

STONEFIELD

July 28, 2023

David Bruccoleri
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 Self-Storage Facility
Block 140.01, Lot 6.04
1505 U.S. Route 1 southbound, Milepost 23.20
Township of North Brunswick, Middlesex County, New Jersey
SE&D Job No. RUT-230203**

Dear Mr. Bruccoleri:

On behalf of our client, Stonefield Engineering and Design, LLC ("Stonefield") is requesting a "Letter of No Interest" from the Department for the proposed self-storage facility located in the Township of North Brunswick New Jersey. The subject property is designated as Block 140.01, Lot 6.04 on the Township of North Brunswick Tax Map and is located in the northeasterly quadrant of the intersection of U.S. Route 1 and Livingston Avenue. The department previously approved the development of a 21,515-square-foot shopping center, 35,775-square-foot business park, and a 5,496-square-foot QuickChek with fueling stations (Permit No. A-1-C-6136-2015) on the subject property. Existing access to the subject property is provided via one (1) right-in/right-out driveway and one (1) right-turn ingress-only driveway along U.S. Route 1, and one (1) full-movement driveway along Livingston Avenue (NJSH Route 26). As depicted on the enclosed Site Plan, the QuickChek and shopping center would remain, and the proposed business park would be replaced with a four (4)-story, 120,000-square-foot self-storage facility. No changes to the site driveways or improvements within the NJDOT right-of-way are proposed.

This request for a Letter of No Interest has been prepared per the specifications of the New Jersey State Highway 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, grandfathered volumes established for the lot or site.

Table I compares permitted site generated traffic volumes to the traffic that would be generated by the construction of the proposed four (4)-story self-storage facility. Trip generation rates associated with the previously permitted business park and the proposed self-storage facility were cited utilizing the NJDOT HAPS program published rates, last updated August 25, 2022.

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92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.



Table 1 – NJDOT HAPS Trip Generation

Land Use	AM Peak Hour	PM Peak Hour	Weekday Daily	Weekend Peak Hour	Weekend Daily
<i>Total Permitted Uses</i>					
35,775 SF Business Park					
21,515 SF Shopping Center	313	554	6,834	525	10,444
5,496 SF Convenience Market with Gas Station					
<i>Previously Approved Uses</i>					
Land Use 710 General Office Building	-67	-105	-391	-19	-79
35,775 SF Business Park					
<i>Proposed Use</i>					
Land Use 151 Mini Warehouse	24	24	181	37	234
120,000 SF					
Total Proposed Trip Generation	270	473	6,624	543	10,599
Total Trip Difference	-43	-81	-210	+18	+155

The total State Highway Trips under the proposed condition were compared to the permitted and allowable trips of the existing access permit. As summarized in **Table 2**, the proposed use would not violate the existing access permit during any of the peak hours. Please note, based upon the Conformance Analysis, the subject property is a “conforming” lot and would not be subject to a trip threshold.

Table 2 – Permit Violation Determination

Time Period	Volumes			
	Permitted	Allowable	Anticipated	Violation
AM Peak	313	413	270	No
PM Peak	554	654	473	No
Weekend Peak	525	625	543	No

