



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

Kevin P. McDonough (1953-1994)
John H. Rea, P.E.
Jay S. Troutman, Jr., P.E.
Scott T. Kennel

February 23, 2021

Via Fed Ex

Elaine Schwartz, Manager
Office of Major Access Permits
New Jersey Department of Transportation
POB 600
Trenton, New Jersey 08625-0600

Re: Letter of No Interest
Warehouse Expansion
Lots 5.02 & 7.01 in Block 140.01
Route 26, Milepost 1.0
North Brunswick Township, Middlesex County
MRA File No. 21-128

Dear Ms. Schwartz:

McDonough & Rea Associates (MRA) has evaluated the *Site Plan* (2 copies attached) prepared by Menlo Engineering Associates (MEA) in connection with plans to add 2 warehouse buildings totaling 86,510 SF to an existing 166,113 SF mixed-use development located on the noted property.

In accordance with New Jersey Department of Transportation (NJDOT) procedures, an expansion of use, or change in use, qualifies for a *Letter of No Interest* if certain traffic generation criteria are met. The proposed expansion will be served by direct access to Route 26 (Livingston Avenue) and it is the proposed warehouse buildings that dictate the additional increase in traffic generation in accordance with the NJDOT criteria.

In accordance with NJDOT criteria, a change in land use, or an expansion of a land use that generates 100 additional peak hour trips qualifies for a new permit.

The following table illustrates the proposed traffic generation characteristics in accordance with the NJDOT methodology for the subject property, based on the *ITE Trip Generation Manual, 10th Edition*. The building expansion will include office and warehouse uses as detailed in *Table I*.

Please reply to:

- 1431 Lakewood Road, Suite C, Manasquan, NJ 08736 • (732) 528-7076 • Fax (732) 528-6673
- 105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

1431 Lakewood Road, Suite C, Manasquan, NJ 08736 • (732) 528-7076 • Fax (732) 528-6673
105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181

Elaine Schwartz, Manager

-2-

February 23, 2021

TABLE I
TRIP GENERATION
86,510 SF BUILDING

<u>USE</u>	<u>AM PSH</u>			<u>PM PSH</u>		
	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
Office – 8,700 SF	8	2	10	2	9	11
Warehouse – 77,810 SF	27	8	35	10	27	37
Total	35	10	45	12	36	48

As can be seen in the preceding table, there will *not* be an increase of 100 peak hour driveway movements to and from the Route 26 intersection as a result of the proposed expansion to the existing mixed-use development. Therefore, MRA certifies that the construction of the 2 warehouse buildings qualifies for a *Letter of No Interest* in accordance with NJDOT criteria.

Please review the attached *Letter of No Interest* analysis for the warehouse expansion and provide your Certification of same.

Very truly yours,

John H. Rea, PE
Principal

Scott T. Kennel
Sr. Associate

cc: Zev Spira
Greg Oman, PE