



Miskovich Consulting Engineers, LLC.

16 Carson Avenue, Metuchen, N. J. 08840 email: fmiskovich@optonline.net

July 29, 2025

North Brunswick Planning Board
710 Hermann Road
North Brunswick, NJ 08902

**Re: Traffic and Parking Assessment
Megha International LLC.- DBA Tobacco Leaf
1060 Aaron Rd
Block 74 Lot 21.02
North Brunswick, Middlesex County, NJ**

Dear Board Members:

The applicant, Megha International LLC., proposes to convert the former Brunswick Bank & Trust building into a cigar store with a cigar sampling area. Access is currently provided via a one-way entrance driveway and a one-way exit driveway on Aaron Road. I have been requested to assess the traffic and parking impacts of the proposed conversion. The following report presents a summary of my review and findings with respect to potential traffic and parking impacts of this proposal.

Scope of Study

- A field inspection was conducted on Wednesday June 25, 2025 in the afternoon and Saturday July 12, 2025 in the afternoon
- Estimated the volume of traffic anticipated to be generated by the cigar store.
- The trip generation estimate was compared to the former bank use.
- Evaluated the parking supply for compliance with Township requirements.
- Estimated the potential peak parking demand.
- Reviewed the property location to determine if the change in use may be subject to the New Jersey Department of Transportation Highway Access permit requirements

Roadway Conditions

The subject property is situated on the southerly side of Aaron Road adjacent to Aaron Plaza and just north of the US Route 1 southbound exit ramp. Along the property frontage, Aaron Road provides one lane of travel in each direction with a striped median area opposite a westbound dedicated left turn lane into Aaron Plaza (adjacent site). The posted speed limit on Aaron Road is 25 mph.

Existing Site Conditions

The property is currently developed with a single building, formerly occupied by the Brunswick Bank & Trust having two drive-thru window lanes. Access is provided via a one-way entrance driveway on the

north and a one-way exit driveway on the south side of the property. On-site circulation is one-way counter- clockwise. There are 13 existing parking spaces, which includes two handicap spaces.

Proposed Site Conditions

It is proposed to renovate the interior of the building and enclose the drive-thru window lanes to create a cigar sampling room. The existing access and the on-site circulation will not change. The site plan prepared by Amertech Engineering bearing revision date of June 23, 2025 illustrates that 16 parking spaces are proposed whereas 20 parking spaces are required.

Trip Generation

Neither the Institute of Transportation Engineers nor the New Jersey Department of Transportation have a land use category for a cigar store. To provide a comparison of potential cigar store trip generation to that of the former bank, the following land use categories were considered.

- ITE Land Use Code 820-Shopping Center
- NJDOT HAPS program Land Use Specialty Retail
- Applicant's experience-at three other stores

The trip generation based on these categories was compared to the former bank operations. Table 1 summarizes the estimated trip generation and comparison. The calculations are provided in the Appendix.

Table 1
Trip Generation

	AM PEAK HOUR	PM PEAK HOUR	WEEKEND PEAK HOUR
Former Bank	176	276	277
Proposed (Shopping Center)	0	45	39
Difference	-176	-231	-238
Former Bank	176	276	277
Proposed (Specialty Retail)	0	8	130
Difference	-176	-268	-147
Former Bank	176	276	277
Proposed (Tobacco Leaf)-Applicant Experience	0	4	4
Difference	-176	-262	-273

Tobacco Leaf does not open until 11:00 AM. Thus the AM peak hour trips are shown as zero for all categories.

As noted in Table 1, the potential traffic generation of the proposed cigar store is substantially less than the former bank traffic generation.

New Jersey Department of Transportation

Aaron Road, from US Route 1 to the west, is partially under the jurisdiction of the New Jersey Department of Transportation. On June 26, 2025, a request was made to the NJDOT for the current jurisdictional map for this location. The response from Mr. Alpesh Patel, *Division of Capital Program Support, Bureau of Design Standards, Road User Solutions & Jurisdiction*, was that the jurisdictional map currently on file is old. The intersection has since been modified and they do not yet have an updated map. Thus a request for a Letter of No Interest was submitted to the NJDOT on July 22, 2025 to determine if the proposed change in use is subject to NJDOT review, and if so, to confirm that the change will not require application for a new highway access permit.

Parking Supply

The Township does not have a parking requirement for a cigar store with a cigar sampling area. Since the cigar store involves retail sales, the parking requirement for retail was applied. The entire building area, including the enclosed drive-through window area, was considered as retail sales. However, the enclosed sampling area does not involve any retail sales. Because of this, it functions as an ancillary use to the retail cigar store. The retail sales area would be reduced to 3,000 square feet if the enclosed cigar sampling area is excluded. Table 2 summarizes the required parking.

