



181 WEST HIGH STREET
SOMERVILLE, NJ 08876

908 927 0100p
908 927 0181f

TRAFFIC IMPACT STATEMENT

FOR

933 ROUTE 22 WEST, LLC

PROPOSED

POPEYES

BLOCK 158, LOT 9
933 ROUTE 22 WESTBOUND

BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY

AUGUST 18, 2021

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ELIZABETH DOLAN, P.E.
NJ LICENSE NO. 37071

A handwritten signature in black ink, appearing to read "Gary W. Dean", written over a horizontal line.

GARY W. DEAN, P.E., P.P.
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PARKING STUDIES
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INTRODUCTION

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While any development changes on the subject property may affect traffic conditions, both the volume and characteristics of that traffic are of important consideration in the evaluation of this application. Dolan & Dean Consulting Engineers, LLC (D&D) has been retained to prepare this Traffic Impact Statement for the proposed redevelopment.

This Traffic Impact Statement has been prepared as part of the application to evaluate the anticipated levels of traffic activity associated with the site redevelopment, and to review site access, circulation, and parking.



EXISTING CONDITIONS

The subject property is designated as Block 158; Lot 9 and is located with frontage along westbound Route 22 between its intersections with Jefferson Avenue and Maple Avenue. The site has historically operated as a construction equipment rental supplier, with separate ingress and egress driveways on the State highway.

US Route 22 is a federal highway under NJDOT jurisdiction. The roadway is classified as an urban principal arterial, with a posted speed limit of 50 miles per hour in the vicinity of the subject property. Two lanes per direction of travel are provided separated by a centrally located median.



TRAFFIC CHARACTERISTICS OF THE EXISTING AND PROPOSED USES

The potential traffic generation from any use is directly related to the type, size, and characteristic of the use itself. The specific location of a particular use may also affect trip generation due to volumes of passing street traffic, and competing uses. Trip generation projections are customarily made using estimates compiled by the Institute of Transportation Engineers (ITE) in the 9th edition of the Trip Generation Manual for uses that closely resemble the anticipated operation.

Table I summarizes the projected trip generation for the proposed Popeyes and Arby's. Trip projections were calculated using ITE Land Use 934 "Fast Food Restaurant With Drive-Through Window" data.

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ESTIMATED TRIP GENERATION
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Morning Peak Hour			Evening Peak Hour			Saturday Peak Hour		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
47	47	94	38	38	76	64	64	128

A significant component of site traffic would not be "new" traffic per se. Particularly during peak hours, much of the retail site traffic will be comprised of "pass-by" trips. Pass-by trips are defined as: "...trips attracted to a particular development from the traffic "passing-by" on the adjacent street."¹

As noted in the ITE Trip Generation Handbook, certain uses, including fast food restaurants are ideally located along busy streets in order to attract existing motorists. These uses

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generally attract most of their customers from traffic passing the site on their way from an origin to an ultimate destination. These trips may not add new traffic to the adjacent street system.

For the proposed Popeyes, the ITE data indicates that pass-by percentages of approximately 50% would be reasonably anticipated. By generating limited new peak hour traffic to the area, the proposed restaurants will not have a detrimental effect on the surrounding roadway system. Therefore, the overall traffic impact arising as a direct result of the proposal will be minimal. Table II shows the new and pass-by trips that are forecasted for the redevelopment.

TABLE II
TRIP GENERATION BY TRIP TYPE

Use	Morning Peak Hour	Evening Peak Hour	Saturday Peak Hour
New Trips	47	38	64
Pass-By Trips	47	38	64
Total	94	76	128

As noted, the new site generated trips are minimal and negligible from a traffic engineering perspective. Specifically, based on the definition of “significant” traffic increases used by NJDOT in the State Highway Access Management Code (NJAC 16:47), a traffic increase of 100 new trips could have an effect on operating conditions on adjacent roadways and intersections. As the site does not exceed a peak hour new trip increase of 100 or more vehicles, the site would not be expected to have any material effect on nearby traffic operations, intersection capacity, or levels of service. Further, the trip calculations summarized above take no credit for trips historically generated by the site.



SITE ACCESS, CIRCULATION & PARKING

A review has been made of the Site Plan prepared by Bohler Engineering, NJ, LLC. The following items address on-site design characteristics:

- ▶ New ingress and egress driveways are proposed Route 22 westbound, which will be curbed and lengthened compared to the existing configuration. The new driveways will require a Major Access Permit from NJDOT.
- ▶ Access to the Popeyes drive-thru will be along the northwest side of the building. The drive-thru lane will allow for up to 13 vehicles to stack, with a dual order board/speaker operation.
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- The site plan incorporates a total of 34 striped parking spaces, which is expected to more than accommodate the parking needs. It should also be noted that the provision of the drive-thru service will somewhat reduce the demands for dedicated parking as customers can be accommodated within the drive-thru lanes.

