

# STONEFIELD

June 17, 2025

Veronica Murphy  
Major Access Permits  
New Jersey Department of Transportation  
1035 Parkway Avenue  
PO Box 600  
Trenton, NJ 08625

**RE: NJDOT Major Access with Planning Review Permit Application  
Proposed QuickChek Food Store with Fuel Sales  
Block 230, Lot 15  
1661-1689 U.S. Route 130  
Milepost 81.77  
Township of North Brunswick, Middlesex County, New Jersey  
SE&D Job No. PRI-240257**

Dear Ms. Murphy:

On behalf of our client, Stonefield Engineering & Design, LLC (Stonefield) is pleased to submit the enclosed Major Access with Planning Review Permit Application for the proposed QuickChek food store with fuel sales located along U.S. Route 130 southbound, at the signalized intersection of U.S. Route 130 with Washington Place within the Township of North Brunswick, Middlesex County, New Jersey. The property is designated as Block 230, Lot 15 on the Township of North Brunswick Tax Map.

Under existing conditions, the subject property is unoccupied with no vehicular access to the site. Under the proposed development program, a 5,670-square-foot QuickChek food store with 16 vehicle fueling positions would be constructed. Access is proposed via one (1) full-movement driveway that would serve as the fourth leg of the signalized intersection of U.S. Route 130 and Washington Place, one (1) right-in/right-out driveway along U.S. Route 130, and one (1) right-turn ingress-only driveway along Nimitz Place.

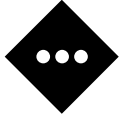
An NJDOT Pre-Application Meeting was held to discuss the project on December 12, 2023 at which time it was discussed that signal and pedestrian improvements would be included on the enclosed plans. The proposed left-turn lane into the site was discussed and reviewed by the Department. Additionally, the Department requires truck turning templates, included at the proposed traffic signal, to be provided.

As required under the Major Access Permit Checklist, please find the following:

1. The site location map is enclosed.
2. A copy of the Township of North Brunswick Tax Map is enclosed.
3. The right-of-way line from the Department desirable typical section (DTS) has been included on the Overall Site Plan (Sheet S-1).
4. Topography showing all highway features within 500 feet of the lot frontage is shown on the enclosed Existing Conditions Plans (Sheets EX-1 & EX-2).
5. Setback and location of structures are shown on the Overall Site Plan (Sheet S-1).
6. Existing curb is shown on the Existing Conditions Plan (Sheets EX-1 & EX-2) and proposed curb is shown on the Construction Plan (Sheets C-1 & C-2).
7. The existing sidewalks are shown on the Existing Conditions Plan (Sheets EX-1 & EX-2) and proposed sidewalks within the study area are shown on the Construction Plan (Sheets C-1 & C-2).