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

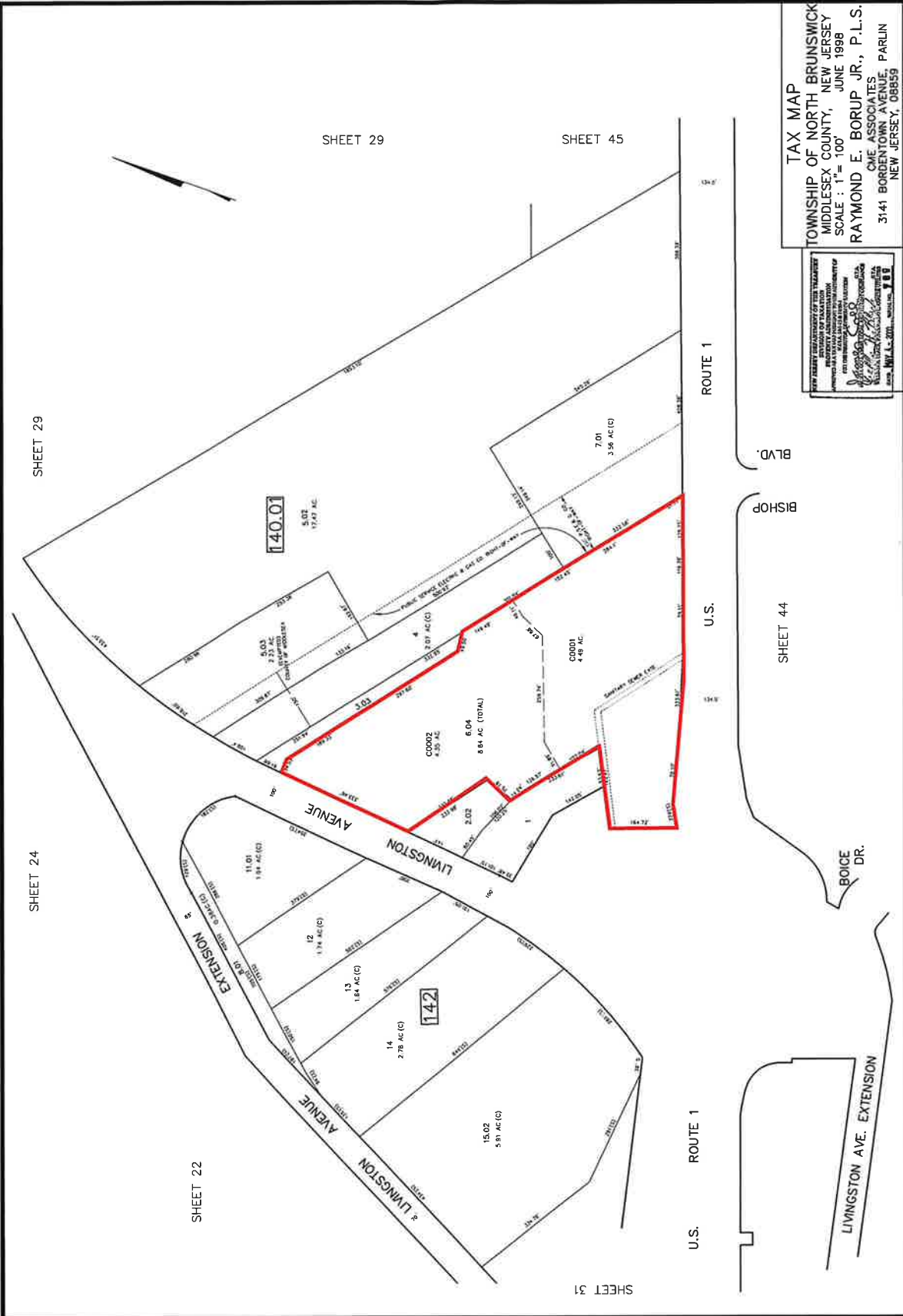
- ◆ One (1) copy of the Site Plan prepared by EP Design Services, dated July 14, 2023;
- ◆ One (1) copy of the Straight Line Diagram and Tax Map illustrating the project location;
- ◆ One (1) copy of the Conformance Analysis; and
- ◆ One (1) copy of the NJDOT HAPS Trip Generation Summary Sheet for the proposed use.

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

Best regards,

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

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



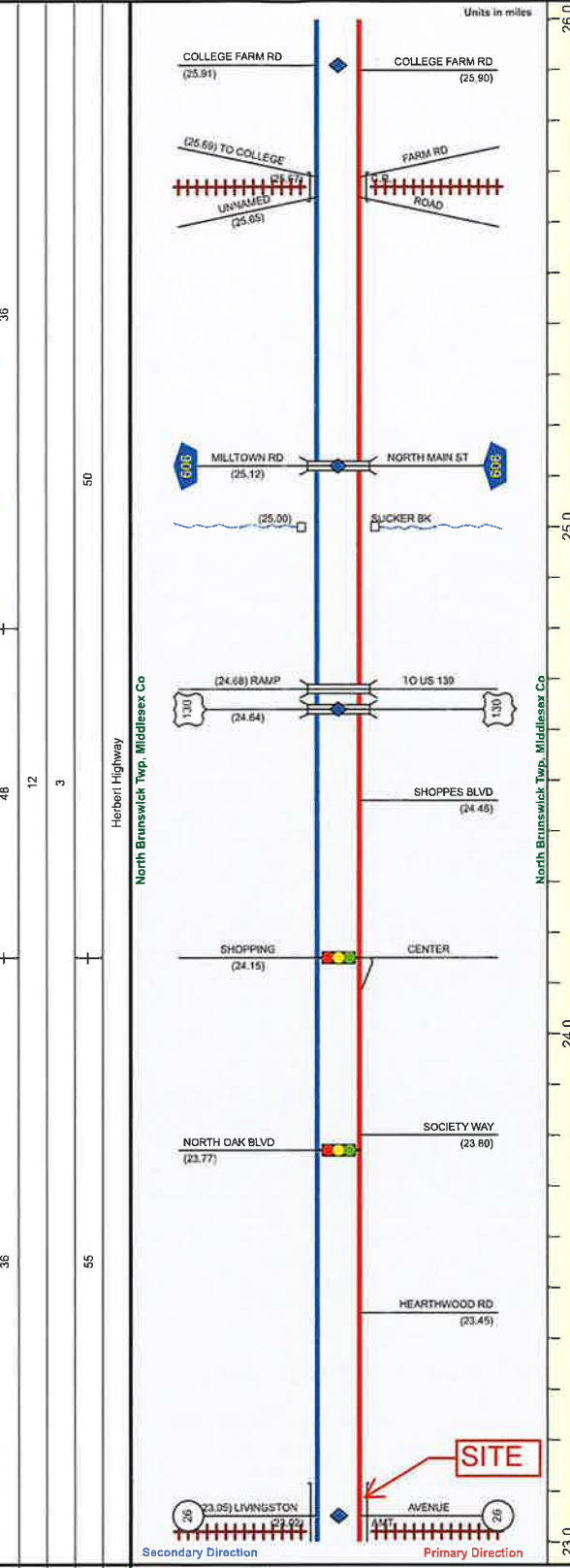
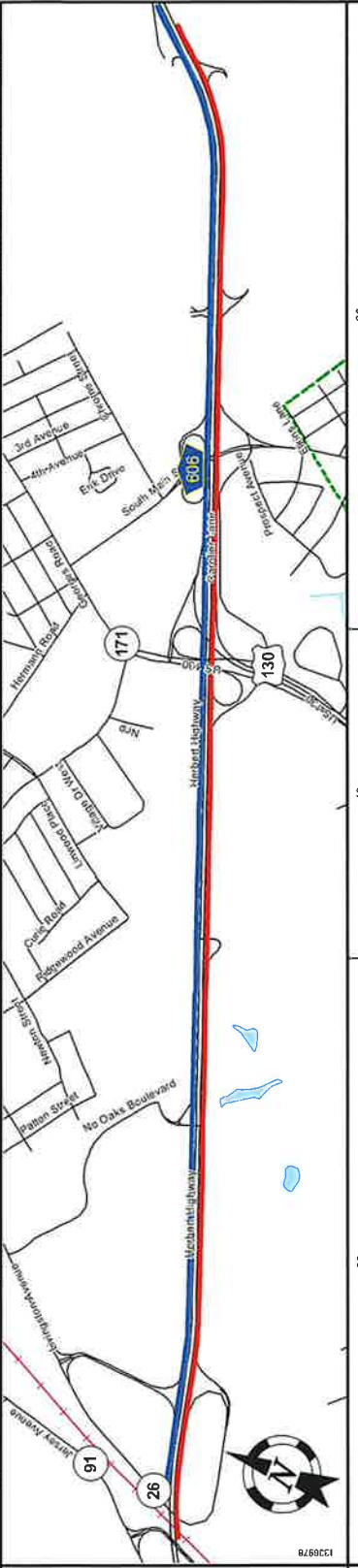
NO. 1	DATE	REVISION	BY
1	12/15/88	PREPARED FOR THE TOWNSHIP OF NORTH BRUNSWICK	RAYMOND E. BORUP JR., P.L.S.
2	12/15/88	FOR THE TOWNSHIP OF NORTH BRUNSWICK	RAYMOND E. BORUP JR., P.L.S.
3	12/15/88	FOR THE TOWNSHIP OF NORTH BRUNSWICK	RAYMOND E. BORUP JR., P.L.S.
4	12/15/88	FOR THE TOWNSHIP OF NORTH BRUNSWICK	RAYMOND E. BORUP JR., P.L.S.

