

RESOLUTION

PLAINSBORO TOWNSHIP PLANNING BOARD Middlesex County, New Jersey

**P23-02
PBM Enterprise, LLC
Block 2001, Lot 27
(315 Enterprise Drive)**

PCD Planned Unit Development Zone

~ MINOR SITE PLAN APPROVAL WITH SUBMISSION WAIVERS ~ (New Loading Dock)

WHEREAS, TLG Enterprise Drive LG, LLC (“applicant”) has applied to the Plainsboro Township Planning Board (“Board”) for minor site plan approval to install a new loading dock on property located at 315 Enterprise Drive and designated on the Plainsboro Township tax map as Block 2001, Lot 27, and referred to as the (“site,” “property” or “subject property”); and

WHEREAS, the property is owned by TLG Enterprise Drive LG, LLC, which has consented to the within application; and

WHEREAS, the property is located in the PCD Planned Unit Development Zone; and

WHEREAS, the details regarding the applicant’s proposal are set forth in the following materials submitted by the applicant:

- Signed application form, checklists, and submission waiver requests
- California Closet Project Design Narrative with attached exhibits (see Schedule A for list)
- Plan set entitled “Minor Site Plan” Proposed Loading dock for 315 Enterprise Drive, Block 2001, Lot 27, Plainsboro Township, Middlesex County, New Jersey, prepared by E & LP Associates, Inc. (Kelley F. O’Such, NJPE), dated March 9, 2023, Last revised March 27, 2023 (11 sheets total)

WHEREAS, the Board reviewed the application at a public hearing held at a meeting on April 17, 2023, during which the applicant was represented by Jonathan E. Mayer, Esq. (Stevens & Lee, P.C.); and

WHEREAS, all applicable notice requirements for the public hearing were met; and

WHEREAS, during the hearing, the Board reviewed the exhibits set forth in Schedule A attached hereto and made a part hereof; and

WHEREAS, during the hearing, the Board heard testimony from the witnesses set forth in Schedule B attached hereto and made a part hereof; and

WHEREAS, the Board also considered the Planning Board Review Memo dated March 30, 2023 attached hereto as Schedule C and made a part hereof; and

WHEREAS, all of the materials related to the application and referenced herein were posted online and made available for public review and download more than forty-eight hours prior to the public hearing, and remained available to the public during and after the hearing; and

WHEREAS, members of the public and interested parties were provided with the opportunity to ask questions, cross-examine witnesses, and offer comments during the hearing, and were also provided the opportunity to submit written comments and questions in advance of the public hearing; and

WHEREAS, the Board based its review of the application on the plans/exhibits identified herein and the testimony provided during the hearing, as well as on its own knowledge of and expertise in the subject matter; and

WHEREAS, after due deliberation, the Board makes the following findings:

PREAMBLE

1. The findings set forth in the preamble to this resolution are incorporated herein as if restated at length.

SUBJECT PROPERTY

2. The subject property consists of one lot located at 315 Enterprise Drive and designated on Plainsboro's tax maps as Block 2001, Lot 27. The site is fully developed with a limited manufacturing, storage, office building with ancillary support uses, a parking lot, and an existing at-grade loading facility.

ZONING

3. The site is located in the PCD Planned Unit Development District with roadway frontage on Enterprise Drive.

OVERVIEW OF APPLICANT'S PROPOSAL

4. The applicant seeks minor site plan approval with submission waivers to install a new loading dock for the building that is used for preparation of residential closets, that will allow a delivery truck to back into the loading dock and have the floor of the delivery truck level with the surface of the loading dock and the floor of the building.
5. The access to the property will continue to be from the single entrance drive off Enterprise Drive at the northwest corner of the property at 311 Enterprise Drive. Trucks servicing the property will, upon entering the property at 311 Enterprise Drive, travel in a one-way counter-clockwise direction through the rear parking/loading areas of the properties at 311 and 313 Enterprise Drive, before entering the subject property and existing onto Enterprise Drive.
6. Due to the size of the tractor trailers that may be used for some of the daily delivery of supplies (WB-62, 69 feet in length), the turning movements required for that size of a truck will not allow it to use the proposed loading dock. As a result, goods delivered from that size of a truck will need to be off-loaded on site. A designated area has been shown on the plan for unloading this size vehicle, where 14 existing parking spaces are proposed to be removed. Staff recommends that this area include highly visible pavement markings and signage to make clear the restricted nature of this area. .
7. The applicant's engineer testified how each of the three properties known as 311, 313, and 315 Enterprise Drive will continue to accommodate anticipated tractor trailers coming to and from the development without interfering with existing parking and the other trucks loading and unloading products from the three properties.

