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August 3, 2020

Mr. Paul Ricci, PP, AICP
Principal
Ricci Planning
177 Monmouth Avenue
Atlantic Highlands, NJ 07716

VIA EMAIL: paul@ricciplanning.com

**Re: 1st Traffic Engineering, Circulation and Parking Evaluation Review Letter
SP 1129, Linden Development LLC, Block 469, Lots 38.05
Freddy's Frozen Custard & Steakburgers with Drive-Thru**

Dear Mr. Ricci:

I reviewed the Amended Preliminary & Final Major Site Plan for Linden Development, LLC, Proposed Freddy's Frozen Custard & Steakburgers with Drive-Thru, dated 07/20/2020, prepared by Bohler Engineering NJ, LLC and the Architectural Site Plan, dated 7/13/20, prepared by Winder Architects. I offer the following comments:

1. The Applicant provides more than the required number of parking spaces for the use: eating and drinking establishments at 1 space per 150 SF total eating and drinking establishment. For a 2,591 SF, 18 parking spaces are required where 38 parking spaces are provided. Data from the Institute of Transportation Engineers (ITE), *Parking Generation, 5th Edition*, show that the 85th percentile peak parking demand is 13.78 parked vehicles per 1,000 SF of fast-food with drive-through window, Monday through Friday, in a General Urban/Suburban setting/location or 36 parked cars. The 85th percentile peak parking demand for a Saturday is 14.20 parked cars per 1,000 SF or 37 parked cars. The 85th percentile peak parking demand for a Friday would be 16.64 parked cars per 1,000 SF or 43 parked cars. The proposed 38 parking spaces provides for the 85th percentile peak parking demand for all but Friday, which may require 5 additional parking spaces. The *Parking Generation, 5th Edition* data shows that the 85th percentile peak parking demand per seat, