

STONEFIELD

January 31, 2022

Elaine Schwartz
Major Access Permits
New Jersey Department of Transportation
1035 Parkway Avenue
PO Box 600
Trenton, NJ 08625

**RE: Request for NJDOT “Letter of No Interest”
Proposed Taco Bell Restaurant
Block 224, Lot 1
2720 U.S. Route 130, Milepost 79.46
Township of North Brunswick, Middlesex County, New Jersey
SE&D Job No. PRI-220017**

Dear Ms. Schwartz:

On behalf of our client, Stonefield Engineering and Design, LLC (“Stonefield”) is requesting a “Letter of No Interest” from the Department for the proposed Taco Bell restaurant located in the Township of North Brunswick, New Jersey. The subject property is designated as Block 224, Lot 1 on the Township of North Brunswick Tax Map and is located along the easterly (northbound) side of U.S. Route 130 at the northeasterly corner of its intersection with Davidson’s Mill Road and Finnegans Lane. Under existing conditions, the subject property is occupied by a 3,270-square-foot BP Gas mini mart with fuel sales. Existing access to the subject property is provided via one (1) right-in/right-out driveway along U.S. Route 130 and one (1) full-movement driveway along Davidson’s Mill Road. As depicted on the enclosed Concept Plan, it is proposed to redevelop the site to a 2,578-square-foot Taco Bell restaurant with drive through service. No changes to the site driveways or improvements within the NJDOT right-of-way are proposed, however, it is noted the driveway along Davidson’s Mills Road would be restricted to egress-only access in the proposed condition.

This request for a Letter of No Interest has been prepared per the specifications of the New Jersey State Route Access Management Code (NJAC 16:47-8.2). Per the Access Management Code, a “significant increase in traffic” means an increase of 100 or more trips in any peak hour, measured cumulatively from the last executed permit, or, if applicable, existing volumes established for the lot or site.

Table 1 compares the traffic generated by the existing 3,270-square-foot BP Gas mini mart with fuel sales and the traffic that would be generated by the proposed 2,578-square-foot Taco Bell restaurant. Trip generation rates associated with the existing BP Gas mini mart with fuel sales and the proposed Taco Bell restaurant were cited utilizing the NJDOT HAPS program published rates, last updated February 8, 2019. A 10% alternative access credit was applied to the existing development to account for traffic originating from or departing to Davidson’s Mill Road. However, only a 5% alternative access credit was applied to the proposed development as the driveway along Davidson’s Mills Road would be restricted to egress-only access.

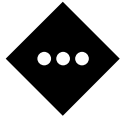


Table 1 – NJDOT HAPS Trip Generation

Land Use	AM Peak Hour	PM Peak Hour	Weekday Daily	Weekend Peak Hour	Weekend Daily
<i>Existing Use</i> 3,270 SF Super Convenience Market/Gas Station (>3,000 SF) Land Use 960	272	227	2,739	209	2,289
<i>10% Alternate Access Reduction</i>	27	23	274	21	229
<i>Proposed Use</i> 2,578 SF Fast Food Restaurant with Drive Through Window Land Use 934	131	132	1,214	142	1,588
<i>10% Alternative Access Reduction</i>	7	7	61	7	79
Total State Highway Trip Difference	-121	-79	-1,312	-53	-551

The total State Highway trips under the proposed condition were compared to the allowable trips of the existing site. As summarized in **Table 2**, the proposed use would not violate the existing site during any of the peak hours. Please note, based upon the Conformance Analysis, the subject property is a “non-conforming” lot and therefore, the number of allowable peak-hour trips would be limited by the non-conforming trip threshold (103 trips in this case) or the trip generation of the existing site – whichever is the greater value. As the trip generation of the existing site is greater than the non-conforming trip threshold during each of the peak hours, the existing trip generation would function as the allowable trip threshold.

Table 2 – Violation Determination

Time Period	Volumes			
	Existing	Allowable	Anticipated	Violation
AM Peak	245	245	124	No
PM Peak	204	204	125	No
Weekend Peak	188	188	135	No

Based on our analysis and review of the Concept Plan, the modification to the subject property would not generate a “significant increase in traffic” to the State Route access and would not violate the existing trip generation of the site. Enclosed, please find the following items submitted as part of the “Letter of No Interest” request:

- ◆ One (1) copy of the Straight-Line Diagram and Tax Map illustrating the project location,
- ◆ One (1) copy of the Conformance Analysis,
- ◆ One (1) copy of the NJDOT HAPS Trip Generation Summary Sheet,
- ◆ One (1) copy of the Location & Topographic Survey prepared by David A. Stires Associated, LLC, dated January 17, 2022, and
- ◆ One (1) copy of the Concept Plan prepared by East Point Engineering, LLC, dated September 28, 2021.

