



OF LEGAL SERVICES FOR
CENTRAL NEW JERSEY

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**BORRUS, GOLDIN, FOLEY
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A PROFESSIONAL CORPORATION
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JACK BORRUS
(1962-2021)

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(1962-2002)

March 10, 2023

Via E-mail
and Federal Express

Kristen Olcsvay, Secretary
Township of North Brunswick
Department of Community Development
710 Hermann Road
North Brunswick, New Jersey 08902

Re: **1460 Livingston Avenue LLC**
1460 Livingston Avenue and Route 1
Township of North Brunswick, NJ
Block 140.01, Lots 5.02 & 7.01

Dear Ms. Olcsvay:

Pursuant to Mr. Sal Profaci, Zoning Officer's e-mail of yesterday's date, enclosed herewith please find fifteen (15) copies of the traffic letter prepared by McDonough & Rea Associates, Inc. dated March 9, 2023 with regard to the above.

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

Very truly yours,

Peter U. Lanfrit
Peter U. Lanfrit *PSL*

PUL:eesl

Enclosures

cc: 1460 Livingston Avenue LLC (via e-mail only)
Charles Carley, PE, PP, CME (via e-mail only)



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

March 9, 2023

North Brunswick Township
Department of Community Development
710 Hermann Road
North Brunswick, New Jersey 08902

Attn: Sal Profaci, Zoning Officer

Re: 1460 Livingston Avenue LLC
Lots 5.02 and 7.01 of Block 140.01
1460 Livingston Avenue
North Brunswick Township, Middlesex County
MRA File No. 21-128

Dear Mr. Profaci:

McDonough & Rea Associates (MRA) has been asked to provide the Township of North Brunswick with information regarding the potential traffic impacts from a request to modify *Resolution* conditions from a previously granted *Use Variance* and *Site Plan Approval* at the above referenced address. MRA prepared a *Traffic Statement*, dated February 23, 2021 which was submitted to the Township and testimony was provided at a hearing on July 20, 2021. The *Traffic Statement* concluded that the *Site Plan Approval* for the 2 warehouse/office buildings would generate approximately 45 AM peak street hour and 48 PM peak street hour trips. The report further concluded that, based on our visits to the site, observations of peak hour traffic flow and a review of New Jersey Department of Transportation (NJDOT) historical traffic volume data for Livingston Avenue, that the 2 new warehouse/office buildings would operate compatibly with traffic conditions along Livingston Avenue.

As we understand it, there are potential tenants for the 2 new buildings which will need to operate outside of the restrictions placed on the property in the *Resolution of Approval*. Specifically, the following is requested:

- Home installation tenant: A home installation tenant is proposed for 1 of the buildings with operating hours as follows:
 - Monday-Friday: 6:00 AM to 7:00 PM
 - Saturday: 8:00 AM to 4:00 PM

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



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Sal Profaci, No. Brunswick Twp. Zoning Officer -2-

March 9, 2023

- 1-2 deliveries daily between 6:00 AM and 4:00 PM of 53-foot trailers and/or box trucks.
- Trucks on site for approximately 1 hour.

It is our understanding that the delivery trucks will deliver home installation material which will be picked up by contractors. Contractors will typically operate as follows:

- 5 trucks per day will enter the site for product pick-ups between 6:00 AM and 9:00 AM.
- The trucks will be on site for approximately 1 hour.

It is MRA's opinion that this level of activity is well within what was assumed in the preparation of our *Traffic Statement*. Based on this level of activity, we can anticipate a maximum of 2 large truck deliveries per day and 5 contractor vehicles entering and exiting the facility between 6:00 AM and 9:00 AM to pick up the materials. It is our opinion that this use is totally compatible with traffic conditions along Livingston Avenue and well within the parameters established in our *Traffic Statement*.

- **Distribution Facility:** We also understand that a distribution facility is proposed that will take all of the space within 1 of the approved buildings. Since the *Resolution* states that no tenant shall occupy more than 21,655 SF in any of the existing buildings, relief is requested from this condition. It is our understanding that the distribution tenant will take the following space in 1 of the buildings:

- 25,500 SF of storage space
- 15,000 SF of refrigerated storage space
- 2,500 SF of office space

The operation of this facility will also be as follows:

- Monday-Friday: 6:00 AM to 8:00 PM
- Saturday: 6:00 AM to 4:00 PM
- Inbound shipments: Three 40 foot long containers per day
- Outbound shipments: Five shipments per day



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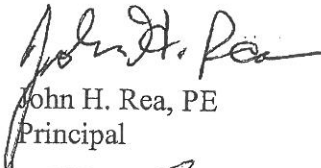
March 9, 2023


Again, this level of activity is well within what was anticipated in our previously prepared *Traffic Statement* and, in fact, represents a lesser impact than what was anticipated based on our traffic generation estimates which were prepared from Institute of Transportation Engineers (ITE) data.

In conclusion, after reviewing the information for the proposed tenants, it is MRA's opinion that our original *Traffic Statement* of February 23, 2021, accounted for a higher level of traffic activity than what is currently proposed.

We hope the foregoing information is helpful.

Very truly yours,


John H. Rea, PE
Principal


Scott T. Kennel
Sr. Associate

cc: Zev Spira
Greg Oman, PE
Peter Lanfrit, Esq.
David Rothenberg