



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

DIANE GUTIERREZ-SCACCETTI
Commissioner

SHEILA Y. OLIVER
Lt. Governor

May 13, 2021

John H. Rea, PE
McDonough & Rea Associates, Inc.
1431 Lakewood Road, Suite C
Manasquan, NJ 08736

RE: **Letter of No Interest**
Warehouse Expansion
Route 26 NB, MP 1.0
Block 140.01, Lot 5.02 & 7.01
Borough of Dunellen, Middlesex County

Dear Mr. Rea:

Reference is made to your site plan dated February 23, 2021 concerning the above captioned project. The Department has reviewed the information submitted with the letter for the above referenced Letter of No Interest.

Based on the submitted information, the Department has determined that the proposed Adding two warehouse buildings totaling 86,510 SF to the existing 166,113 mixed-use development **will not** generate a "significant increase in traffic" as defined in New Jersey State Highway Access Management Code. Additionally, there are no plans to perform any construction work in the NJDOT right of way, nor are there any plans to change the existing property lot lines.

Please note that the existing mixed-use development [40,611 SF General Office (Y52), 79,620 SF Industrial (110), 34,784 SF Medical Office (720), 9,583 SF Day Care Center (565), 800 SF Auto Repair (942)] is generating the following total external trips of 367 trips in the AM Peak Hour, 380 trips in the PM Peak Hour and 199 trips in the Weekend Peak Hour. The proposed 8,700 SF General office Building (LUC Y52) and 77,810 SF Warehousing (LUC 150) will generate the following external trips of 50 trips in the AM Peak Hour, 46 trips in the PM Peak Hour and 7 trips in the Weekend Peak Hour. Therefore, a violation of this Letter of No Interest would occur if the expansion to the site or change in land use exceeds 467 trips in the AM Peak Hour,

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480 trips in the PM Peak Hour and 299 trips in the Weekend Peak Hour. It should also be noted that the existing lot is considered a conforming lot according to Access Code. This Letter of No Interest is being granted.

If in the future, there is an additional expansion or new use on the site causing the Department to make a new determination on whether there is a significant increase in traffic during the peak hour trip generation, will require that a new access permit be applied for by the current owner(s) or future owner(s) of the property.

Also, Please be advised that any physical changes to any of the Route 26 driveway(s) may cause a new permit to be required.

Please note that the above conclusions were based upon the information provided and any change to these plans, or the proposed size and type of development may change the conclusions reached by the Department.

The State Highway Access Management Act and the State Highway Access Management Code describe activities, which require an access permit. N.J.S.A. 27:7-92(a) and N.J.A.C. 16:47-8.1(a). They also describe changes or expansions in use, which would require a new permit. N.J.S.A. 27:7-92(d) and 27:7-95(a); N.J.A.C. 16:47-4.3(a) and 16:47-2.1, "significant increase in traffic." Finally, they describe a category of permits that are "grandfathered." "Grandfathered" permits apply to all driveways and streets, which were in existence prior to September 21, 1992. N.J.S.A. 27:7-92(c) and N.J.A.C. 16:47-8.3. These citations may be helpful in understanding the conclusions that we reached.

If you have any questions concerning the above matters, please contact me at (609) 963-1207 or Pinakin.Tank@dot.nj.gov, or contact Mariam Saleeb at (609) 963-1184 or Mariam.Saleeb@dot.nj.gov.

Sincerely,



Pinakin Tank
Project Engineer
Major Access Permits