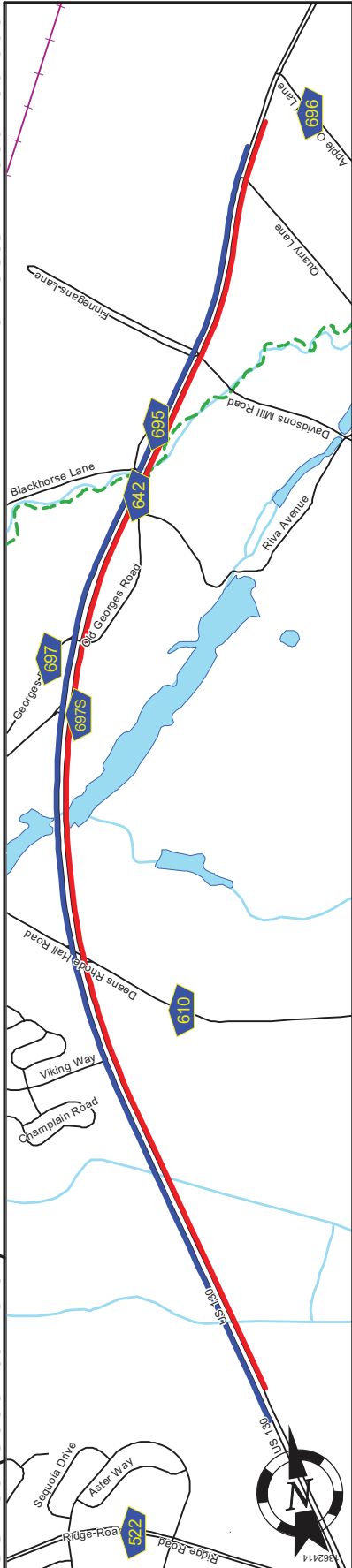


Should you have any questions or require any additional information, please do not hesitate to contact our office.

Best regards,

John R. Corak, PE
Stonefield Engineering and Design, LLC

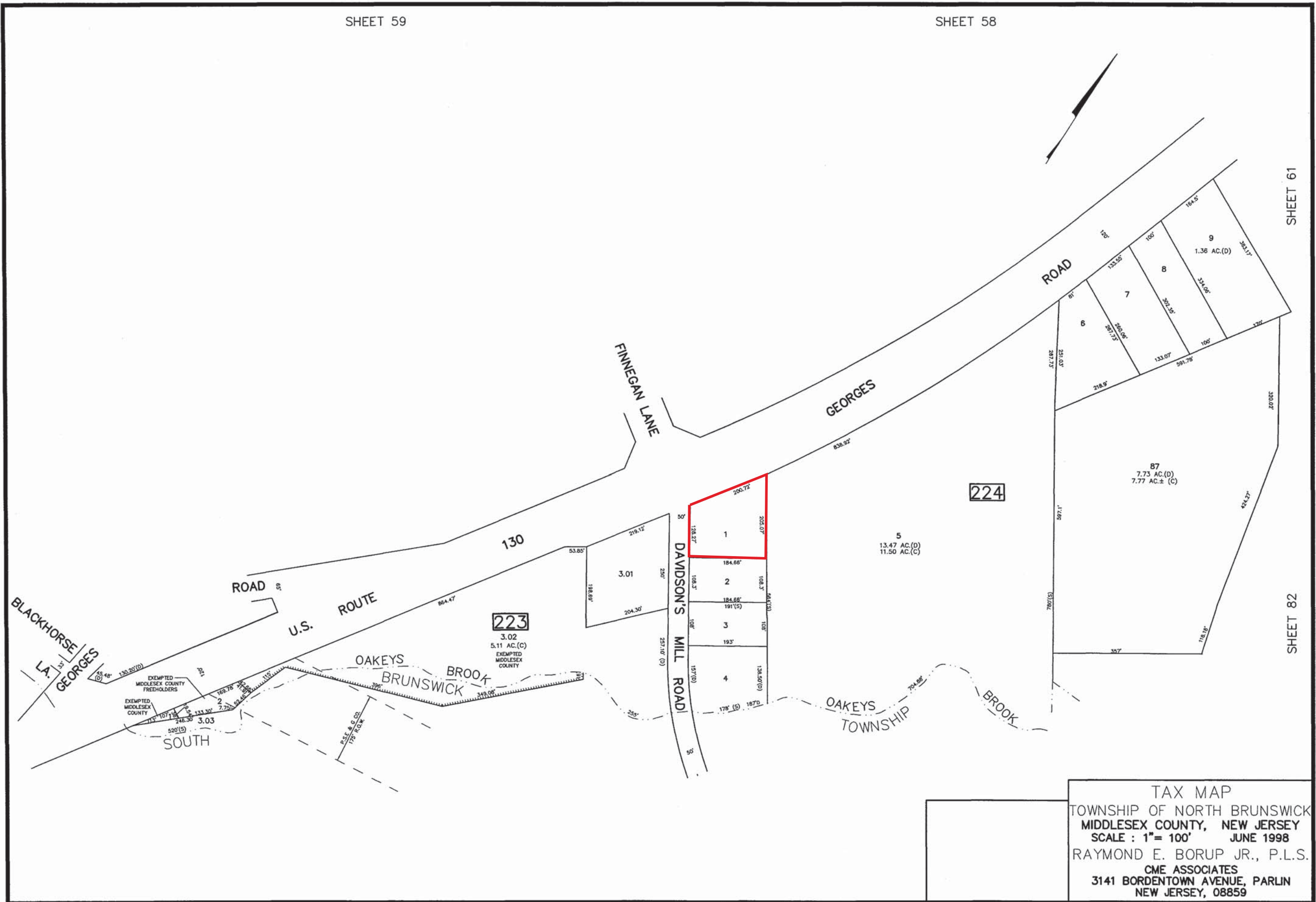
Matthew J. Seckler PE, PP, PTOE
Stonefield Engineering and Design, LLC



