



State of New Jersey

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

PHILIP MURPHY
GOVERNOR

DIANE GUTIERREZ-SCACCETTI
COMMISSIONER

Sheila Oliver
Lt. Governor

May 25, 2021

Matthew Seckler
Stonefield Engineering and Design, LLC
92 Park Avenue
Rutherford, NJ 07070

**Re: NJDOT Letter of No Interest
Proposed Medical Office
Route 206 NB, MP 51.29
Township of Lawrence, Mercer County**

Dear Mr. Seckler:

We have reviewed your March 25, 2021 letter and supporting materials requesting a Letter of No Interest for the above referenced site. Based upon the information submitted, the proposed 7 additional parking spaces to the existing 3,000 SF Medical office 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 (3,000 SF Medical Office) is generating the following trips of 13 trips in the AM Peak Hour, 12 trips in the PM Peak Hour and 9 trips in the Weekend Peak Hour. The proposed 7 additional parking spaces to the existing 3,000 SF Medical office is generating the following trips of 13 trips in the AM Peak Hour, 12 trips in the PM Peak Hour and 9 trips in the Weekend Peak Hour. Therefore, a violation of this Letter of No Interest and the grandfather permit would occur if the expansion to the site or change in land use exceeds 113 trips in the AM Peak Hour, 112 trips in the PM Peak Hour and 109 trips in the Weekend Peak Hour. This Letter of No Interest is being granted.

If in the future, there is an 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 206 driveway(s) will cause a new permit to be required despite that the proposed 7 additional parking spaces to the existing 3,000 SF Medical office does not constitute a significant increase in traffic.

The above conclusions were based upon the information provided and any change to 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
Assistant Transportation Engineer
Office of Major Access Permits
New Jersey Department of Transportation