TAX MAP
 TOWNSHIP OF NORTH BRUNSWICK
 MIDDLESEX COUNTY, NEW JERSEY
 SCALE: 1" = 100'
 JUNE 1988
 RAYMOND E. BORUP JR., P.L.S.
 ONE ASSOCIATES PARLIN
 NEW JERSEY 08859



US 1 (South to North)

Mile Posts: 23.000 - 26.000



Street Name	Herbert Highway
Jurisdiction	N.J.D.O.T.
Functional Class	Urban Principal Arterial
Federal Aid - NHS Sy	NHS
Control Section	1201
Speed Limit	55
Number of Lanes	4
Med. Type	Positive
Med. Width	8
Pavement	36
Shoulder	12
Traffic Volume	85,295 (2018)
Traffic Sta. ID	4-5-005
Structure No.	1201158
Enlarged Views	1202152

SRI = 00000001

Date last inventoried: May 2018

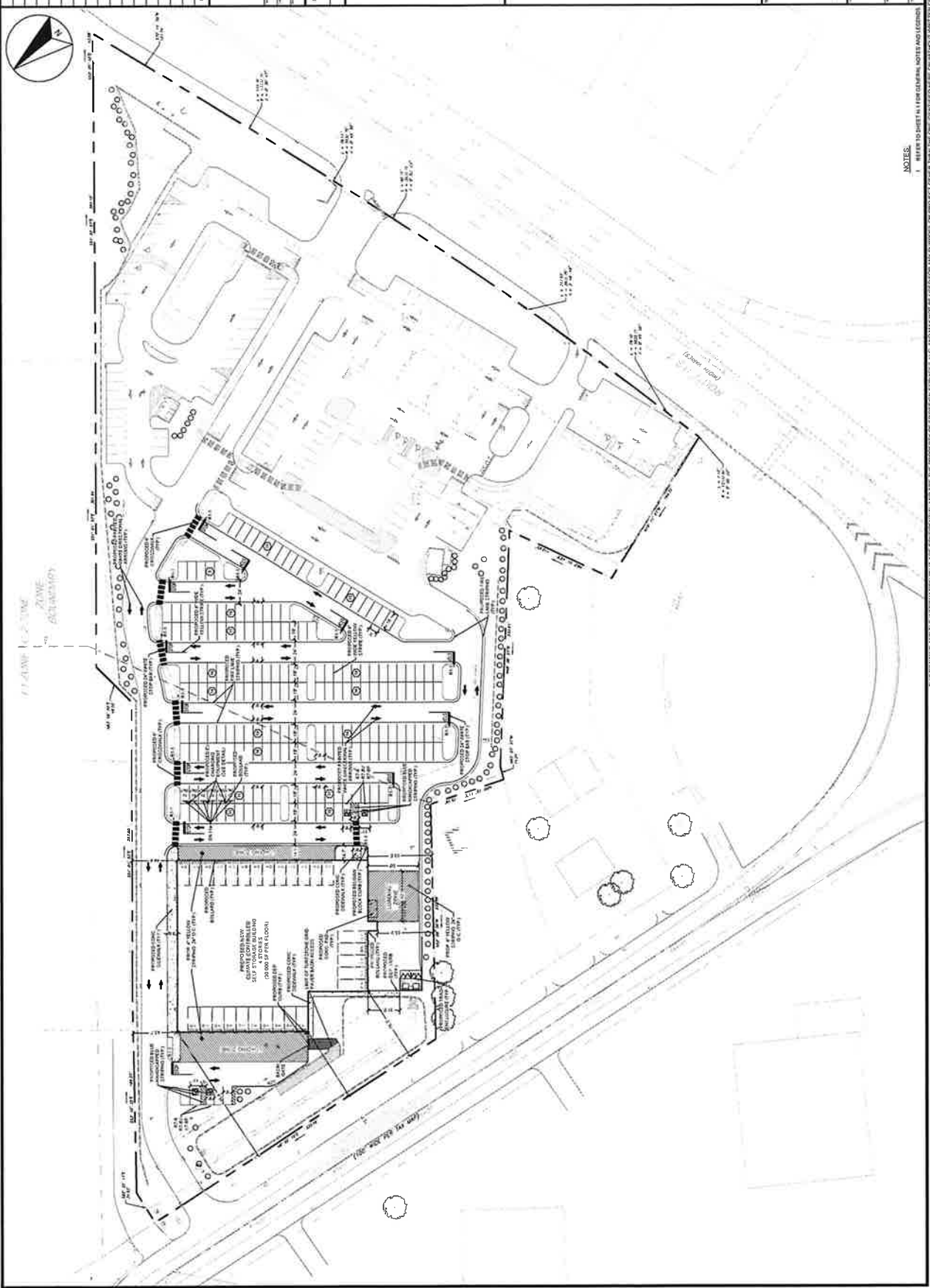
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NJDOT HAPS Trip Generation Summary Sheet Proposed Self-Storage Facility Prepared: July 24, 2023