Pavement	24
Shoulder	10
Number of Lanes	2
Speed Limit	55
Street Name	US 130
Interstate Route	287
US Route	22
NJ Route	33
County Road	689
Interchange Number	2
Grade Separated Interchange	
Traffic Signal	
Traffic Monitoring Sites	WIM AVC VOL
Road Underpass	
Road Overpass	
Street Name	US 130
Jurisdiction	N.J.D.O.T.
Functional Class	Urban Principal Arterial
Federal Aid - NHS Sy	NHS
Control Section	1227
Speed Limit	55
Number of Lanes	2
Med. Type	Unprotected
Med. Width	28
Med. Width	18
Pavement	24
Shoulder	10
Traffic Volume	
Traffic Sta. ID	
Structure No.	1227157
Enlarged Views	1227158
	1227159

SHEET 59

SHEET 58



Lot Conformance Analysis

PRI-220017 - Proposed Taco Bell

2720 US Route 130 North Brunswick, Middlesex County, NJ

January 31, 2022

Route: 130

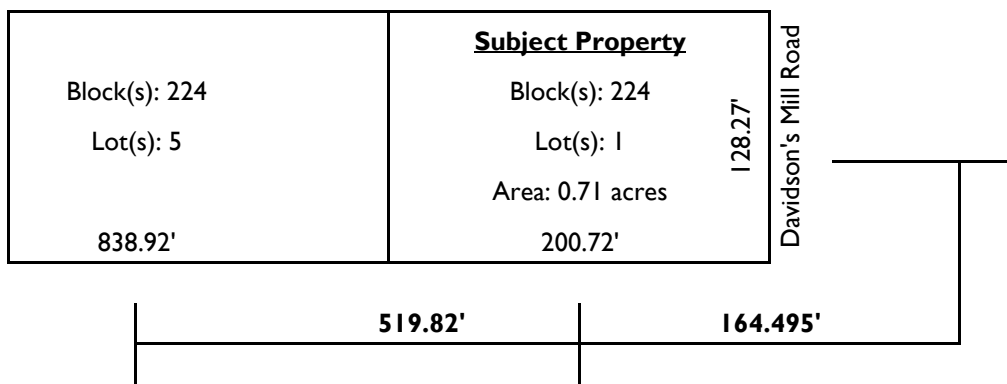
Speed Limit: 55 mph

Milepost: 79.46

Spacing Distance (S) = 330'

Rural/Urban: Urban

Access Level 3: Right-turn Access with Provision for Left-turn Access via Jughandle