ADDITIONAL DETAILS

8. PARKING AND VEHICLE CIRCULATION

a. In order to accommodate the proposed loading dock and the truck movements related to its use, along with the general commercial vehicle parking needs of the tenant (California Closet), a total of 30 existing parking spaces on the east side of the building will be affected.

Sixteen parking spaces closest to the building will actually be replaced by 14 spaces which will be slightly wider than the existing spaces (new spaces 10 ft. wide by 22 ft. deep) to accommodate 10 Mercedes Sprint type vans and four box trucks. The other 14 spaces, located along the east side of the existing rear parking area, will be removed to create the tractor trailer unloading area referenced in paragraph 6 above.

b. As a result of the removal of the 30 parking spaces from the property the number of spaces will be reduced from 102 to 72 spaces. The applicant indicates that the tenant will have no more than 27 employees which includes six assembly workers for their products; five office workers, and sixteen who will drive the delivery trucks and perform the off-site product installation. Given the nature of the business and the determination by staff that a total of 24 parking spaces are required for the current use, the 72 spaces remaining shall more than satisfy the code requirement for parking and the tenant's need for employee parking.

c. All delivery trucks on site shall be parked in the proposed loading dock, the designated box truck or delivery van parking area, or the temporary tractor trailer unloading area and shall not be parked in a manner that would interfere with on-site vehicle circulation.. The plan submitted has a note indicating these restrictions.

d. To ensure that no tractor trailers shall be allowed to park overnight and to ensure that no vans or box trucks associated with the business be allowed to park or be stored in the parking areas on the north and west sides of the building, which areas are highly visible from Enterprise Drive, the plan has a notation prohibiting overnight parking by tractor trailers and that all parking of tractor trailers, commercial vans, and box trucks shall be in the designated locations shown on the plan. The applicant has agreed to such restrictions.

e. There shall be Accessible parking provided, the number and location of which shall be subject to review and approval by the Township Construction Official.

9. LANDSCAPING AND STORMWATER MANAGEMENT:

a. The proposed improvements associated with this application (i.e., new loading dock, modification to existing exit driveway to Enterprise Drive, and new dumpster enclosure) will result in a small amount of disturbance to existing landscaping. The applicant agrees to replace any disturbed landscaping and turf and has included a note to this effect on the plans submitted for this project.

b. Due to the limited area of disturbance associated with the project before the Board, the minimum threshold for compliance with the stormwater management regulations has not been met, therefore no modifications to the existing stormwater management system serving the property is required.

10. SIGNAGE:

a. In accordance with the regulations all signage either presently existing or being installed to serve accessible spaces shall conform with the Township (Princeton Forrestal Center, Type B sign detail) and MUTCD sign standards. All other existing or proposed regulatory signage (such as fire lanes, prohibited parking areas, pedestrian crossings, etc.) shall also conform to these sign standards and faded signs shall be re-faced as needed.

b. There is an existing Fire Department Connection (FDC) located on the rear of the building. In order to improve the visibility of the FDC, removal of some existing landscaping and adjustments to the height of the existing FDC sign, as well as possibly additional signage, shall be provided to the satisfaction of the Township Fire Official.

11. MISCELLANEOUS ITEMS:

a. The Planning Board staff's understanding is that the tenant intends to occasionally use a forklift to unload materials delivered to the property. Staff recommends that the forklift(s) be stored within the building.

b. The rollup door for the proposed loading dock was shown on the plans to be painted Dark Bronze powder coat. The color shall be consistent with the color of the existing rollup door on the building.

c. The solid waste materials such as trash and recyclables are to be stored in dumpster containers within the proposed dumpster enclosure. If such items cannot be stored in this manner, they are to be temporarily stored inside the building until collected by the waste hauler serving the property. The dumpster enclosure shown on the plan shall also be stained with a Dark Bronze color.

d. 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 to Township Planning and Zoning staff.

CONFORMANCE TO ZONING REGULATIONS

12. Both the principal use of the subject property (manufacturers of closets and related products) and the proposed new loading dock are permitted uses in the PCD zone. No variances are required in connection with this application.

CONFORMANCE TO SITE PLAN REQUIREMENTS

13. The project conforms to all applicable site plan requirements.

SUBMISSION WAIVERS

14. The applicant has submitted the required Site Plan Review Check List (Form 13) portion of the application and has identified items for which submission waivers are being requested, with an explanation and justification for each waiver. Based on the recommendations of the DRC and Planning Board staff, the Board finds that the waivers are reasonable and can be granted.