Table 2
Required Parking Supply

Land Use	Units	Required parking	Calculation	Spaces Required	Spaces Provided
Retail	4,000 g.s.f.	1 space per 200 g.s.f.	4,000 s.f. /200 g.s.f.= 20	20	16
Retail - excluding the sample room	3,000 s.f.	1 space per 200 s.f.	3,000 s.f. /200 s.f.= 15	15	16

As noted in Table 2, with the enclosed cigar sampling area considered ancillary to the cigar store, a parking variance is not required.

Parking Demand

The Institute of Transportation Engineers' (ITE) publication, *Parking Generation, 6th Edition*, does not have a land use category for a cigar store. Based on the applicant's experience at three other stores he owns and operates, the cigar store does not have a high parking demand because:

- About 90% of retail customers are grab-and-go. The average time spent in the store if only purchasing is about about 5 to 10 minutes.
- If a customer wants to sample the cigar, the average stay may range between 30 to 60 minutes depending on a number of factors (cigar type and size, the customers' smoking habits, etc.).
- The retail store averages about 8 to 10 daily customers on a weekday and 10 to 15 daily customers on a weekend.
- About 10% of customers purchase a cigar and then use the sampling room during the day.
- About 5 to 6 customers may use the sampling area at one time during the weekday or weekend.
- The peak hours of the cigar sampling area are typically during the evening hours after work and dinner with no more than 10 customers after 8:30 PM.

To evaluate whether the 16 parking spaces are adequate for the proposed use, the following was assumed to estimate parking demand based on the applicant's experience:

- One parking space for the employee.
- Nine parking spaces for the retail sales area.
- Six parking spaces for the sampling area.

Since the retail customers do not spend a long time in the store, each parking space can turn over several times in an hour. Depending on the length of stay, the number of vehicles that can be served in one hour

can be calculated. Table 3 summarizes the estimated parking demand considering retail customers spend 5 to 10 minutes in the store and 30 to 60 minutes in the cigar sampling area.

Table 3
Estimated Peak Parking Demand

	Time Spent	Number of Customers	Required Number of Spaces	Parking Space turnover rate	Parking Lot Service Capacity*
WEEKDAY					
Retail Sales	5 minutes per customer	10 customers	1 space	12 times	12 x 9 = 98
Sampling Area	30 minutes per customer	6 customers	3 spaces	2 times	2 x 6 = 12
Employees (1)			1 space		
Total			5 spaces needed		
Retail Sales	10 minutes per customer	10 customers	2 spaces needed	9 times	9 x 6 = 54
Sampling Area	60 minutes per customer	6 customers	6 spaces needed	1 time	1 x 6 = 6
Employees (1)			1 space needed		
Total			9 spaces needed		
WEEKEND					
Retail Sales	5 minutes per customer	15 customers	2 spaces	12 times	12 x 9 = 98
Sampling Area	30 minutes per customer	6 customers	3 spaces	2 times	2 x 6 = 12
Employees (1)			1 space		
Total			6 spaces needed		
Retail Sales	10 minutes per customer	15 customers	3 spaces	9 times	9 x 6 = 54
Sampling Area	60 minutes per customer	6 customers	6 spaces	1 time	1 x 6 = 6
Employees (1)			1 space		
Total			10 spaces needed		

*Turnover rate times the number of parking spaces= the number of vehicles that can be served in one hour.

As noted in Table 3, only 5 to 10 parking space are needed to support the cigar store and cigar sampling area. Furthermore, with the estimated parking space turnover rates, the site has the capacity to serve, in one hour, substantially more than the number of daily customers seen on a weekday or weekend.

Findings

1. The estimated change in peak hour traffic generated by the proposed cigar store is less than the former bank use and thus will have a positive effect on traffic operations.
2. The proposed cigar store does not generate traffic during the typical morning peak traffic hours.
3. The proposed parking supply of 16 spaces is less than the Township requirement of 20 spaces.
4. However, the enclosed sampling area does not involve any retail sales. Because of this, it functions as an ancillary use to the retail cigar store. The retail sales area would be reduced to 3,000 square feet if the enclosed cigar sampling area was excluded. The 16 parking spaces would then comply with the Township parking requirement.
5. The estimated peak parking demand is 5 to 10 occupied spaces, which is less than the 16 parking spaces provided.
6. The 16 parking spaces have the capacity to serve, in one hour, substantially more than the number of daily customers seen on a typical weekday or weekend.

