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January 5, 2022  
Via FedEx

New Jersey Department of Transportation  
Bureau of Major Access Permits  
1035 Parkway Avenue  
P. O. Box 600  
Trenton, NJ 08625-0600

Attn: Ms. Elaine Schwartz, Assistant Director

**Re: NJDOT Letter of No Interest Determination  
Proposed Warehouse Expansion  
US Route 1 NB – MP 20.98  
Block 148 – Lot 5.03  
North Brunswick Twp., Middlesex Co., NJ  
DT # 2246-99-001T**

Dear Ms. Schwartz:

On behalf of our client, we are submitting this NJDOT “Letter of No Interest” determination for the proposed expansion of an existing warehouse located along Route 1 NB (MP 20.98) opposite Thomas Avenue in the Township of North Brunswick, Middlesex County. The site is designated as Block 148 – Lot 5.03 with an approximate size of 21.94 acres. The site is currently developed with a 246,049 SF warehouse. It is proposed to construct a 46,641 SF addition along the northern and western faces of the existing building for a total building size of 280,650 SF (approximately 12,040 SF of the existing building is anticipated to be removed as part of the proposed construction) (The Project). Access to the site is proposed to be maintained via the existing right turn in/right turn out driveway along Route 1.

As per section 16:47-8.2 of the *New Jersey State Highway Access Management Code* a lot owner may request, in writing, that the Department issue a Letter of No Interest. The letter should specifically set forth why the owner believes that the development plans which are undergoing an expansion or change in use do not result in a significant increase in traffic and hence the purpose of this submission.

“*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, grandfathered volumes established for the lot or site.

As mentioned above, it is proposed to maintain the existing driveway along Route 1. For the purpose of projecting the project’s trip generation, the NJDOT published rates were used. Trip generation projections for the Project were prepared utilizing data found under Land Use Code 150 – Warehousing. The following table indicates the existing and proposed trip generation and violation thresholds.

**Table I  
 HAPS Trip Generation**

Land Use	AM PSH	PM PSH	Weekend Peak
246,049 SF Warehouse ( <i>Existing</i> )	57	59	12
280,650 SF Warehouse ( <i>Proposed</i> )	61	65	14
Difference	+4	+6	+2
<b>Violation</b>	<b>No</b>	<b>No</b>	<b>No</b>

As can be seen above, there is a maximum of 6 new trips associated with the expansion of the site during all of the peak hours, thus it falls under the NJDOT threshold of a “**significant increase in traffic.**”

**Lot Conformance Calculations**

Lot conformance calculations were performed for the lot frontage along Route 1. The following are key facts relating to the Project’s Lot:

- Subject site is located along northbound US Route 1 (MP 20.98).
- Lot Area = 21.94 Acres.
- The speed limit along Route 1 is 55 MPH.
- Access Level 3 – Right turn access with provision for left-turn access via jughandle.
- The Lot Frontage (LF) is 429 feet.
- NJDOT Spacing Distance (S) is 330 feet.
- Frontage of Right Lot (RL) as viewed from Route 1 (North Brunswick Boulevard ROW width) is 50 feet. Note that per the Township of North Brunswick Tax Map, there is a 50’ ROW for North Brunswick Boulevard adjacent to the property, even though no street currently exists in this location.
- Frontage of Left Lot (LL) as viewed from Route 1 (Block 148 – Lot 5.04) is 1,376 feet.

The following are the NJDOT Lot Conformance calculations relating to the site:

$$R = \frac{LF + RL}{2} = \frac{429' + 50'}{2} = 239.5' < 330' \quad \text{NON-CONFORMING}$$

$$L = \frac{LF + LL}{2} = \frac{429' + 1,376'}{2} = 902.5' > 330' \quad \text{CONFORMING}$$

As can be seen by a review of the above calculations, the lot frontage is non-conforming.

**Trip Limitation Analysis**

Due to the fact that the subject lot is non-conforming, a NJDOT trip limitation analysis was performed. The following are key facts relating to this analysis:

- NJDOT Required Spacing Distance (S) = 330’
- Conformance to Left (L) = 902.5’ (Max. L = S =330’)
- Conformance to Right (R) = 239.5’
- Lot area (A) = 21.94 acres (Max. A=3.0 acres)

The following are the NJDOT Trip Limitation calculations relating to the site:

$$V = 50 + [(L + R)^2 / (2 \times S)^2] \times A \times 100 = 273 \text{ trips}$$

Detailed lot conformance analysis spreadsheets are appended. As seen above, a maximum of 273 peak hour trips are allowed to enter/exit the site. As noted in Table I, a maximum of 65 peak hour trips are anticipated to access the site via the Route 1 driveway in the proposed condition, which falls below the trip limit of 273 trips.

The following documents are enclosed in support of this letter:

1. One (1) copy of **Boundary & Topographic Survey** prepared Dynamic Survey, dated March 31, 2020 and last revised November 3, 2020.
2. One (1) copy of **Overall Site Plan** prepared by Dynamic Engineering, dated November 23, 2021.
3. One (1) copy of **Site Plan** prepared by Dynamic Engineering, dated November 23, 2021.
4. One (1) copy of **Tax Map** showing the subject property.
5. One (1) copy of **Straight Line Diagram**.
6. One (1) copy of **Lot Conformance Calculations**.

Based on our analysis and review of the site plan, it is the professional opinion of Dynamic Traffic that the proposed expansion will not generate a “significant increase in traffic.” Dynamic Traffic concludes that NJDOT would have “No Interest” in the proposed expansion of the site. **We request that the Department review this Letter of No Interest and provide a concurrence letter that no new Access Permit is required for the expansion of the subject site.** Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

**Dynamic Traffic, LLC**



Nick Verderese, PE  
Senior Principal



John Pesce  
Senior Design Engineer

- c: Valmir Marke (via email w/ enclosures)  
Leon Harary (via email w/ enclosures)  
Ryan McDermott/Alex Cilento (via email w/ enclosures)