NOW, THEREFORE, BE IT RESOLVED by the Plainsboro Township Planning Board on this 17th day of April, 2023, that the application by TLG Enterprise, LLC for minor site plan approval with submission waivers be and is hereby granted, subject to the following conditions (to which the applicant has agreed):

1. All delivery trucks on site shall be parked in the proposed loading dock, the designated box truck or delivery van parking area, or the temporary tractor trailer unloading area, and shall not be parked in a manner that would interfere with on-site vehicle circulation.
2. The applicant will comply with the note on its site plan that no tractor trailers shall be allowed to park on site overnight nor are any delivery vans or trucks allowed to be parked or stored in the parking areas on the property which are located along the north and east sides of the building. Signage shall be posted indicating such restrictions, the location and details of which shall be subject review and approval of the Planning Board staff.
3. The designated area on the east side of the property intended for unloading of tractor trailers, shall be delineated using highly visible pavement markings and signage to make clear the restricted nature of this area.
4. Accessible parking shall be provided and designated by signage, with the location of both subject to review and approval by the Township Construction Official.5.In

the event any landscaping is removed from the site in order to accommodate any of the proposed improvements to the site, the removed or disturbed landscaping shall be replaced in accordance with the approval of same by the Planning Board Engineer.

6. The rollup door proposed for the new loading dock shall be painted a dark bronze powder coat color consistent with the color of the nearby existing rollup door.
7. The solid waste materials such as trash and recyclables are to be stored in dumpster containers within the proposed dumpster enclosure. If such items cannot be stored within that area, they are to be temporarily stored inside the building until collected by the waste hauler serving the property. The dumpster enclosure shown on the plan shall also be stained with a Dark Bronze color.
8. If the tenant intends to occasionally use a forklift to unload materials delivered to the property, such forklift shall be stored inside the building when not in use.
9. All new or existing Accessible parking spaces shall comply with the Township (Princeton Forrestal Center, Type B sign detail) and MUTCD sign standards, as shall all existing or proposed regulatory signs on site. All faded sign faces shall also be re-faced or replaced as needed to comply with this standard.
10. The existing Fire Department Connection (FDC) is located on the rear of the building. In order to improve the visibility of the FDC, removal of some existing landscaping and adjustments to the height of existing FDC signs and additional signage shall be provided to the satisfaction of the Township Fire Official.
11. 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 to Township Planning and Zoning staff.
12. Unless expressly modified herein, the applicant will comply with all unfulfilled conditions and requirements, if any, set forth in the Planning Board Review Memo attached hereto as Schedule C, even if omitted from this resolution.
13. The applicant shall comply with all representations made and conditions agreed to on the record, even if omitted from this resolution.
14. The applicant will obtain the approval of and/or waivers, exemptions, or letters of no interest from the following outside agencies as applicable:
 - a. Middlesex County Planning Board
 - b. Delaware and Raritan Canal Commission
 - c. Freehold Soil Conservation District

- d. Any other agencies having jurisdiction over the applicant's proposal
15. The applicant shall submit revised plans if and as called for in the foregoing conditions.
 16. The applicant shall pay all outstanding real estate taxes, if any, within thirty days of the date of this approval.
 17. The applicant shall post such engineering inspection fees, performance guarantees, temporary certificate of occupancy guarantees, maintenance guarantees, and other guarantees as may be required, consistent with the provisions of S-3233 (P.L. 2017, c. 312), and shall provide cost estimates to the Planning Board Engineer from which to calculate all such guarantees and inspections fees.
 18. Unless otherwise specifically set forth herein, all conditions of approval must be satisfied prior to the signing of the final plans and issuance of any construction or other permits.

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ROLL CALL ON THE APPLICATION AND RESOLUTION, April 17, 2023

Yes:

No:

Absent:

Abstain/Not Voting:

S. Agarwal:		A. Lehrhaupt:	
P. Cantu:		S. Raturi:	
J. Doshi:		C. Spiegel:	
J. Greer:		E. Yates:	
R. Keevey:		R. Rajagopal (Alt. 1):	
		[vacant] (Alt. 2):	(n/a)

I hereby certify that the foregoing is a true copy of a resolution adopted by the Plainsboro Township Planning Board on the 17th day of April, 2023.

Josi Easter, Planning Board Secretary

SCHEDULE A

APPLICANT'S EXHIBITS

A-1

Minor Site Plan – Proposed Loading Dock for 315 Enterprise Drive, prepared by Engineering & Land Planning Associates, Inc., dated October 14, 2022, last revised March 27, 2023 (11 sheets).

DRAFT

SCHEDULE B

WITNESSES

Applicant's Witnesses:

- Kelley O'Such, PE, E&LP, project engineer
- Akiva Tauber, TLG Enterprise LG, LLC
- Marilyn Dolnick, California Closets

Planning Board Staff and Consultants:

- Bonnie N. Flynn, AICP/PP, CFM, Township Director of Planning and Community Development
- Ronald Yake, AICP/PP, Township Planner and Zoning Officer
- Lou Ploskonka, PE (CME Associates), Planning Board Engineer
- Michael Balint, Esq. (Law Offices of Michael P. Balint), Acting Planning Board Attorney