

STONEFIELD

March 25, 2021

Elaine Schwartz
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 Medical Office
Block 6701, Lot 1
Route 206 Northbound, Milepost 51.29
Township of Lawrence, Mercer County, New Jersey
SE&D Job No. PRI-210086**

Dear Ms. Schwartz:

On behalf of our client, Stonefield Engineering and Design, LLC ("Stonefield") is requesting a "Letter of No Interest" from the Department for the proposed dental office located in the Township of Lawrence, Mercer County, New Jersey. The subject property is designated as Block 6701, Lot 1 on the Township of Lawrence Tax Map and is located in the southwest quadrant of the intersection of NJSH Route 206 and Province Line Road at milepost 51.29 along the northbound side of NJSH Route 206. Under existing conditions, the subject property is occupied by a medical office. Existing access to the subject property is provided via one (1) full-movement driveway along NJSH Route 206 and one (1) full-movement driveway along Province Line Road. **As depicted on the enclosed Dimension Plan, it is proposed that the existing medical office would be reused as a medical office and an additional seven (7) parking spaces would be added to the site.** No changes to the existing building, 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 1 compares the traffic generated by the existing 3,000 square-foot medical office and the traffic that would be generated by the proposed 3,000 square-foot medical office. Trip generation rates associated with the existing and the proposed medical office were cited utilizing the NJDOT HAPS program published rates, last updated February 8, 2019.

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Table 1 – NJDOT HAPS Trip Generation

Land Use	AM Peak Hour	PM Peak Hour	Weekday Daily	Weekend Peak Hour	Weekend Daily
Existing Use Land Use 720 Medical Office 3,000 SF	13	12	104	9	26
Proposed Use Land Use 720 Medical Office 3,000 SF	13	12	104	9	26
Total Trip Difference	0	0	0	0	0

The total State Highway Trips under the proposed condition were compared to the permitted and allowable trips of the “grandfathered” 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	13	113	13	No
PM Peak	12	112	12	No
Weekend Peak	9	109	9	No

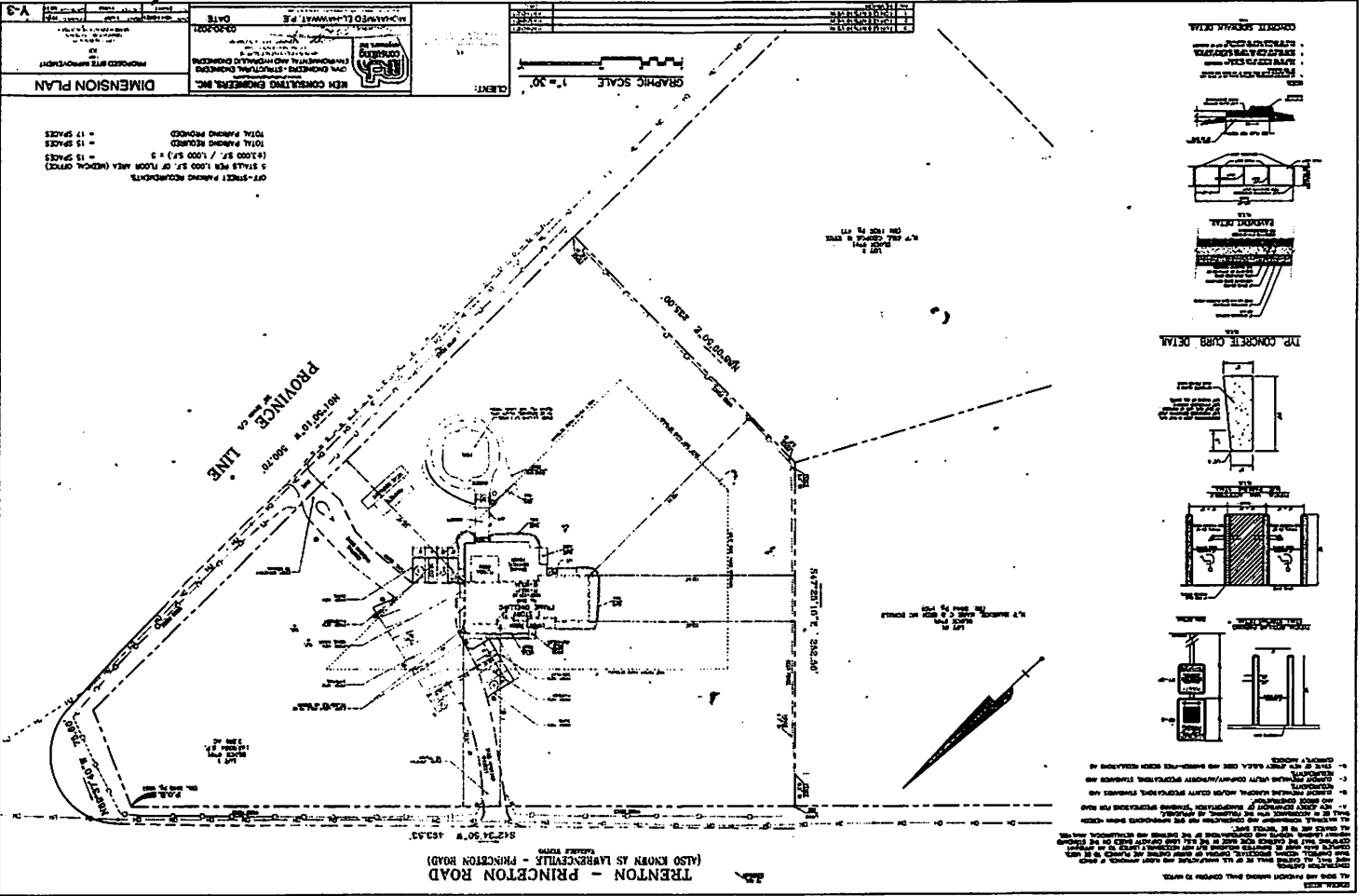
Based on our analysis and review of the Dimension Plan, the modification to the subject property would not generate a “significant increase in traffic” to the State Highway access and would not violate the “grandfathered” access permit. Enclosed, please find the following items submitted as part of the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