1505 US Route 1, MP 23.20
Block 140.01, Lot 6.04
North Brunswick Township, Middlesex County, New Jersey
SE&D Job No. PRI-230203

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 August 25, 2022</i>							
710	General Office Building (> or = 200,000 SF)	SQ. FEET	$EXP(0.88 * LN(X/1000)) * 1.06$	$1.10 * (X/1000) + 65.39$	$EXP(0.97 * LN(X/1000) + 2.50)$	$0.53 * (X/1000)$	$2.21 * (X/1000)$
151	Mini Warehouse	SQ. FEET	$X/1000 * 0.20$	$X/1000 * 0.20$	$X/1000 * 1.51$	$X/1000 * 0.31$	$(X/1000) * 1.95$
Previously Permitted to Be Revomed							
710	General Office Building (> or = 200,000 SF)	35,775 SQ. FEET	67	105	391	19	79
Proposed							
151	Mini Warehouse	120,000 SQ. FEET	24	24	181	37	234
Previously Approved State Highway Trips			313	554	6,834	525	10,444
Total Proposed State Highway Trips			270	472	6,624	543	10,599
Difference in State Highway Trips			-43	-81	-210	18	155

 <p>EP DESIGN SERVICES</p> <p>2011 Market Place Suite 1000 North Brunswick, NJ 08902 Tel: 732.241.1111 Fax: 732.241.1112</p>		<p>AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN</p> <p>FOR MARKET PLACE AT NORTH BRUNSWICK BLOCK 140.01, LOTS 6 & 04 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY</p>	
<p>NOT A CONTRACT DOCUMENT THESE ARE PRELIMINARY DESIGNS FOR INFORMATION ONLY. NO CONTRACT DOCUMENT SHALL BE BASED ON THESE DESIGNS.</p> <p>FINAL FOR SEWER DESIGN</p>		<p>JILLIAN D. ING LICENSED PROFESSIONAL ENGINEER CIVIL ENGINEERING NEW JERSEY LICENSE NO. 35212</p>	
<p>DATE: 08/14/2013</p> <p>SCALE: 1" = 40'</p> <p>0' 20' 40' 80'</p>		<p>PROJECT NO.: 13-001</p> <p>DATE: 08/14/2013</p> <p>SCALE: 1" = 40'</p>	
<p>NO. REV. BY</p> <p>DESCRIPTION</p>		<p>PROPOSED SITE & GEOMETRY PLAN</p> <p>PS-1</p>	



NOTES:

1. REFER TO SHEETS H-1 FOR GENERAL NOTES AND LEGEND.

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