LOT IS NON-CONFORMING

Highest Proposed Peak Hour Trips: 135

Alternative Access Provided?: Yes

Number of two-way access points allowed: 1

Shared Access Provided?: No

Non-Conforming Trip Threshold: 103

Additional Comments

STONEFIELD

NJDOT HAPS Trip Generation Summary Sheet

Proposed Taco Bell

Prepared: January 31, 2022

U.S. Route 130, MP 79.46

Block 22, Lot 1

Township of North Brunswick, Middlesex County, New Jersey

SE&D Job No. PRI-220017

Land Use Code	Land Use Description	Units of Measure (X)	AM Peak Hour	PM Peak Hour	Weekday Daily Trips	Weekend Peak Hour	Weekend Daily Trips
<i>excerpt of the NJDOT HAPS Table, updated February 8, 2019</i>							
934	Fast Food Restaurant with Drive Through Window	SQ. FEET	X/1000*50.97	X/1000*51.36	X/1000*470.95	X/1000*55.15	X/1000*616.12
960	Super Convenience Market/Gas Station (> 3,000 SF)	SQ. FEET	X/1000*83.14	X/1000*69.28	X/1000*837.58	X/1000*63.80	X/1000*700.00
Existing							
960	Super Convenience Market/Gas Station (> 3,000 SF)	3,270 SQ. FEET	272	227	2,739	209	2289
		10% Alt. Access	27	23	274	21	229
Proposed							
934	Fast Food Restaurant with Drive Through Window	2,578 SQ. FEET	131	132	1,214	142	1588
		5% Alt. Access	7	7	61	7	79
Difference in State Highway Trips			-121	-79	-1,312	-53	-551

NOTICE

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF DAVID A. STIRES ASSOCIATES, LLC. NO PART OF THIS DRAWING OR INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAVID A. STIRES ASSOCIATES, LLC.

DATE

REVISION

BY

DAVID A. STIRES ASSOCIATES, LLC

ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTALISTS

678 US HWY 202/206 N. SUITE 6
BRIDGEWATER, N.J. 08807
PHONE: (908)252-7000 FAX: (908)252-7000
www.dastires.com

GARY V. MARINO
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 37599
DATE 1/17/22

DESIGNED BY:
CHECKED BY: DAST

LOCATION & TOPOGRAPHIC SURVEY
" 2720 N.J. STATE HIGHWAY ROUTE 130"
TAX BLOCK 224 LOT 1
TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY

PROJECT No.
22003
SHEET NUMBER
1 OF 1

MISCELLANEOUS NOTES:

- ONLY COPIES FROM THE ORIGINAL MAP MARKED WITH AN ORIGINAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID.
- ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE SURVEYING BOARD, THIS SURVEY IS A TOPOGRAPHIC SURVEY. THE SURVEY IS PREPARED, AND TENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF PRESENT OWNERS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
- PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.
- BY CONTRACTUAL ARRANGEMENT, THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
- OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES, AND ARE NOT TO BE USED TO ESTABLISH BOUNDARY LINES.
- THIS SURVEY SHALL NOT BE UTILIZED OR INCLUDED AS DOCUMENTATION FOR AFFIDAVIT OF TITLE.
- BY CONTRACTUAL ARRANGEMENT, WE STAND ON OR ADJACENT TO THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED.
- UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY, AND ARE APPROXIMATE, INCOMPLETE AND SUBJECT TO THE FINDINGS OF FURTHER FIELD AND SUBSURFACE INVESTIGATIONS.
- TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN REPRESENTS NAVD83 DATUM.

SURVEY REFERENCES:

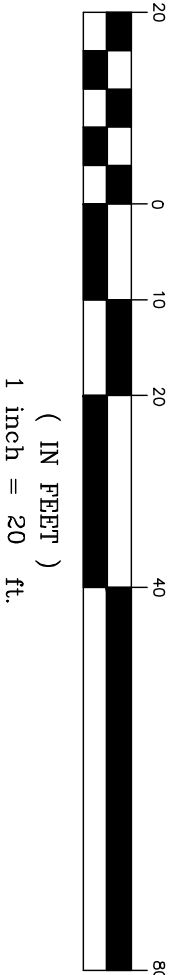
- MAP ENTITLED "BP PRODUCTS, NORTH AMERICA INC., 2220 ROUTE 130, NORTH BRUNSWICK, NEW JERSEY 08901, PREPARED BY DE WARD ASSOCIATES, SOMERVILLE, NEW JERSEY."
- MAP ENTITLED "ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY, BP AMOCO CORPORATION, LOT 1, BLOCK 224, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, 2001, PREPARED BY CONTROL POINT ASSOCIATES, INC., WATCHUNG, N.J."