The site plan has been configured using recognized design standards to promote safe and efficient on-site circulation.



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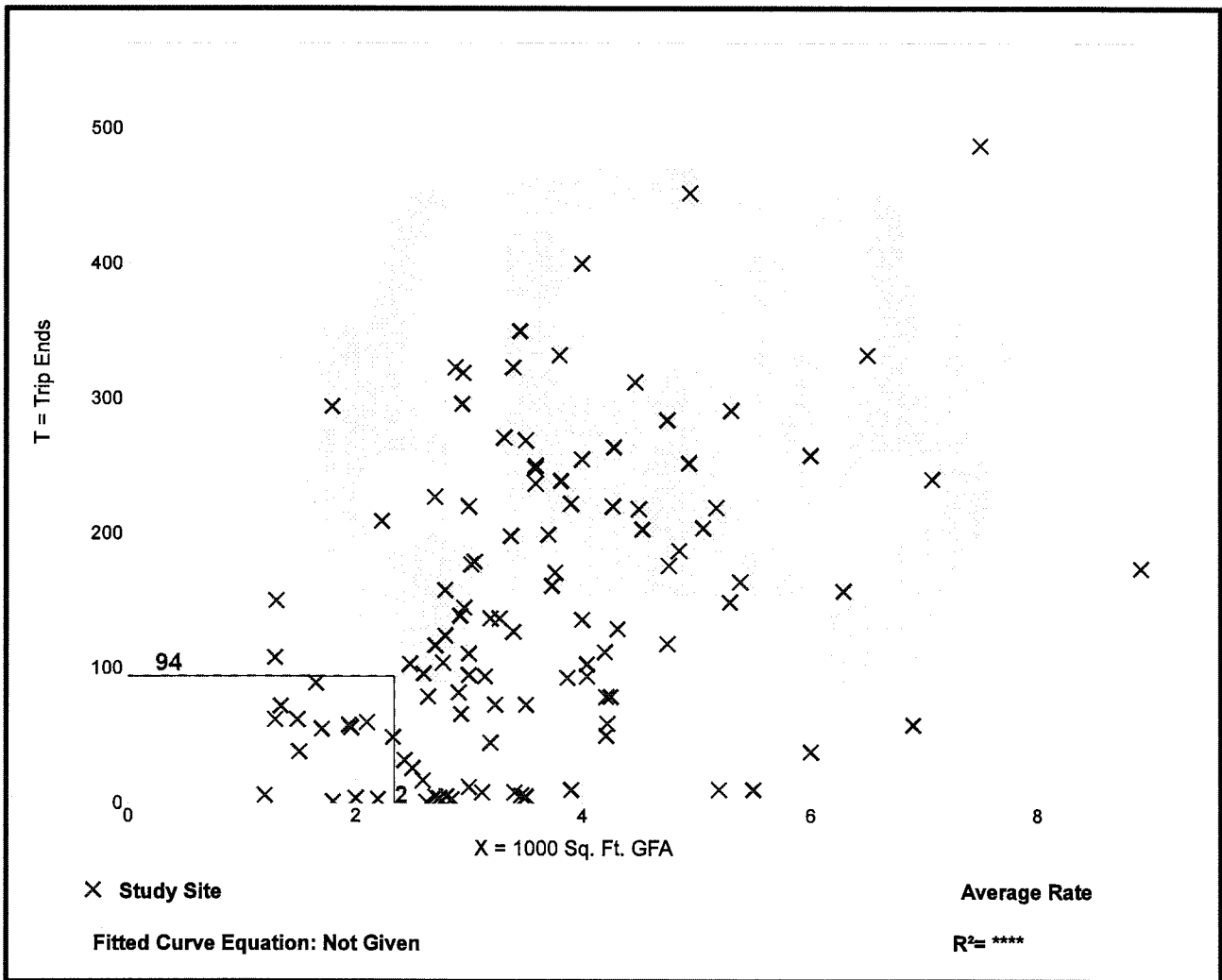
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Average Rate	Range of Rates	Standard Deviation
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Data Plot and Equation



