block 2001, Lot 27  
Township of Plainsboro  
Middlesex County, NJ  
E&LP Project #0222011

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  
 315 Enterprise Drive  
 Block 2001 Lot 27  
 Township of Plainsboro  
 Middlesex County, NJ  
 E&LP Project #0222011

**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.



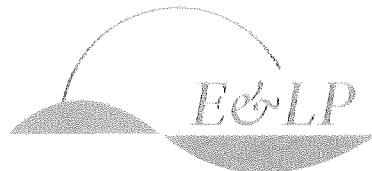
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Clinton | Asbury Park | Denville | Philadelphia

RE: Minor Site Plan Checklist Waiver Requests  
315 Enterprise Drive  
Block 2001 Lot 27  
Township of Plainsboro  
Middlesex County, NJ  
E&LP Project #0222011

**CIVIL ENGINEERING  
ENVIRONMENTAL  
SURVEYING  
LANDSCAPE ARCHITECTURE**

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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