- ◆ One (1) copy of the Dimension Plan prepared by MEH Consulting Engineers, Inc., dated March 11, 2021;
- ◆ 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



DIMENSION PLAN

PROPOSED SITE DEVELOPMENT

DATE: 03-20-2011

CLIENT: [REDACTED]

PROJECT: [REDACTED]

GRAPHIC SCALE 1" = 30'

1" = 30'

OFF-STREET PARKING REQUIREMENTS

5 STALLS PER 1,000 SF OF FLOOR AREA (MEDICAL OFFICE)

15 STALLS

15 STALLS

TOTAL PARKING REQUIRED = 15 STALLS

TOTAL PARKING PROVIDED = 17 STALLS

CONCRETE CURB DETAIL

1. CURB SHALL BE 4" HIGH AND 12" WIDE AT THE FACE.

2. CURB SHALL BE CAST IN PLACE CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI.

3. CURB SHALL BE FINISHED WITH A BROOM OR BRUSH FINISH.

4. CURB SHALL BE SET ON A 4" THICK BED OF 3/4" SAND.

5. CURB SHALL BE SET ON A 4" THICK BED OF 3/4" SAND.

6. CURB SHALL BE SET ON A 4" THICK BED OF 3/4" SAND.

7. CURB SHALL BE SET ON A 4" THICK BED OF 3/4" SAND.

8. CURB SHALL BE SET ON A 4" THICK BED OF 3/4" SAND.

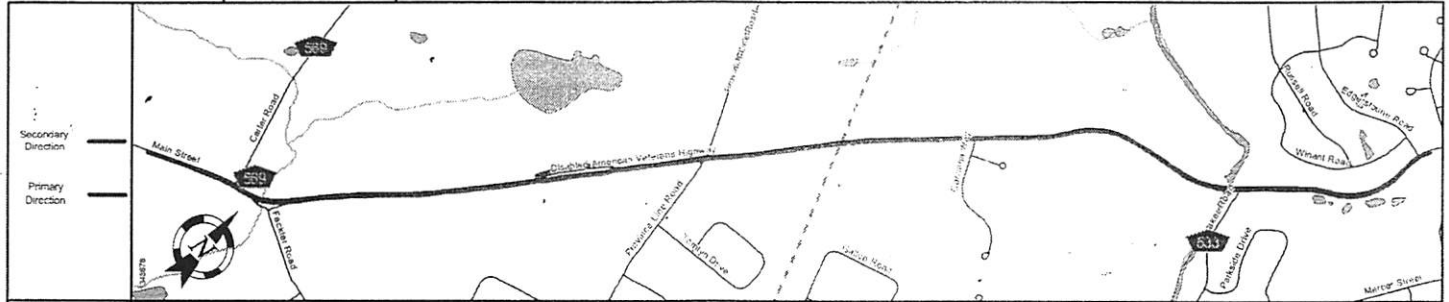
9. CURB SHALL BE SET ON A 4" THICK BED OF 3/4" SAND.