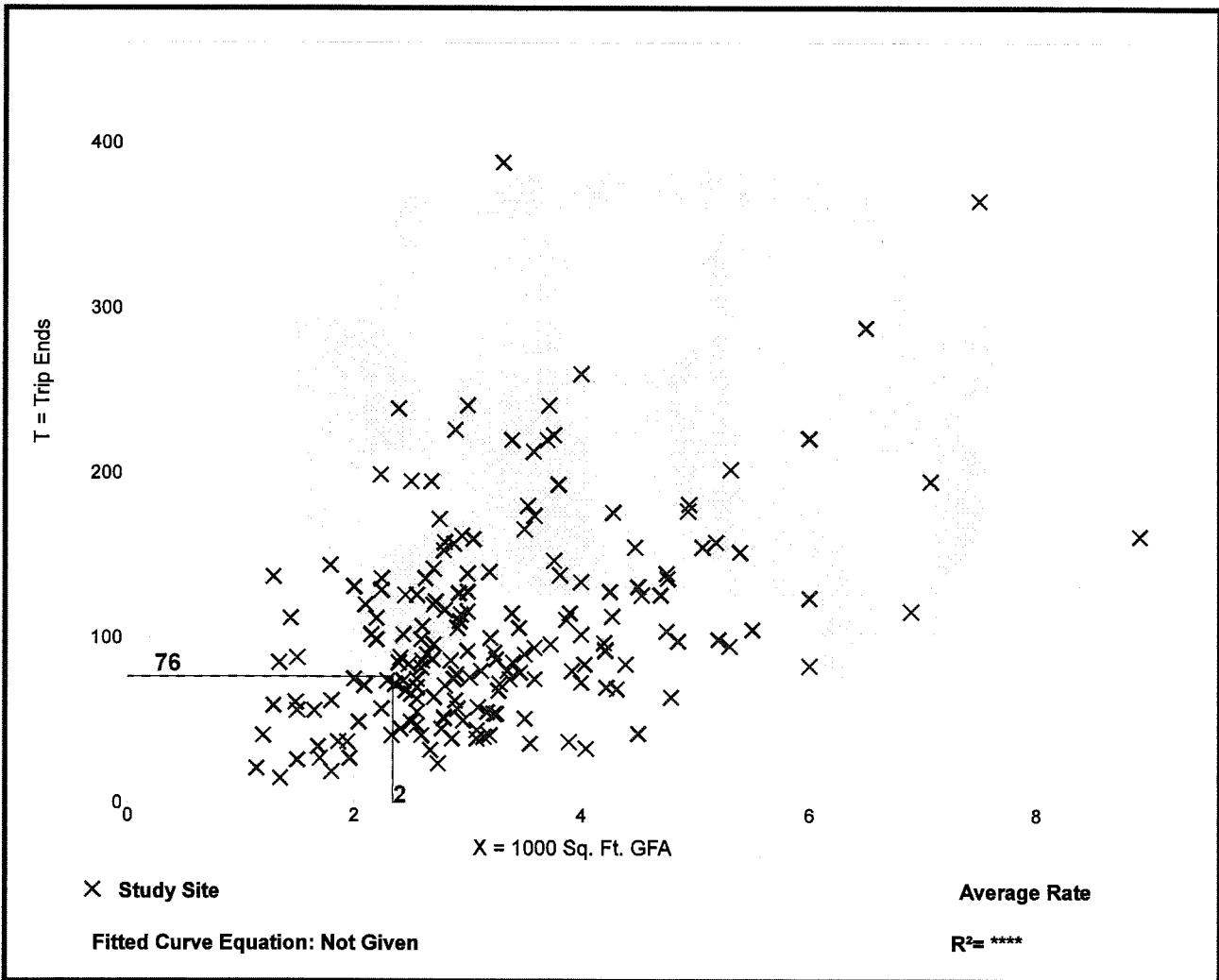
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