



State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600

Trenton, New Jersey 08625-0600

PHILIP D. MURPHY

Governor

DIANE GUTIERREZ-SCACCETTI

Commissioner

SHEILA Y. OLIVER

Lt. Governor

November 19, 2020

Matthew J Seckler, PE, PP, PTOE
Stonefield Engineering and Design, LLC
92 Park Avenue
Rutherford, NJ 07070

**Re: NJDOT "Letter of No Interest"
Proposed Self-Storage Facility
Route 27, SB, MP 12.6
Block 85, Lots 58, 59.02 & 59.03
Franklin Township
Somerset County, New Jersey**

Dear Mr. Seckler,

Reference is made to your letter dated October 21, 2020 concerning the above captioned lots and Block number, for the proposed self-storage facility.

The Department has reviewed the information submitted with your letter for the above referenced Letter of No Interest. Based on the submitted information, the Department has determined that the proposal to remove a 5,353 square-foot Nursery Garden Center and construct a 124, 647 self-storage facility will **not** create a significant increase in traffic as defined in the New Jersey State Highway Access Management. 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.

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.

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Also, please be advised that any physical changes to any of the Route 27 southbound driveway(s) will cause a new permit to be required despite that the proposed 124,647 SF self-storage facility 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. These citations may be helpful in understanding the conclusions that we reached.

If you have any questions concerning the above matters, please contact me at (609) 963-2399 or Rusul.rasheed@dot.nj.gov, or contact Joshua Idowu at (609)963-1215 Joshua.Idowu@dot.nj.gov

Sincerely,



Rusul Rasheed
NJDOT
Bureau of Major Access