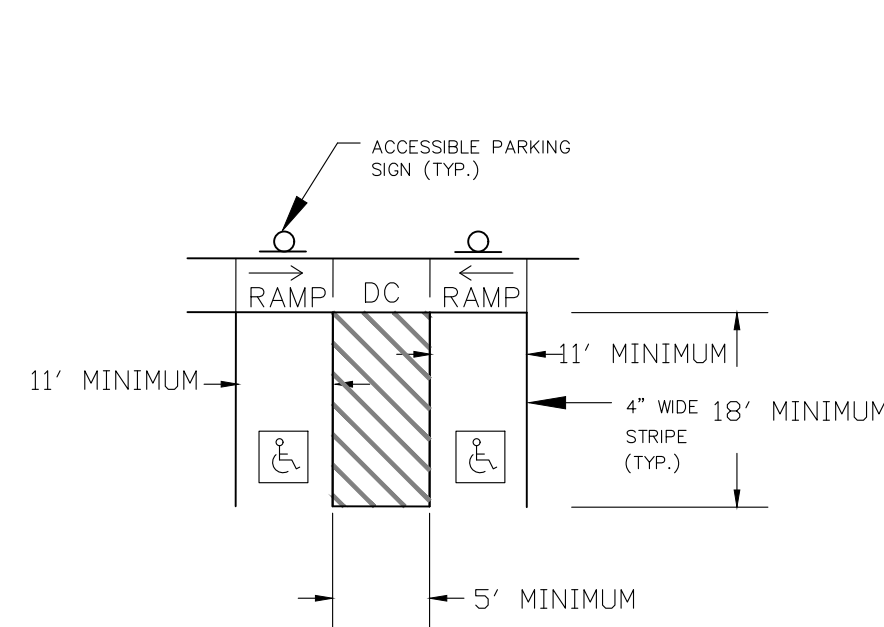
SYMBOL LEGEND:

Sanitary Manhole	Transformer	Sign	Telephone Box	Sanitary Chamber	Storm Manhole/Drywell	Type B Hole	Type A Hole	Water Valve	Hydrant	Electric Meter	Gas Meter	Utility Pole	Ground Light	SHD Box	Electric Box	Monitoring Well	Gas Valve	Circular Man
N.	S.	E.	W.	Degrees	Feet or Minutes	Sq. Feet	Vol.	Pg.	O.R.	Calculated	Record	R/W	Centuries					



GRAPHIC SCALE



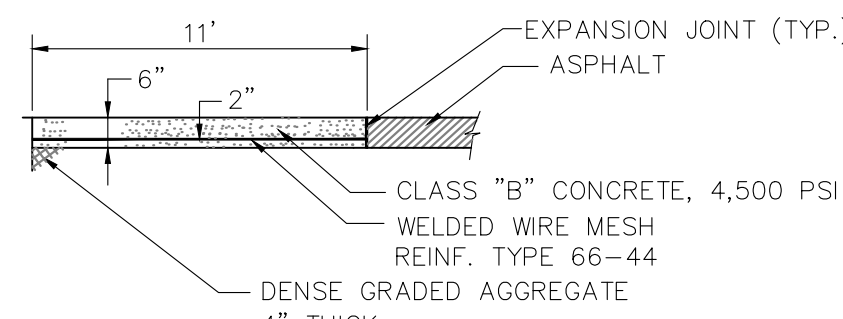


- NOTES:
1. ALL STALLS SHALL BE A MINIMUM OF 11' x 18'.
 2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE ADJACENT TO ACCESS AISLES WITH A MIN. WIDTH OF 8 FEET.
 3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.
 4. STRIPING SHALL BE LONG-LIFE EPOXY RESIN OR THERMOPLASTIC.