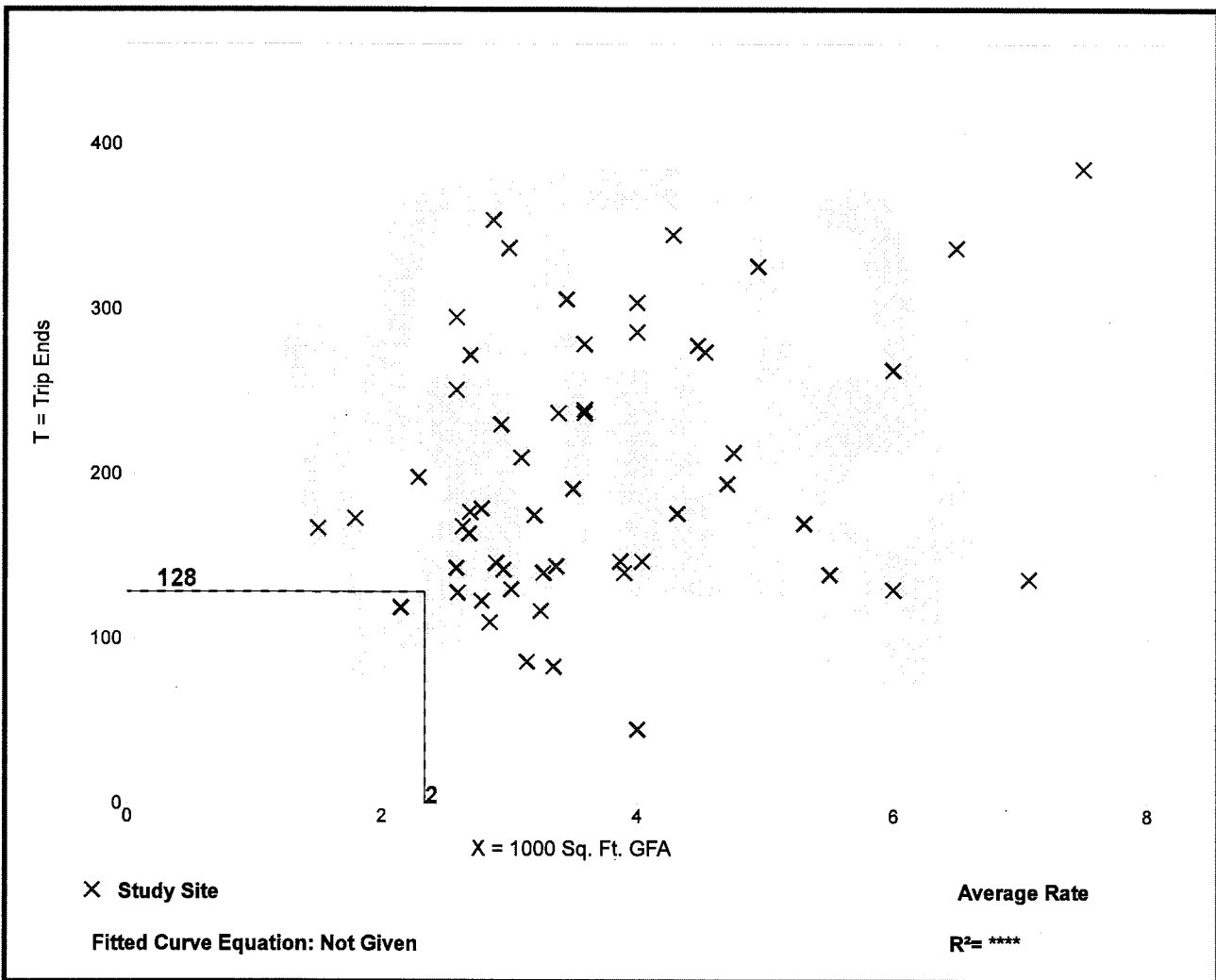
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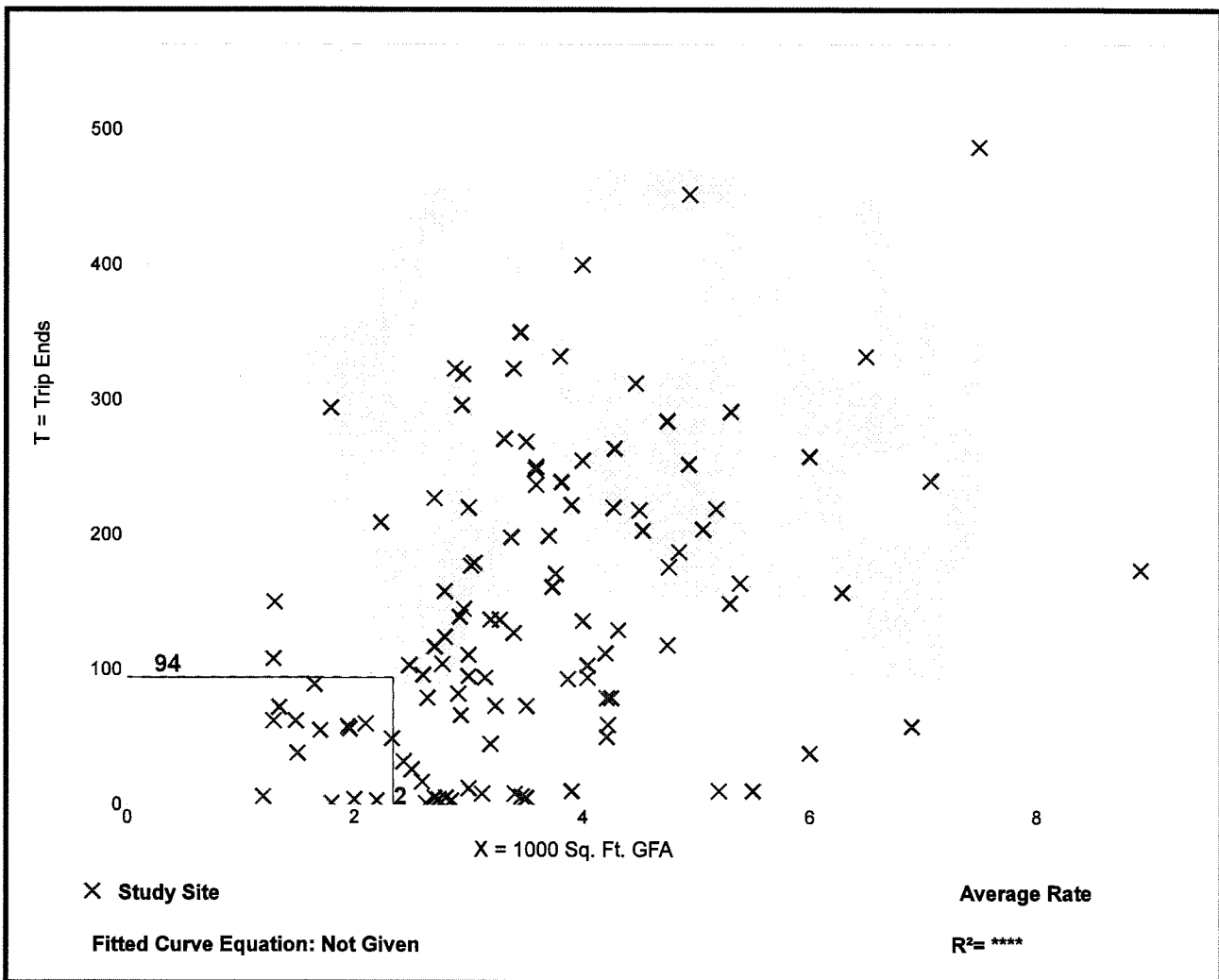