10. CURB SHALL BE SET ON A 4" THICK BED OF 3/4" SAND.

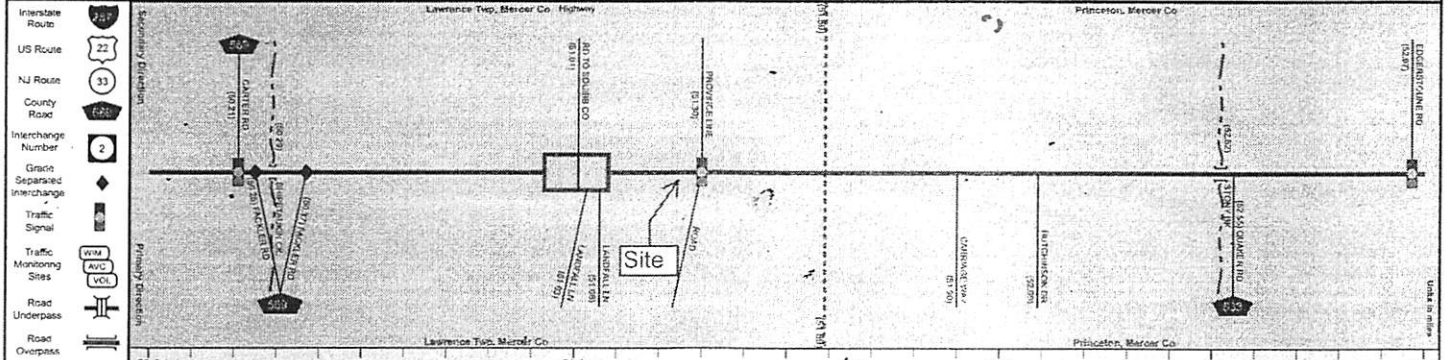
TRENTON - PRINCETON ROAD
(ALSO KNOWN AS LAURENCEVILLE - PRINCETON ROAD)

US 206 (South to North)

Mile Posts: 50.000 - 53.000



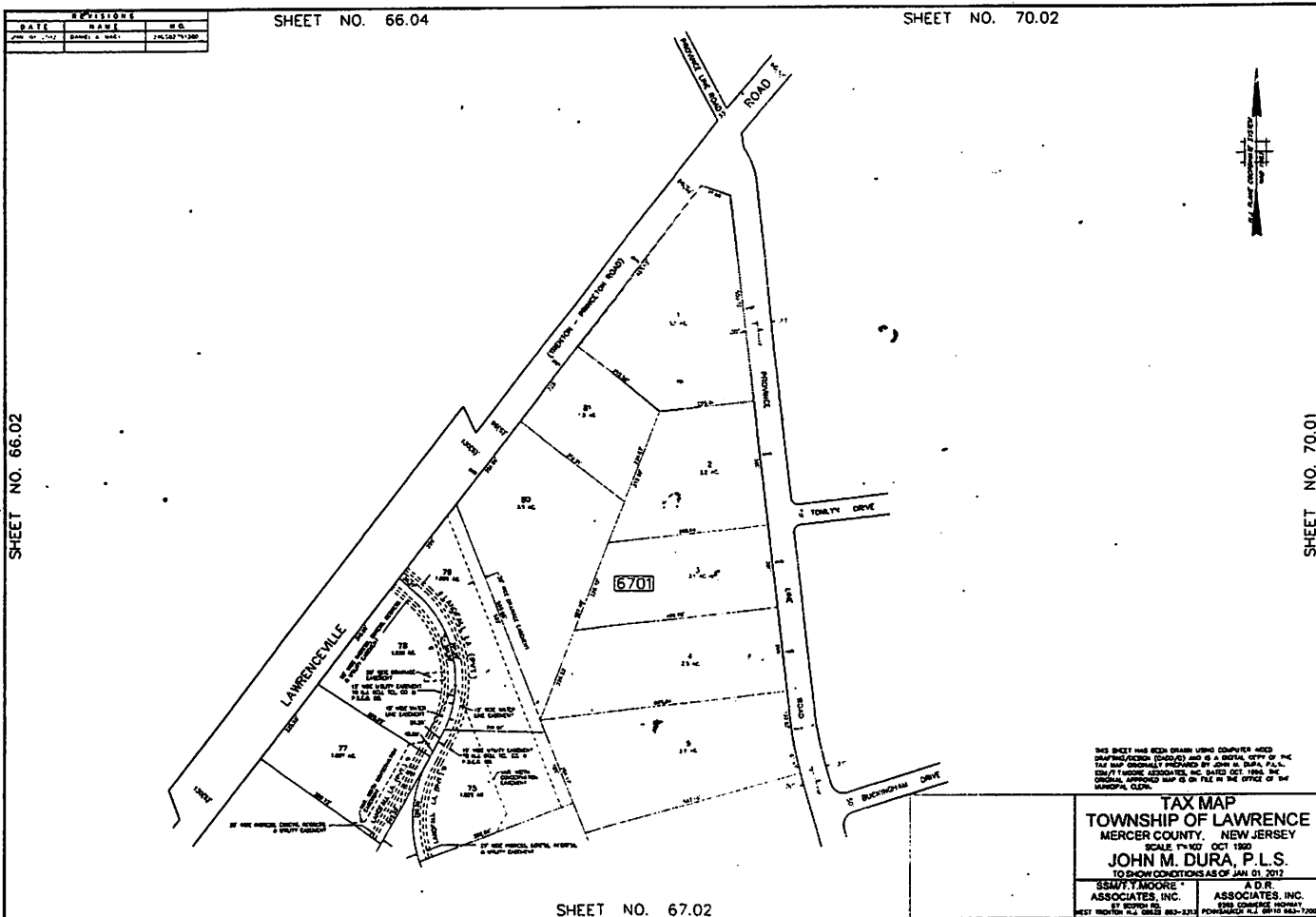
Pavement	16
Shoulder	0
Number of Lanes	1
Speed Limit	45
Street Name	American



