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July 24, 2020
via Email

Bohler Engineering PA, LLC
74 West Broad Street, Suite 500
Bethlehem, PA 18018
Attn: Michael Jeitner, P.E.

**RE: Proposed McDonald's Restaurant Rebuild
NJ Route 130 & Dutch Neck Road
East Windsor Township
Mercer County, New Jersey
ATDE Project No. APA20045**

Dear Mr. Jeitner:

Atlantic Traffic & Design Engineering, LLC (ATDE) has prepared this Traffic Statement to support the application to East Windsor Township for the rebuild of an existing McDonald's Restaurant. The subject property is designated at Lot 11, Block 58; it is in the southwest corner of Route 130 and Dutch Neck Road.

The existing site consists of a ±5,989-square foot McDonald's Restaurant with 1 drive-through lane. There is 1-way circulation through the site in the counter-clockwise direction. Access is provided via 1 ingressing only and 1 egressing only driveway from Route 130 and 1 full movement driveway from Dutch Neck Road. There are 43 on-site parking stalls, including 3 ADA accessible stalls. Sidewalks are provided along the property's frontage with both roadways.

The development proposal includes rebuilding the existing site into a 4,940 square foot fast food restaurant with the dual side-by-side drive-through lanes. The access driveways will remain unchanged. The number of parking stalls shall remain consistent. The 4-foot wide sidewalk, along the property frontage on Route 130, will be replaced; this includes replacing the driveway aprons and the curb ramps at the driveways.

Route 130 is an urban principal arterial under NJDOT jurisdiction. It is a 4-lane, 2-way roadway that is oriented in the general north-south direction. The northbound and southbound lanes are divided by a 10-foot grass median. The surrounding land uses are primarily commercial and, the posted speed limit is 45 miles per hour.

Existing Traffic Conditions

Dutch Neck Road is 2-lane, 2-way local roadway oriented in the general east-west direction. Curbing is present on both sides of the road and concrete sidewalk on the southern side of the road. The roadway is primarily residential, with the exception of intersection with Route 130. The posted speed limit is 35 miles per hour.

The intersection of Route 130 and Dutch Neck Road is signalized. Exclusive left turn lanes are provided on both approaches of Route 130; an exclusive right turn lane is present on the southbound approach. The eastbound and westbound approaches of Dutch Neck Road have exclusive left turn lanes and right turn lanes. Pedestrian crosswalks are provided on all 4 approaches of the intersection.

Trip Generation

Trip generation estimates for the property were made utilizing data as published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. This publication sets forth trip generation rates based on traffic counts conducted at research sites throughout the country.

Land Use Code (LUC) 934: "Fast-Food Restaurant with Drive-Through Window" is used. This land use is applicable for all McDonald's establishments with drive-through service. **Table 1** shows the trips generated by the existing and proposed McDonald's Restaurants for each peak period.

A portion of the site generated traffic for the proposed and existing fast food restaurant use is "pass-by" trips. Pass-by trips are defined as diverted movements into the site from adjacent flow of traffic (i.e., 1 stop made in a series of linked "errand" type trips to multiple retail locations or made by a commuter on the way to work or home). The ITE published pass-by rate is 49% during the morning peak period and 50% during the evening peak period. There is no pass-by data published for the Saturday midday peak period; it is assumed to be the same as the evening rate or 50%.

Table 1
ITE Trip Generation
Existing vs. Proposed McDonald's

Analysis Period	Total Trips			Pass-by Trips			New Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Existing 5,989 SF Fast Food Restaurant with Drive-Through									
Daily Total	1410	1411	2821	0	0	0	1410	1411	2821
Morning Peak	123	118	241	58	58	116	65	60	125
Evening Peak	102	94	196	47	47	94	55	47	102
Saturday Peak	168	161	329	80	80	160	88	81	169
Proposed 4,940 SF Fast Food Restaurant with Drive-Through									
Daily Total	1163	1163	2326	0	0	0	1163	1163	2326
Morning Peak	101	98	199	48	48	96	53	50	103
Evening Peak	84	77	161	38	38	76	46	39	85
Saturday Peak	138	133	271	66	66	132	72	67	139

Using the ITE rates and data, a decrease in overall and peak hour trips is calculated. However, it is likely that the trips will remain consistent, even after the rebuild. There

shall not be an increase or decrease in trips, due to the rebuild and the proposed renovations will not have a significant impact on the traffic conditions.

The proposed McDonald's rebuild includes the expansion of the drive-through service to dual side-by-side lanes. The parking capacity will remain consistent with 43 provided parking spaces. According to East Windsor's Code of Ordinances, 1 parking space per every 40 square feet devoted to patrons or 1 parking space per every 2.5 seats, which ever is greater, shall be provided for a restaurant. The minimum parking that shall be provided is 38 spaces, based on the 1,495 square feet or space for the patrons. Therefore, the provided parking is sufficient.

Site Evaluation

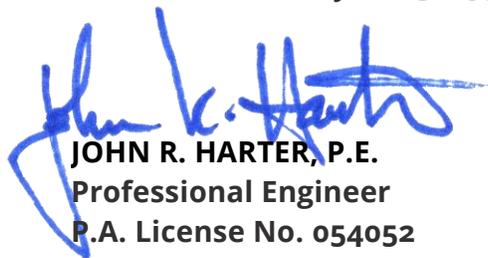
A pedestrian connection to the existing sidewalk on Route 130 shall be installed on the eastern side of property which includes improved ADA curb ramps, a continental style crosswalk, and sidewalk. Also, the concrete driveway aprons shall be replaced to be ADA compliant. Traffic will continue to flow in the counterclockwise direction. The existing driveways will remain unchanged in both location and size, under the proposed conditions.

The existing 5,989 square foot fast food restaurant with 1 drive-through lane shall be completely removed and a 4,940 square foot fast food restaurant with a dual drive-through lane shall be constructed. While the size of the building will be decreasing, it is assumed that the number of trips associated with the current development will remain stagnant. The provided parking capacity is greater that what is required in the Code of Ordinances by East Windsor Township. The sidewalk connection from the site to Route 130 will improve pedestrian connection the surrounding land uses. Therefore, the proposed McDonald's rebuild, at Route 130 and Dutch Neck Road, will not have a negative impact on the surrounding roadway network.

Please do not hesitate to contact the undersigned with any questions or comments you may have.

Sincerely,

Atlantic Traffic & Design Engineers, Inc.
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STACEY JENSEN
Project Manager