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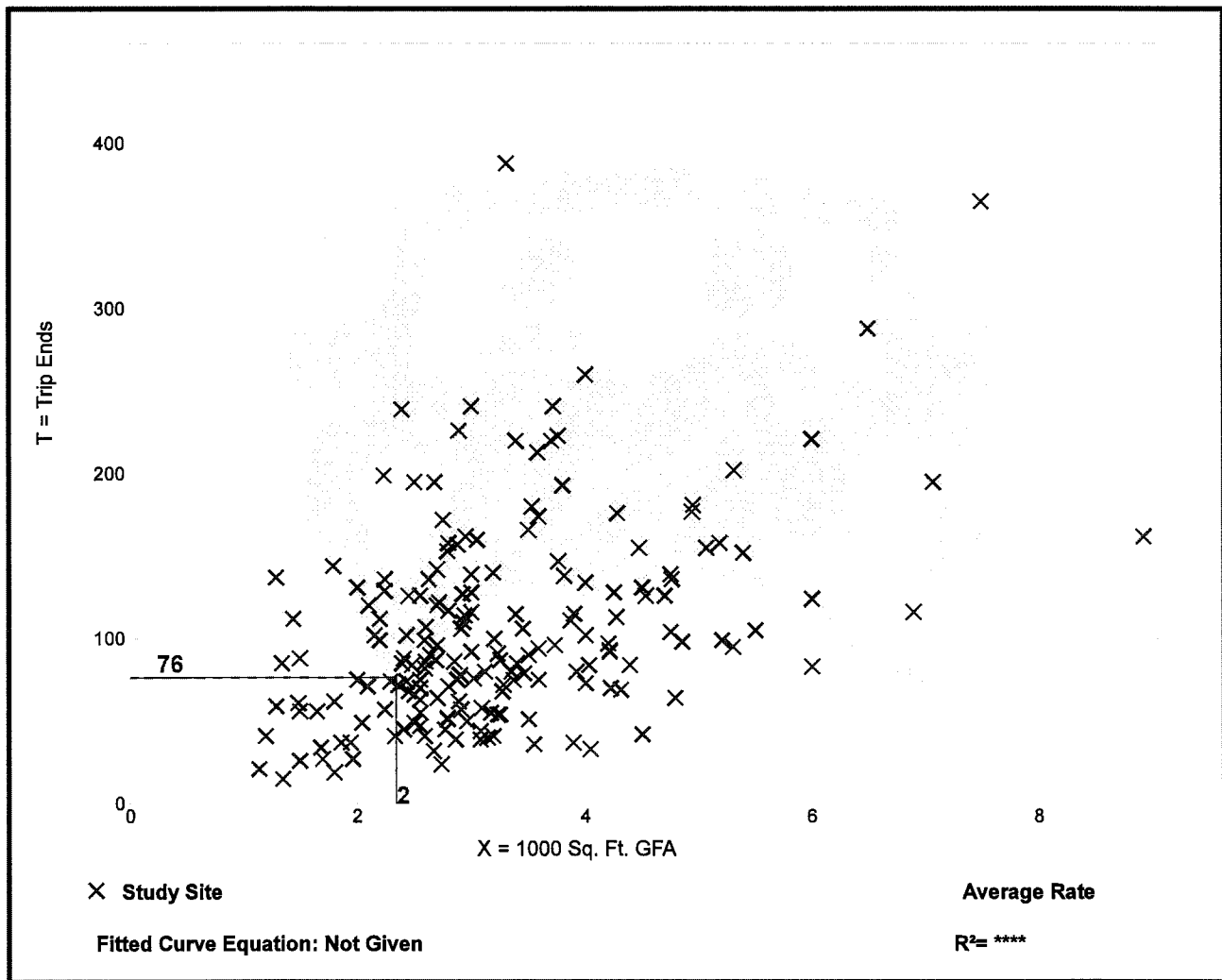