Street Name	Main Street			Dis. Amer. Veterans Highway				Stockton Street
Jurisdiction				N.J.D.O.T.				
Functional Class	Urban Principal Arterial			Urban Principal Arterial				
Federal Aid - NHS Sy				1012				
Control Section				1125				
Speed Limit			45			40		35
Number of Lanes	2		1		2		3	2
Med. Type	None		Curbed			None		
Med. Width	0		VAR					
Pavement	28		22	18	28	24	0	36
Shoulder	6		3	0	6		4	0
Traffic Volume			18,315 (2014)					6
Traffic Sta. ID			57272					
Structure No	1129153							1129155
Enlarged Views								

SRI = 0000206__

Date last inventoried: June 2017



Lot Conformance Analysis

PRI-210086 - Proposed Medical Office

3640 NJSH Route 206, Township of Lawrence, Mercer County, New Jersey

March 25, 2021

Route: 206

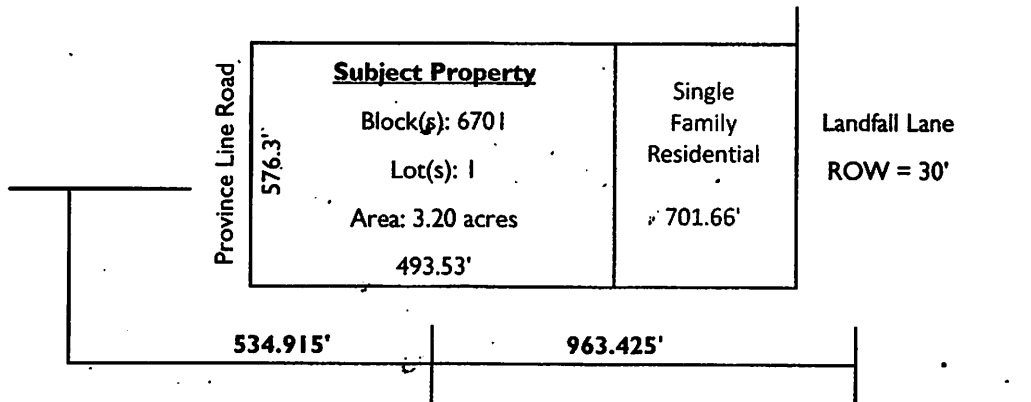
Speed Limit: 45 mph

Milepost: 51.29

Spacing Distance (S) = 230'

Rural/Urban: Rural

Access Level 5: Driveway with Provision for Left-turn Access (Limited by spacing Requirements and Safety Considerations)



LOT IS CONFORMING

Highest Proposed Peak Hour Trips:	13	Alternative Access Provided?:	Yes
Number of two-way access points allowed:	2	Shared Access Provided?:	No

Additional Comments

STONEFIELD

NJDOT HAPS Trip Generation Summary Sheet

Proposed Medical Office

Prepared: March 25, 2021

Route 206, MP 51.29

Block 6701, Lot 1

Township of Lawrence, Mercer County, New Jersey

SE&D Job No. PRI-210086

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 February 8, 2019</i>							
720	Medical-Dental Office Building	SQ. FEET	$3.43*(X/1000)+2.57$	$4.10*(X/1000)$	$34.80*(X/1000)$	$(X/1000)*3.10$	$X/1000*8.57$
Existing							
720	Medical-Dental Office Building	3,000 SQ. FEET	13	12	104	9	26
Proposed							
720	Medical-Dental Office Building	3,000 SQ. FEET	13	12	104	9	26
Net Change			0	0	0	0	0