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August 8, 2024

Borough of Sayreville
Planning Board
49 Dolan Street
Sayreville, NJ 08872

RE: Traffic Statement
Prestige Plumbing and Heating, Inc. Site Plan
Block 422, Lot 8.01
Borough of Sayreville, Middlesex County, New Jersey

Dear Board Members:

The applicant proposes to renovate and expand the existing building to serve as an office for their Heating & Plumbing business. As the site is situated along a State Highway, the trip generation figures below were obtained from the NJDOT Highway Access Permit database.

For Land Use Code Y52, General Office < 200,000 S.F. the rates are as follows:

AM Peak Hour

$1.47 * (X/1000)$ where X represents the total square footage proposed

$X = 4140 / 1000 = 4.14$

AM Peak Hour Total: 6 trips

PM Peak Hour

$1.42 * (X/1000)$

PM Peak Hour Total: 6 trips

Weekday Daily Trips

$EXP (0.97 * \ln (X/1000) + 2.5)$

$= EXP (3.88)$

Weekday Daily Trips Total: 48 trips

Weekend Peak Hour

$0.53 * (X/1000)$

Weekend Peak Hour Total: 2 trips

Weekend Daily Trips

$2.21 * (X/1000)$

Weekend Daily Trips Total: 9 trips

Based on the above, the number of trips does not constitute a major traffic generator. Since the only access is from the State Highway, the jurisdiction of same is with the NJDOT. On April 10, 2024, the applicant received a Letter of No Interest from NJDOT. A copy of same is attached.

Should you require any additional information please feel free to contact me at the number above.

Very truly yours,

EAST POINT ENGINEERING, LLC

Marc S. Leber

Marc S. Leber, P.E., P.P., C.M.E.



State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600

Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

FRANCIS K. O'CONNOR
Acting Commissioner

TAHESHA L. WAY
Lt. Governor

April 10, 2024

Andrew Feranda, PE
Shropshire Associates, LLC
277 White Horse Pike, Suite 203
Atco, NJ 08004

RE: Letter of No Interest
Prestige Plumbing & Heating, Inc.
Route 35 MP 48.77
Block 422 Lot 8.01
Borough of Sayreville, Middlesex County

Dear Mr. Feranda

Reference is made to your letter dated March 7, 2024, concerning the above captioned project. The Department has reviewed the information submitted with the Letter of No Interest request. Based on the submitted information, the Department has determined that the proposed **Prestige Plumbing & Heating, Inc.** will not create a "significant increase in traffic" and a new access permit is **not** required for the proposed development.

Please note that 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.

Please be advised that **any** physical changes to any of the Route 35 driveway(s) may cause a new permit to be required despite that the proposed "change of use" does not constitute a significant increase in traffic.

The New Jersey State Highway Access Management Code New Jersey Administrative Code, Title 16, Transportation describe activities which require permits. The information contained in these publications may be helpful in understanding the conclusions reached by the Department.

If you have any questions concerning the above matters, please contact me at (609) 963-1996 or larry.cotton@dot.nj.gov.

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Sincerely,

Larry D. Cotton

Larry D. Cotton, CPM
Project Management Specialist 3
Application Completeness, Conformance and Compliance Unit
Office of Major Access Permits
Division of Local Aid and Economic Development