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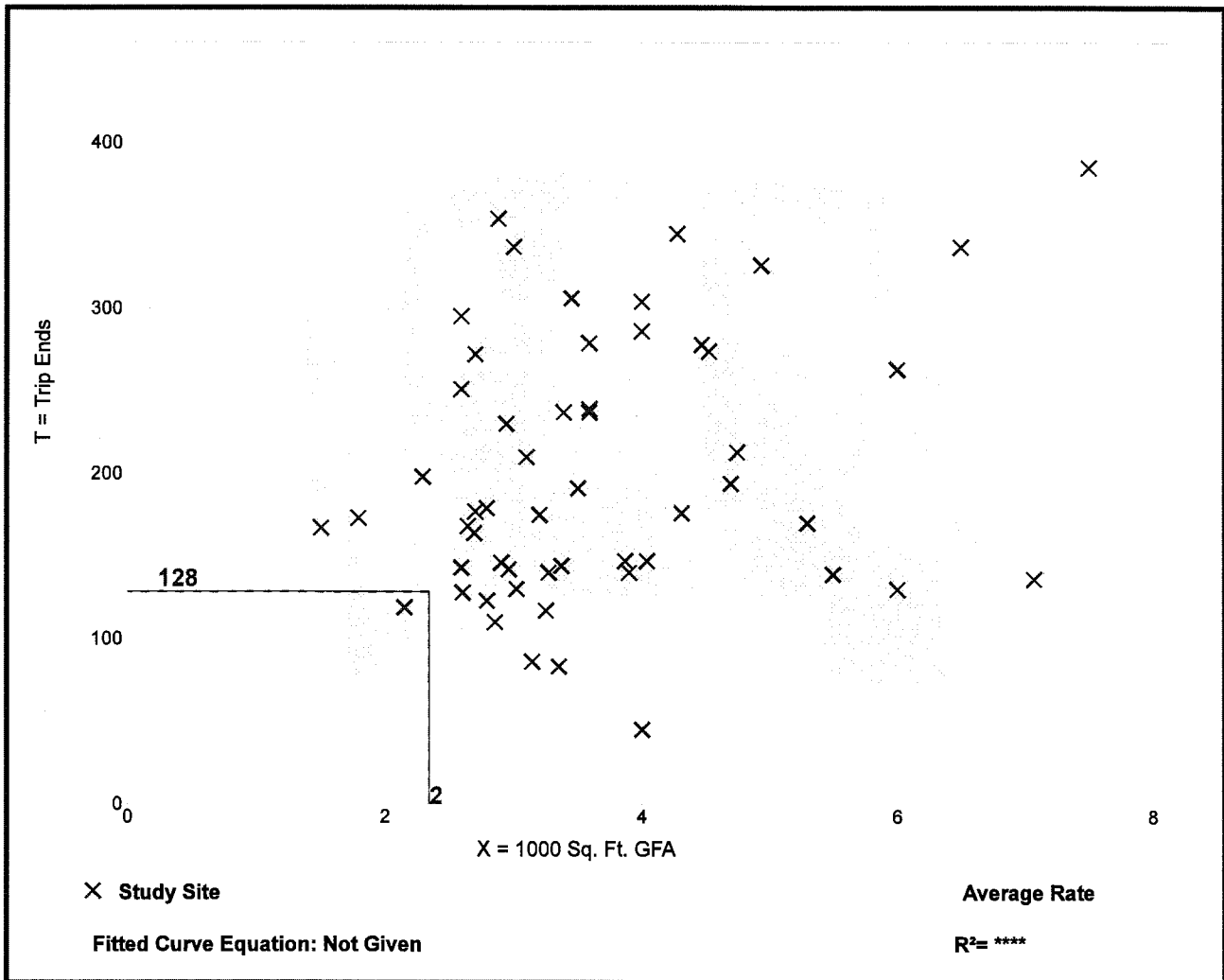