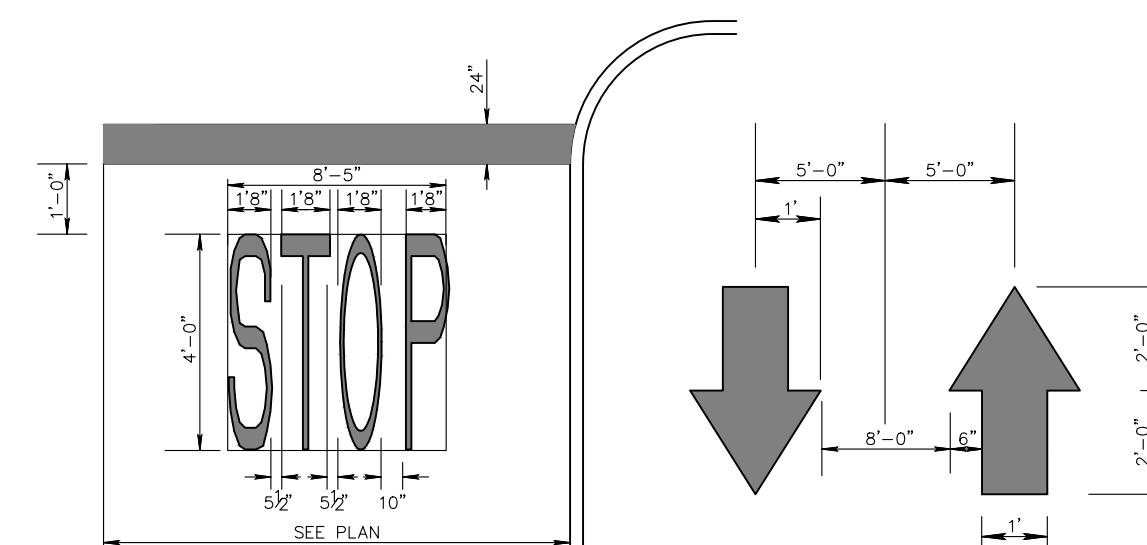
ACCESSIBLE PARKING STRIPING LAYOUT
N.T.S.



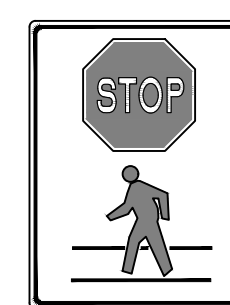
PAVEMENT MARKINGS FOR FIRE LANES
N.T.S.



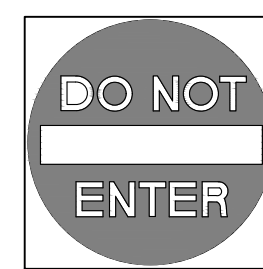
CONCRETE DRIVE-THRU SURFACE &
6" THICK, REINFORCED
N.T.S.



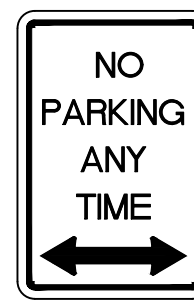
PAVEMENT MARKINGS
N.T.S.



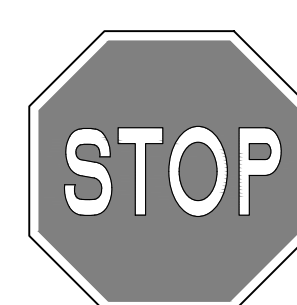
R9-9A
18" x 24"



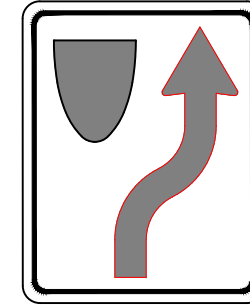
R5-1
30" x 30"



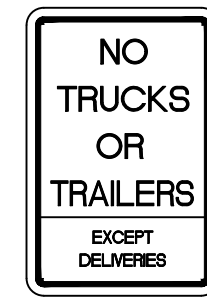
R7-1
12" x 18"



R1-1
30" x 30"



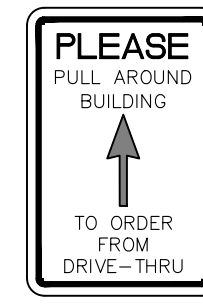
R4-7
24" x 30"



SIGN 'A'
12" x 18"



SIGN 'B'
12" x 18"

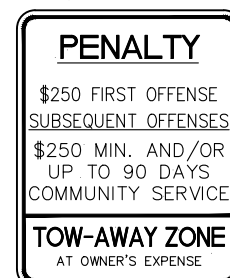


SIGN 'C'
12" x 18"

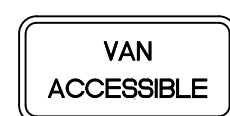
TRAFFIC SIGNAGE
N.T.S.



