



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

Kevin P. McDonough (1953-1994)
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Jay S. Troutman, Jr., P.E.
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May 21, 2021

North Brunswick Township Zoning Board of Adjustment
710 Hermann Road
North Brunswick, New Jersey 08902

Re: 1460 Livingston Avenue LLC
Lots 5.02 and 7.01 of Block 140.01
North Brunswick Township, Middlesex County
MRA File No. 21-128

Dear Board Members:

McDonough & Rea Associates (MRA) has had an opportunity to review the engineering report, dated May 18, 2021, prepared by Charles Carley, PE on behalf of the Zoning Board of Adjustment, and was in attendance at the May 18, 2021 Zoning Board of Adjustment meeting. This letter will act as a supplemental traffic report that will address the issues raised in the Charles Carley report and at the hearing. For consistency purposes, we will reference the items, as numbered in the May 18, 2021 Charles Carley report. Accordingly the following represents our responses.

2. PEDESTRIAN AND VEHICULAR MOVEMENT

- 2.1** With respect to the proposed operation of the new warehouse space, since tenants are currently unknown, the Applicant is unable to provide detailed information, other than to opine that the prospective tenants are likely to be a combination of small independent contractors and businesses that require relatively small amounts of warehouse space, and that the warehouse space is not likely to be used for a large scale fulfillment center based upon its size, number of loading docks and number of parking spaces.

With respect to the other existing uses on the property, we note that there are mixed-uses on the property, including medical office space, a small sports academy, a child care center, general office space, general industrial space, etc. We note that the existing uses primarily utilize the easternmost of the 2 driveways to Livingston Avenue as it provides the most direct access to parking areas for those uses. We will discuss this in more detail in subsequent sections of this response letter as it relates to the 2 new buildings being proposed.

Please reply to:

- 1431 Lakewood Road, Suite C, Manasquan, NJ 08736 • (732) 528-7076 • Fax (732) 528-6673
 105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181



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- 2.2 Informational; no response required.
- 2.3 It is the Applicant's intent to have truck traffic, and in particular tandem truck traffic generated by the new warehouse buildings, utilize the westernmost Livingston Avenue driveway in order to access the new buildings. We acknowledge the desire to separate the truck traffic from existing, mostly passenger vehicle traffic, generated by the aforementioned existing uses on the property which typically use the eastern driveway.
- It is also the Applicant's intent to provide a comprehensive signage plan that will direct large trucks to utilize the western driveway and be prohibited from using the eastern driveway. In addition, it is the Applicant's intent to make appropriate repairs to the pavement throughout the site in order to accommodate the additional traffic generated by the warehouses. Any operations that are taking place on the property that are within areas scheduled for the future development of the warehouses will either be removed or relocated (as is the case with the recreation center for the child care facility).
- 2.4 Our design engineer, Menlo Engineering, will provide certification that these requirements are met.
- 2.5 The Applicant will provide this information and will meet with the fire marshal in order to confirm that appropriate fire lanes and fire zones will be established within the site.
- 2.6 Sight triangles, based upon AASHTO, will be added to the plans based on the design speed of Livingston Avenue.
- 2.7 A stop sign will be provided.
- 2.8 The activity in this area of the site will cease to exist when the warehouse plan is implemented.
- 2.9 As indicated, the Applicant agrees to make appropriate pavement repairs throughout the site and add MUTCD regulatory signage as necessary and in consultation with the Board's professionals.



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2.10 The Applicant requests that this item be discussed in more detail as it is apparent that adding sidewalk to this section of Livingston Avenue does not appear to serve significant pedestrian activity in this area.

2.11 Agreed.

3. PARKING

3.1 A complete parking analysis for the entire property will be updated and provided on the zoning information that accompanies the plans.

3.2 An adequate number of accessible ADA parking spaces will be proposed.

3.3 The plan will be amended to show the location of electric charging stations in areas that will be appropriate for usage by existing and proposed (new warehouse) users.

3.4 It is the Applicant's intent to remove the gates and guard house currently serving the western driveway in order to provide safer and more efficient access to the new warehouses for trucks, employees and visitors.

We appreciate the opportunity to provide this information to the Zoning Board of Adjustment and look forward to discussing these items in more detail, as may be necessary, at an upcoming Zoning Board of Adjustment meeting.

Very truly yours,

John H. Rea, PE
Principal

Scott T. Kennel
Sr. Associate

cc: Zev Spira
Greg Oman, PE
Peter Lanfrit, Esq.