



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. BOX 600
TRENTON, NJ 08625-0600

PHILIP MURPHY
GOVERNOR

DIANE GUITIERREZ-SCACCETTI
COMMISSIONER

Sheila Oliver
Lt. Governor

August 30, 2023

Matthew J. Seckler
Stonefield Engineering & Design, LLC
92 Park Avenue
Rutherford, NJ 07070

**Re: NJDOT Letter of No Interest
Proposed Self-Storage Facility
1505 Route 1 SB, MP 23.20
Block 140.01, Lot 6.04
Township of North Brunswick, Middlesex County**

Dear Mr. Seckler:

We have reviewed your July 28, 2023 letter and supporting materials requesting a Letter of No Interest for the above referenced site. Based upon the information submitted, the proposed 120,000 SF Mini Warehouse (to replace 35,775 Business Park) in addition to the existing 21,515 SF Shopping Center and 5,496 SF Convenience Market with Gas Station will not create a significant increase in traffic as defined in the New Jersey State Highway Access Management Code. Additionally, there are no plans to perform any construction work in the NJDOT right of way or modification of the existing access points in any way, nor are there any plans to change the existing property lot lines. Accordingly, a new access permit will not be required.

This is a conforming lot. Please note that the existing land use (35,775 SF Business Park, 21,515 SF Shopping Center & 5,496 SF Convenience Market with Gas Station) is generating the following: 313 trips in the AM Peak Hour, 554 trips in the PM Peak Hour and 525 trips in the Weekend Peak Hour. The proposed 120,000 SF Mini Warehouse will generate an additional 24 trips in the AM Peak Hour, 24 trips in the PM Peak Hour and 37 trips in the Weekend Peak Hour. The total proposed trips (120,000 SF Warehouse, 21,515 SF Shopping Center & 5,496 SF Convenience Market with Gas Station) would be 270 trips in the AM Peak Hour, 473 trips in PM Peak Hour and 543 trips in the Weekend Peak Hour. Therefore,

a violation of this Letter of No Interest and the existing permit A-1-C-6136-2015 would occur if the expansion to the site or change in land use exceeds 413 trips in the AM Peak Hour, 654 trips in the PM Peak Hour and/or 625 trips in the Weekend Peak Hour. 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, this 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 1 driveway(s) will cause a new permit to be required despite that the proposed 120,000 SF Mini Warehouse (to replace 35,775 Business Park) in addition to the existing 21,515 SF Shopping Center and 5,496 SF Convenience Market with Gas Station does not constitute a significant increase in traffic.

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(c). These citations may be helpful in understanding the conclusions that we reached.

I trust that this adequately responds to your request. If you have any questions concerning the above matters, please contact me at (609) 963-1221 or Mena.Youssef@dot.nj.gov.

Sincerely,



*Mena Youssef
Senior Transportation Engineer
Office of Major Access Permits
New Jersey Department of Transportation*