R7-8
12" x 18"



R7-8P
10" x 12"



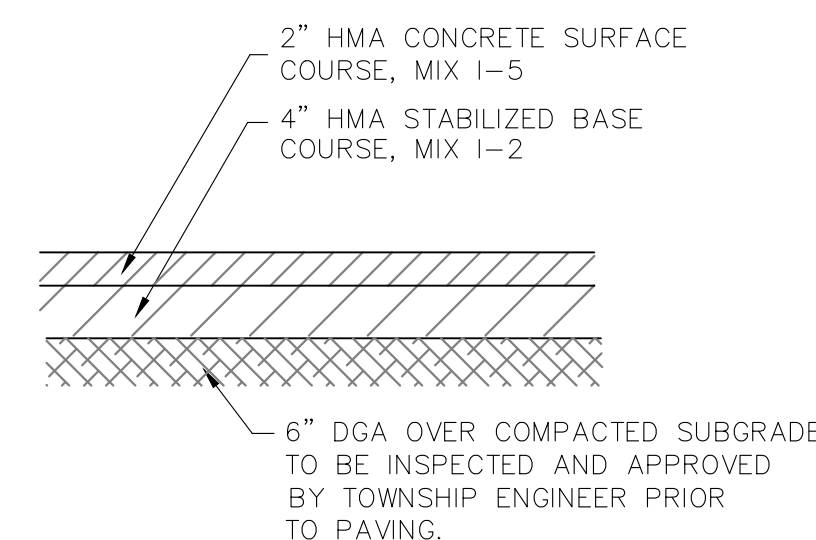
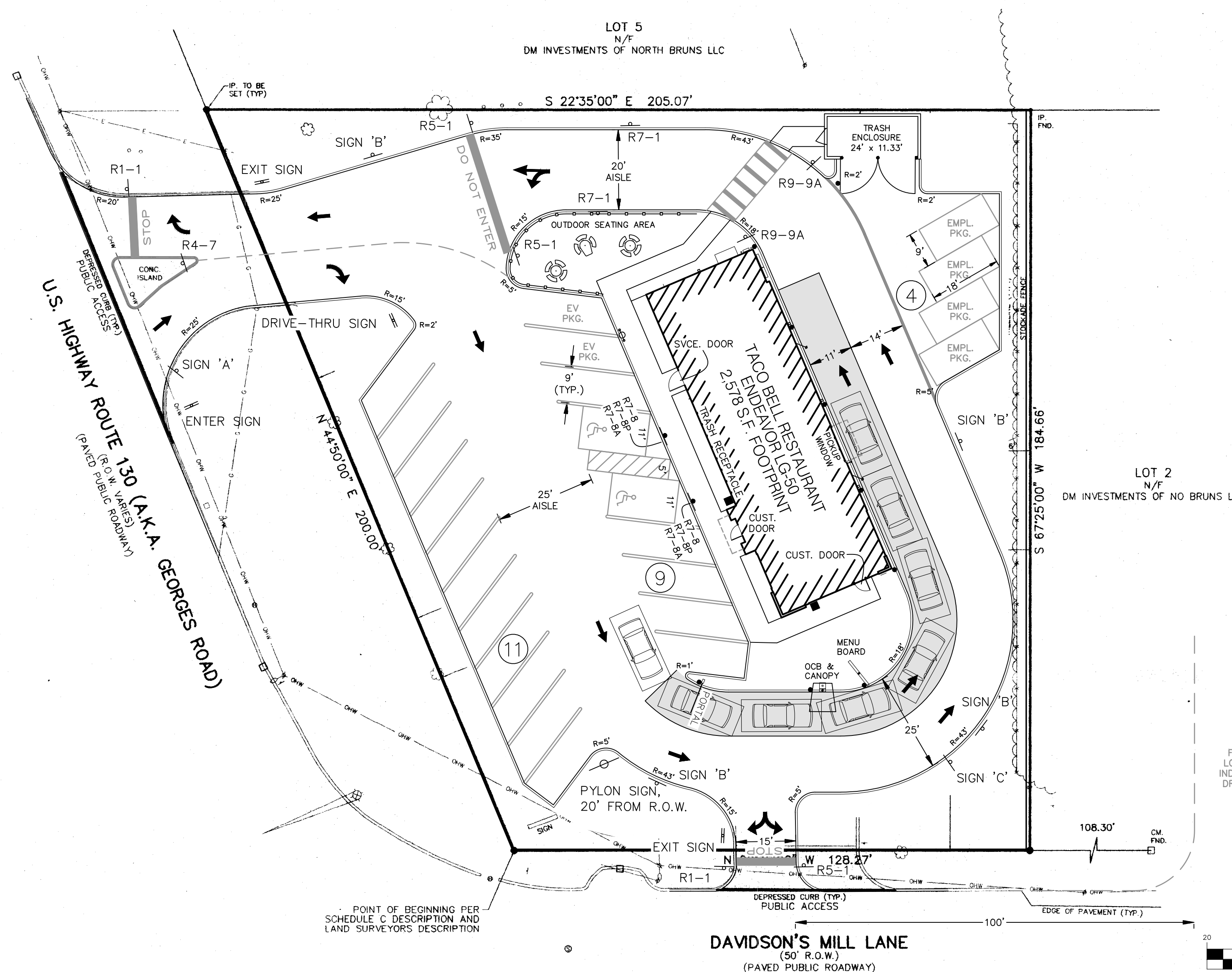
R7-8A
12" x 6"

A.D.A. SIGNAGE
N.T.S.