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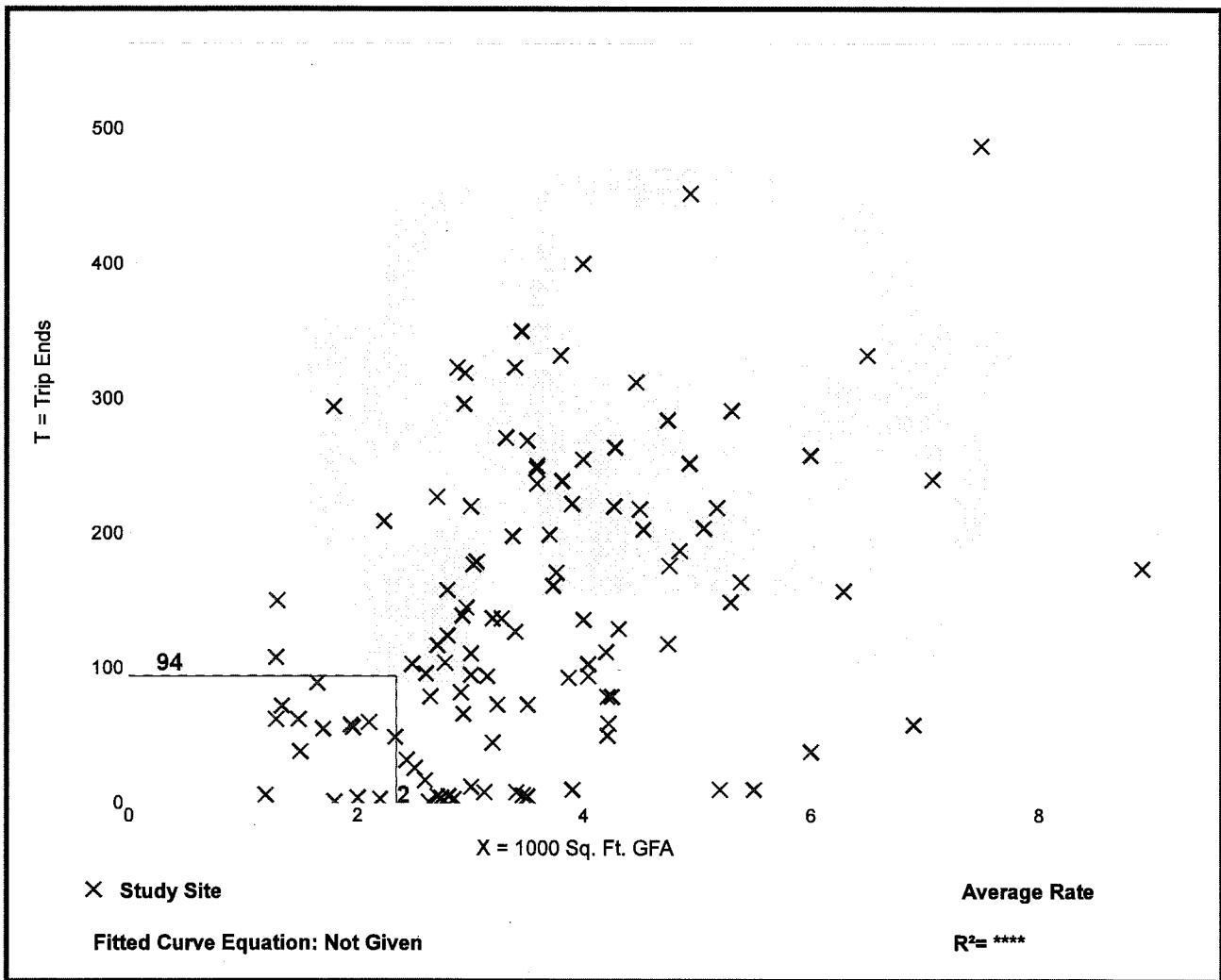
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