



State of New Jersey

DEPARTMENT OF TRANSPORTATION

P.O. Box 600

Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

FRANCIS K. O'CONNOR
Commissioner

TAHESHA L. WAY
Lt. Governor

September 18, 2025

Paul Going, P.E.
TPD, Inc.
30 Independence Boulevard, Suite 110
Warren, NJ 07059

RE: Letter of No Interest (L100010370)
Proposed Retail Store Tenant
457 Route 10 EB, MP 22.74
Block 157; Lots 5
West Orange Township
Essex County, New Jersey

Dear Mr. Going,

Reference is made to your letter dated August 25, 2025, 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 Proposed Retail Store Tenant will not generate a "significant increase in traffic" and a new access permit is not 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, it will require that a new access permit be applied for by the current owner(s) or future owner(s) of the property.

Please note that the above conclusions were based upon the information provided and any changes 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 10 EB driveways may cause a new permit to be required despite that the proposed expansion does not constitute a significant increase in traffic.

The State Highway Access Management Act and the State Highway Access Management Code describe activities, which require an access permit according to 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, and significant increase in traffic which would require a new permit as per N.J.S.A. 27:7-95(a) and N.J.A.C. 16:47-8.1(a). These citations may clarify the conclusions that we reached.

If you have any questions concerning the above matters, please contact me at (609) 963-2630 or Rahmiati.Anthony@dot.nj.gov.

Sincerely,

Rahmiati Anthony

Rahmiati Anthony
Project Management Specialist 2
Office of Major Access Permit