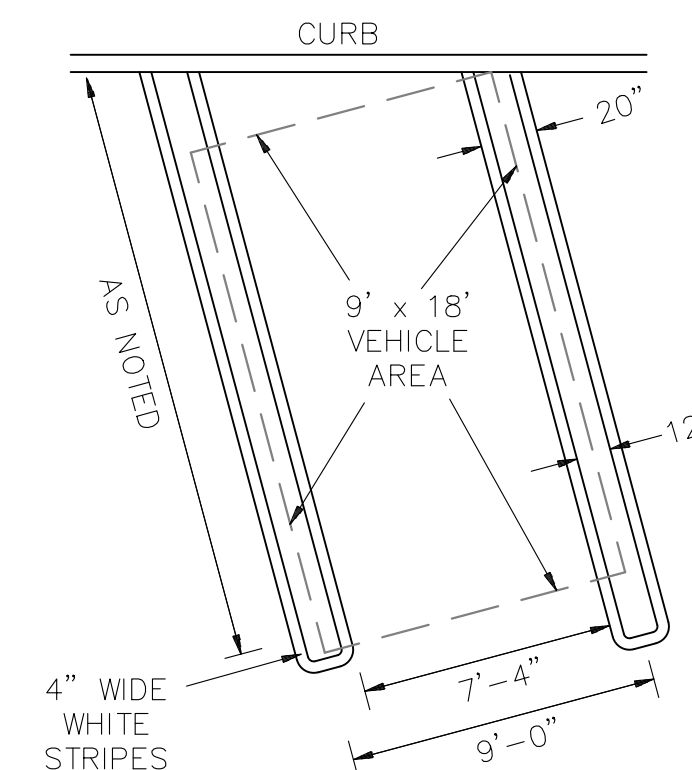
PAVEMENT MARKING LEGEND

- UNLESS OTHERWISE SHOWN, PAVEMENT MARKINGS SHOULD CONFORM TO THE FOLLOWING:
- CENTER LINE
-DBL. 4" WIDE SOLID YELLOW LINES, GAPPED AT INTERSECTIONS ONLY
- EDGE LINE
-4" WIDE SOLID WHITE LINE, GAPPED AT INTERSECTIONS ONLY
- STOP BAR
-24" WIDE SOLID WHITE LINE
- PARKING STALL LINES
-4" WIDE SOLID WHITE LINE
- HANDICAP STALL LINES
-4" WIDE SOLID BLUE LINE
- HANDICAP HATCH LINES
-SPACED 3" O.C.
-ANGLED 45° TO PARKING DIRECTION
- NO PARKING HATCH LINES
-4" WIDE SOLID YELLOW LINE
-SPACED 3" O.C.
-ANGLED 45° TO PARKING DIRECTION

- NOTES:
- 1) ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - 2) ALL CONFLICTING SIGNS, TREES AND OTHER OBSTRUCTIONS SHALL BE REMOVED AS PART OF THIS CONSTRUCTION.
 - 3) ALL STRIPING TO BE REMOVED SHALL BE GROUND OFF WITHOUT DAMAGE TO THE PAVEMENT STRUCTURE.
 - 4) UNLESS OTHERWISE NOTED, ALL STRIPING SHALL BE LONG-LIFE EPOXY RESIN OR THERMOPLASTIC.



PARKING AREAS
TYPICAL PAVEMENT SECTION
N.T.S.



PARKING STALL
HAIRPIN STRIPING DETAIL
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NO.		DATE		DESCRIPTION
<p>PROPOSED TACO BELL RESTAURANT 2720 U.S. HIGHWAY 130 CONCEPT PLAN BLOCK 224, LOT 1 TAX MAP SHEET NO. 9 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY</p>				
<p>EAST POINT ENGINEERING, LLC NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 246A28169800 11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180</p>				
DATE: 09-28-21		PROJECT NUMBER: 21-472		
SCALE: 1" = 20'		CHECKED BY: BNP		
DATE: 09-28-21		DATE		
<p>MARD S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24604452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33L00589800</p>				
SHEET NO. 1 OF 1				