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8. There are no existing or proposed trees within the Department's right-of-way.
9. Signs are shown on the enclosed plans.
10. Existing utility poles are shown on the enclosed plans.
11. Existing highway electrical installations are shown on the enclosed plans.
12. The locations of all existing lot driveways are shown on the Existing Conditions Plan (Sheets EX-1 & EX-2). The location of the proposed driveways are shown on the Overall Site Plan (Sheet S-1).
13. The locations of the nearest driveway on adjacent lots are shown on the Overall Site Plan (Sheet S-1).
14. Proposed driveway widths are shown on the Overall Site Plan (Sheet S-1).
15. The alignment of the proposed driveway with respect to Route 130 is shown on the Overall Site Plan (Sheet S-1).
16. Proposed curblane openings are shown on the Overall Site Plan (Sheet S-1).
17. Proposed edge clearance is shown on the Overall Site Plan (Sheet S-1).
18. The type of driveway would be bituminous.
19. Existing and proposed contours on Block 230, Lot 15 are shown on the Grading Plan (Sheets G-1 & G-2).
20. The proposed corner clearance is shown on the Overall Site Plan (Sheet S-1).
21. Proposed driveway and island radii are shown on the Construction Plan (Sheets C-1 & C-2).
22. It is anticipated that approximately 98% of the site traffic would utilize the proposed access along U.S. Route 130 and approximately 2% of the site traffic would utilize the proposed alternative access along Nimitz Place. A Trip Generation Summary Sheet is enclosed.
23. U.S. Route 130 generally provides two (2) lanes and in each direction, with additional lanes provided at key intersections to facilitate turning movements, divided by a grass median.
24. Existing exclusive turn lanes within the study area are shown on the enclosed plans.
25. Existing lane widths are shown on the Existing Conditions Plan (Sheets EX-1 & EX-2).
26. Changes to the existing Route 130 cross section are shown on the enclosed Typical Sections (Sheet TYP-1). A pavement repair strip detail is shown on the enclosed Construction Details (Sheet CD-1).
27. The location of the centerline along U.S. Route 130 and the centerline along Washington Place is shown on the enclosed plans.
28. Locations of existing median openings along the site frontage are shown on the enclosed plans.
29. This item does not apply.
30. Dimensions from the lot line to the edge of pavement are shown on the Construction Plan (Sheets C-1 & C-2).
31. It is proposed to construct a 5,670-square-foot QuickChek food store with 16 vehicle fueling positions, as shown on the enclosed Overall Site Plan (Sheet S-1).
32. Parking facilities and internal circulation are shown on the enclosed Overall Site Plan (Sheet S-1).
33. Traffic patterns, existing and proposed, are shown on the enclosed plans.
34. Existing and proposed highway striping is shown on the enclosed plans.
35. Construction details are shown on the enclosed Construction Details (Sheet CD-1).
36. Anticipated vehicles associated with the proposed QuickChek consist mostly of passenger vehicles, with occasional delivery vehicles and fuel trucks.
37. Attachments to the Department's drainage system, existing and proposed, are shown on the enclosed Grading Plan (Sheets G-1 & G-2).
38. Drainage calculations are contained in the Stormwater Management Report prepared by Bohler Engineering, dated June 2025.
39. Changes to the existing traffic signal at the intersection of Route 130 and Washington Place are shown on the enclosed Traffic Signal Plan (Sheet TSP-1) and Electrical Plan (EL-1).
40. This item does not apply.
41. Proposed highway improvements are shown on the enclosed plans. Route 130 northbound would be widened to accommodate a left-turn lane into the site, and the existing signal equipment would be replaced to accommodate a fourth leg of the intersection.
42. The length of lot frontage along Route 130 is shown on the Overall Site Plan (Sheet S-1).



43. This item does not apply.
44. This item does not apply.
45. The distances to the nearest traffic signals are shown on the enclosed Overall Site Plans (Sheet S-1).
46. The lot is located in the Single Family Residential (R-2) Zone.
47. Waivers are requested for edge clearance. The requisite waiver request forms are enclosed.
48. Copies of the Cover Letters and FedEx receipts of duplicate submissions to the Township and County are enclosed.
49. No access easements exist on the subject property.
50. The Pinelands Act does not apply.
51. This item does not apply.
52. This item does not apply.
53. The requisite Plan Set has been submitted.
54. This item does not apply.
55. The requisite Traffic Impact Study has been submitted.
56. A copy of the current deed for Block 230, Lot 15 are enclosed.

Additionally, for your use in reviewing this project, we have enclosed the following:

- ◆ Signed Major Access with Planning Review Access Permit Application;
- ◆ Check for \$15,800 payable to NJDOT for the Major Access with Planning Review Permit Application Fee;
- ◆ A copy of the Site Location Map, the current Tax Map, Straight Line Diagram, Trip Generation Summary Sheet;
- ◆ A copy of the deed for Block 230, Lot 15;
- ◆ NJDOT Hydrology and Hydraulics Checklist;
- ◆ NJDOT Conformance Analysis for the subject property;
- ◆ Request for a Waiver forms for relief from edge clearance requirements (NJAC 16:47-App E-2.3);
- ◆ Copies of the transmittals from the duplicate submissions to the Township and County;
- ◆ Seven (7) copies of the NJDOT Major Access Plan Set prepared by Stonefield Engineering and Design, dated June 12, 2025;
- ◆ Seven (7) copies of the Preliminary & Final Site Plan Set prepared by Bohler Engineering, dated June 10, 2025;
- ◆ Three (3) copies of the Stormwater Management Report, prepared by Bohler Engineering, dated June 2025; and
- ◆ Three (3) copies of the Traffic Impact Study, prepared by Stonefield Engineering, dated May 30, 2025.

We look forward to working with the Department during the course of the project's review. Should you have any questions regarding this project, or additional information is required, please contact this office. We would appreciate that copies of all correspondence be transmitted to this office.

Best regards,

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

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