

May 26 2026

Via Email and Regular Mail

Elmer Baird

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**RE: Clarification of Easterly Site Driveway Operation – Enter-Only (Ingress-Only) Use
75 Route 4 East (MP 5.20)
Block 1415, Lot 1.01 Borough of River Edge, Bergen County,
New Jersey (NJDOT LONI Reference – Prior Correspondence dated June 12, 2024)**

Dear Sir or Madam:

We are writing on behalf of our client, Millpau LLC / Sweet Spot Garden State LLC, regarding the above-referenced property located at the southwesterly quadrant of NJSH Route 4 and Main Street in the Borough of River Edge.

As detailed in our prior Letter of No Interest (LONI) request dated June 12, 2024 (which was granted) and the subsequent Traffic Impact Study dated July 23, 2024, the site is currently occupied by an existing 18,990 SF furniture store, 8,500 SF adult care facility, 2,800 SF office space, and a 1,569 SF vacant space now occupied by a cannabis dispensary ("Sweet Spot"). No physical modifications to the existing driveways or NJDOT right-of-way were proposed or required at that time.

Site access to NJSH Route 4 is provided via three existing driveways located along the **Route 4 Eastbound service road / local access segment**:

- One (1) ingress-only right-in driveway;
- One (1) right-in / right-out driveway; and
- One (1) egress-only right-out driveway (the **easterly site driveway**).

Customarily, the easterly driveway has been operated and signed as a one-way egress (right-out only). The tenant, Sweet Spot, now wishes to utilize this driveway as an **enter-only (right-in) driveway**.

This operational change is proposed because the **existing curb cut geometry is better suited for enter-only movements** and better complements overall site circulation. Prior exiting traffic that has historically utilized the easterly driveway will be rerouted to the central site driveway, which requires **no modifications** to the existing site layout, infrastructure, pavement, or curbing. This rerouting will improve internal traffic flow, reduce congestion at other access points, and

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enhance customer convenience. The change requires no physical alterations to the driveway geometry, pavement, curbing, or signage beyond standard regulatory updates (e.g., removal or modification of “DO NOT ENTER” signage consistent with the approved site/signage plan).

Our office has conducted a thorough review of all available records, including Open Public Records Act (OPRA) requests to NJDOT and the Borough of River Edge. This research has not identified any specific NJDOT prohibition, prior permit restriction, or recorded condition that would preclude enter-only operation of the easterly driveway at this location.

We have also confirmed that the proposed enter-only operation is fully consistent with the New Jersey State Highway Access Management Code (N.J.A.C. 16:47), specifically **Appendix E – Design Standards and Driveway Design Parameters** (formerly referenced under N.J.A.C. 16:47-3.8). The Code expressly contemplates and permits one-way ingress driveways on principal arterials such as NJSH Route 4, particularly on service road / local access segments where the facility is specifically designed to accommodate local turning movements. Appendix E establishes the applicable geometric standards for curblane openings and one-way driveways (minimum width 12–20 ft depending on design vehicle; maximum allowable 40 ft), angles (preferred 90°, minimum 60° for one-way), and radii. The existing easterly curb cut already satisfies these parameters without modification. Because the easterly driveway is situated on the Route 4 Eastbound service road / local access segment (and not on the mainline high-speed lanes), the proposed enter-only use aligns directly with the intended function of this roadway classification. The existing driveway satisfies all applicable spacing, sight-distance, and safety criteria based on the previously approved plans and Traffic Impact Study.

The previously submitted Traffic Impact Study (Neglia, July 23, 2024) demonstrated that the cannabis dispensary generates only a modest net increase in site traffic (well below the NJDOT threshold of 100 additional peak-hour trips that would constitute a “significant increase”). The operational change requested herein would not alter those conclusions and is expected to improve overall site efficiency and safety.

For your reference, we have enclosed the full set of approved engineering plans (75 Route 4 East drawing set, Neglia Engineering Associates, revised October 1, 2024, including Sheets 2.00 – Site/Signage Location Plan and 3.00–3.03 – Traffic Circulation Plans I–IV) and copies of the prior LONI correspondence and Traffic Impact Study. The driveways are clearly delineated and labeled on these plans, with the easterly driveway shown as the existing egress-only right-out connection on the Route 4 EB service road / local access segment.

We respectfully request the Bureau’s written clarification and confirmation that the easterly site driveway may be operated as an enter-only (right-in) driveway consistent with the existing access permit rights, the approved site plans, the Traffic Impact Study findings, and the State Highway Access Management Code.

Should any additional information, a formal minor modification request, or supplemental analysis be required, please advise.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Respectfully submitted,
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