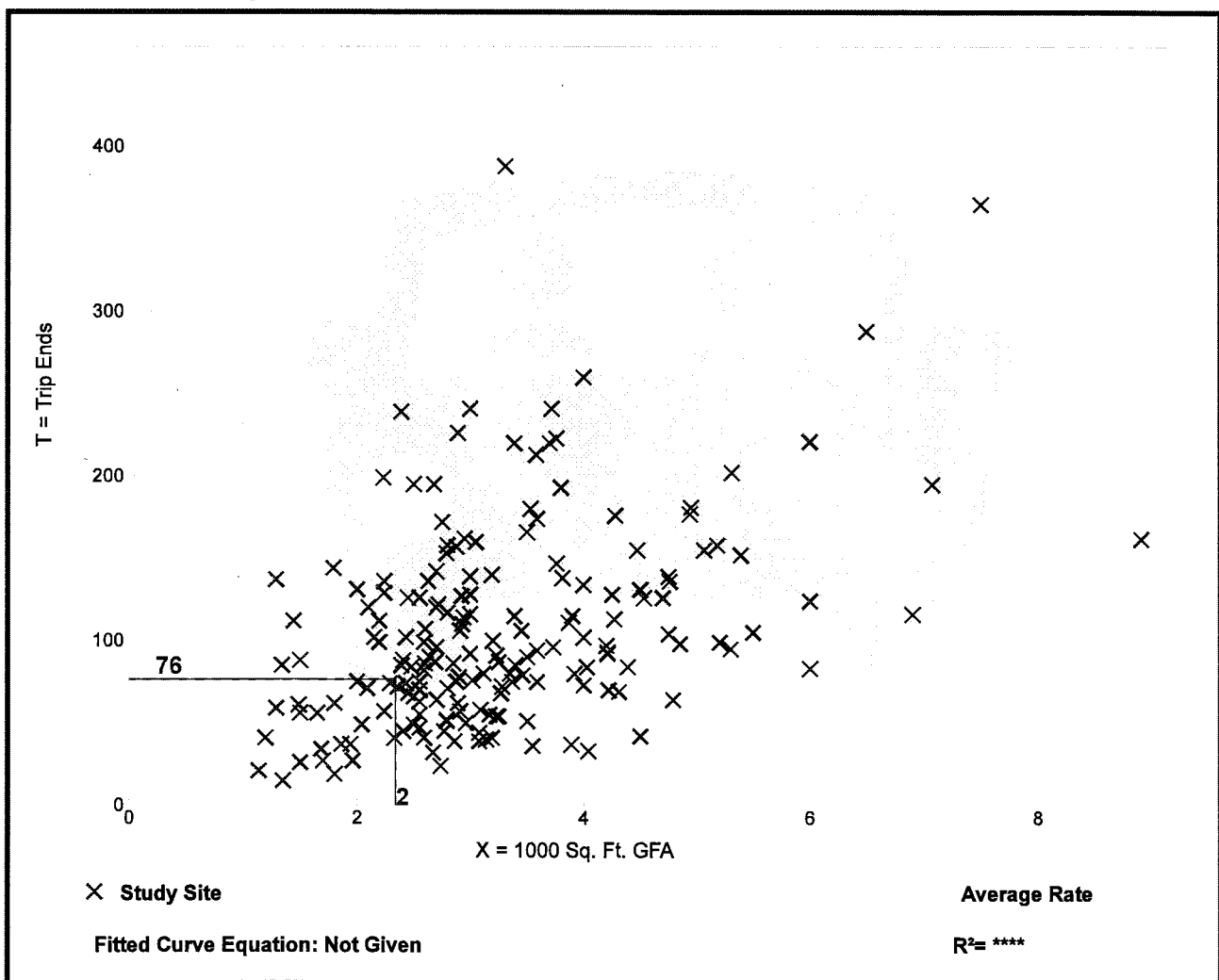
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