CONCLUSION

Based on my evaluation and traffic analysis as detailed in the body of this study, it is my professional opinion that the adjacent street system can accommodate the estimated site traffic without a major degradation in the overall operating conditions along Aaron Road, and that adequate parking is provided to support the proposed cigar store with cigar sampling area.

Respectfully Submitted,

MISKOVICH CONSULTING ENGINEERS, LLC.



Frank A. Miskovich, P.E., C.M.E.

New Jersey Professional Engineers License No. 24GE02373100
Certified Municipal Engineer No. 0124

***MEGHA INTERNATIONAL LLC
DBA-TOBACCO LEAF***

*Block 74, LOT 21.02
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NJ*

APPENDIX



EXHIBIT 1 - SITE LOCATION

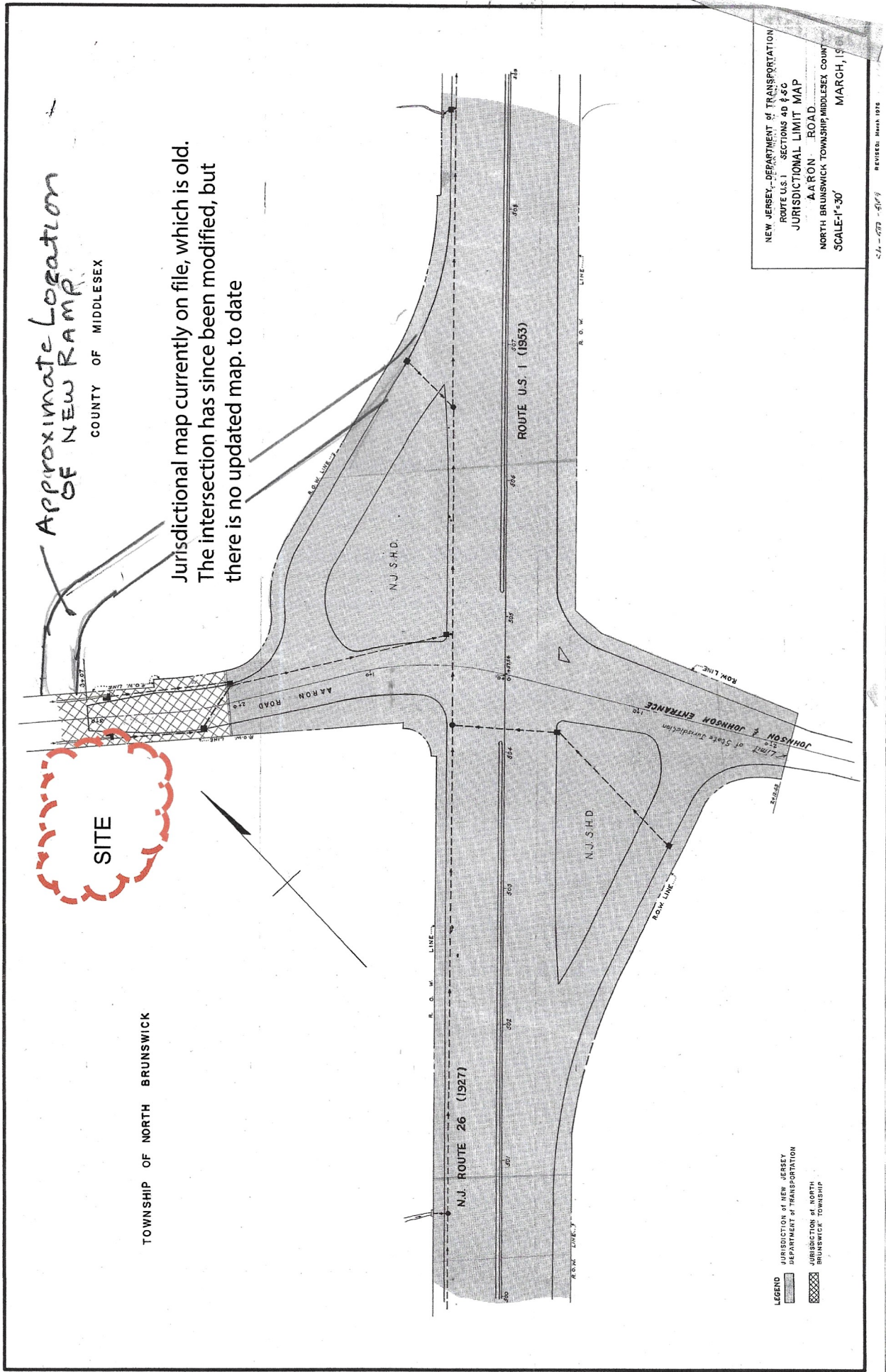


EXHIBIT 2
JURISDICTIONAL MAP

EXHIBIT 3 TRIP GENERATION

These rates should be used in determining what type of NJDOT Access Permit is needed and any Traffic Analysis.

These are the rates and equations that were being used by the HAPS program as of April 21, 2023 and they will be updated as new information is available.

LAND USE CODE	LAND USE DESCRIPTION	UNITS OF MEASURE (X)	SIZE	AM PEAK HOUR *	PM PEAK HOUR *	WEEKEND PEAK HOUR *
EXISTING LAND USE						
912	Drive-In Bank	WINDOWS TRIPS	10	(X)*17.55 176	(X)*27.15 276	(X)*27.67 277
	TOTAL EXISTING TRIPS			176	276	277
PROPOSED LAND USE						
820	Shopping Center	SQ. FEET TRIPS	3000	0.94*(X/1000) 0	EXP(0.72LN(X/1000)+3.02) 45	EXP(0.79LN(X/1000)+2.79) 39
	TOTAL PROPOSED TRIPS			0	45	39
	NET CHANGE IN TRIPS			-176	-231	-238

EXISTING LAND USE

912	Drive-In Bank	WINDOWS TRIPS	10	(X)*17.55 176	(X)*27.15 276	(X)*27.67 277
	TOTAL EXISTING TRIPS			176	276	277

PROPOSED LAND USE

Y53	Specialty Retail	SQ. FEET TRIPS	3000	4.91*(X/1000)+115.59 0	(X/1000)+5.02 8	4.91*(X/1000)+115.59 130
	TOTAL PROPOSED TRIPS			0	8	130
	NET CHANGE IN TRIPS			-176	-268	-147

EXISTING LAND USE

912	Drive-In Bank	WINDOWS TRIPS	10	(X)*17.55 176	(X)*27.15 276	(X)*27.67 277
	TOTAL EXISTING TRIPS			176	276	277

PROPOSED LAND USE

	Tobacco Leaf cigar store	SQ. FEET TRIPS	40000			
	TOTAL PROPOSED TRIPS			0	4	4
	NET CHANGE IN TRIPS			-176	-272	-273

Tobacco Leaf does not open until 11:00 AM. Thus the AM peak hour trips are shown as zero.

Based on the owners experience at three other stores, the average number of retail customers on a weekday may range between 8 to 10 customers and 10 to 15 customers on a weekend.

For the peak hour, this equates to 1 or 2 customers, or 4 trips.

For daily traffic, the sampling room may have 5 to 6 customers. Adding this to the retail customers yields 16 weekday and 21 weekend customers, or 32 to 42 trips respectively. Two employee would add 4 more daily trips.





July 22, 2025

Office of Major Access Permits
Engineering and Operations Building
New Jersey Department of Transportation
1035 Parkway Avenue
PO Box 600
Ewing, NJ 08625-0600

**FIRST PAGE OF
SUBMISSION PACKAGE.
FOR REFERENCE ONLY**

Attn: Veronica Murphy

Re: REQUEST FOR LETTER OF NO INTEREST

Proposal: Building Conversion: Drive-In Bank to Cigar Store
Owner: Megha International, LLC., DBA Tobacco Leaf
Email: Jolly Bansal jbansal568@aol.com
Block/Lot: Block 74 Lot 21.02
Address: 1060 Aaron Rd
US Route 1 Southbound, MP 21.41±
Township of North Brunswick, Middlesex County, New Jersey

Dear Ms. Murphy:

On behalf of the Applicant, Miskovich Consulting Engineers, Inc. is requesting a Letter of No Interest for a proposed building conversion from a drive-in bank to a cigar retail store. The subject property is located at 1060 Aaron Road, which is just west of the US Route 1 southbound exit ramp onto Aaron Road (Exhibit 1).

The existing site driveways will not be changed and will continue to operate as a one-way entrance driveway and the one-way exit driveway on Aaron Road. On-site circulation will also remain the same. The primary building footprint will remain but the existing drive-thru window lane area will be enclosed. This letter will demonstrate that the change in land use will satisfy the criteria for a Letter of No Interest.

Letter of No Interest Submission Requirements

A PDF of the of the following items are being emailed to you at Veronic.Murphy@dot.nj.gov. Hard copies of the entire package are also being mailed to you for your review of this request for a Letter of No Interest.

- Exhibit 1-Site Location
- Exhibit 2 – Jurisdictional Map
- Exhibit 3 – Trip Generation Calculations
- Exhibit 4 - Lot conformance calculations as described in N.J.A.C. 16:47.
- Straight Line Diagram with site location.
- Municipal tax map sheet 18 showing the lot in question.
- Property survey showing the existing conditions.
- Preliminary and Final Site Plan.
- Architectural plans.