

February 18, 2019

Planning Board
City of Linden
301 North Wood Avenue
Linden, NJ 07036

**Re: Traffic Assessment, Amended Site Plan
Legacy Square
City of Linden, Union County, NJ
Langan Project No.: 130030204**

Dear Board Members:

The City of Linden Planning Board and the New Jersey Department of Transportation has previously granted approval and issued permits for the redevelopment of the GM Plant site to create a multi-tenanted shopping center to be known as Legacy Square. The development of the project is addressed in a Developers Agreement with the New Jersey Department of Transportation associated with NJDOT permits A-1-N-N030-08, S-1-N-0007-08, S-1-N-0012-08, S-1-N-0013-08 which permits development of a shopping center of 467,259 square feet Gross Leasable Area (GLA). In accordance with the NJDOT permits and prior City and County approvals, the developer is currently proceeding with construction of significant roadway improvements including:

1. At the intersection of US Route 1 and 9 and Pleasant Street, widen Route 1 and 9 northbound to provide a second left turn lane, and lengthen the left turn storage area; widen the Pleasant Avenue eastbound approach to provide a left turn lane, a through lane and a right turn lane; reconstruct the traffic signal operation.
2. At the intersection of US Route 1 and 9 southerly signalized driveway, reconstruct and modify eastbound and westbound approaches to the intersection and modify the traffic signal to provide for crossing movements between Aviation Plaza and the proposed project property.
3. At the intersection of US Route 1 and 9 and the northern signalized driveway, reconstruct the east and westbound approaches to US Route 1 and 9 and modify the traffic signal to provide for crossing traffic between Aviation Plaza and the subject property.
4. At the intersection of US Route 1 and 9 and Stiles Street, widen the eastbound and westbound approaches to provide dual left turn lanes, and reconstruct the geometry on the Stiles Street approaches to improve the geometric alignment on the eastbound approach, modify the traffic signal to accommodate the geometric improvements.

5. Mill and overlay Stiles Street from Miltonia Street to the AMTRAK underpass. Close Miltonia Street intersection with Stiles Street. Stripe Stiles Street eastbound at Elizabeth Avenue to provide a left turn lane and a thru/ right turn lane and Stiles Street westbound to have a left turn lane, a through lane and a thru/ right turn lane. Update and modify the traffic signal.
6. At the intersection of Stiles Street and Linden Avenue, widen and reconstruct the intersection to provide on the eastbound approach a left turn lane, a thru lane and a thru/ right turn lane; on the westbound approach a left turn lane, a thru lane and a thru/ right turn lane; on the southbound approach a left turn lane, two thru lanes and a right turn lane; and on the northbound approach a left turn lane, a thru lane and a right turn lane. Update and modify the traffic signal.
7. At the intersection of Wood Avenue and Linden Avenue, widen and reconstruct the intersection to provide on the southbound approach a left turn lane, a thru lane and a right turn lane; and on the northbound approach a left turn lane and a thru/ right turn lane. Update and modify the traffic signal.

The above referenced improvements have all been designed and permitted and are currently under construction.

It is currently proposed to amend the prior Site Plan approval to reconfigure the Phase 2 and Phase 3 tenant buildings within the shopping center. The proposed amendment will result in a reduction of the size of the total shopping center and will provide for a total shopping center area of 373,742 sf GLA with a 123 room Hotel as compared to the 467,259 sf GLA previously permitted by NJDOT. The following table summarizes the projected traffic volumes utilized in the design of the current off-site and access improvements as permitted by NJDOT and previously approved by the City and County. In addition, the table summarizes the projected traffic generation resulting from the currently proposed Amended Site Plan inclusive of the proposed Hotel.

**TABLE I
 TRIP GENERATION**

USE	AM PEAK HOUR			PM PEAK HOUR			SAT PEAK HOUR		
	In	Out	Total	In	Out	Total	In	Out	Total
467,259 SF Shopping Center	241	154	395	831	901	1,732	1226	1132	2,358
373,742 SF Shopping Center	218	133	351	729	729	1,458	912	842	1,754
123 Room Hotel	33	23	56	34	32	66	50	39	89
Total Amended Site Plan	251	156	407	763	761	1,524	962	881	1,843
Difference, Permitted vs Proposed Amendment	+10	+2	+12	-68	-140	-208	-264	-251	-515

As can be seen by a review of the above referenced table, the proposed Site Plan Amendment will result in a development that will generate similar or less traffic during the critical roadway peak hours as compared to the prior NJDOT permitted site plan projected traffic generation.

Access to the project will not be changed and will be provided via two signalized driveways and a right turn in driveway along Route 1&9 and two stop sign controlled driveways along Pleasant Street. The internal circulation provides for the logical and efficient distribution of entering and exit patron traffic to/ and from the parking fields.

Based upon the above, it is the conclusion of Langan that the proposed development as depicted on the proposed Amended Site Plan will be accommodated on the access drives and adjacent roadways with construction of the approved and permitted access and off-site roadway improvements as described above. The existing permits approved by NJDOT remain valid for the proposed site plan amendments. Should there be any questions on this application, please do not hesitate to contact this office.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Karl A. Pehnke, P.E., PTOE
Vice President

KAP:kap

cc: John P. Michalski, Esq
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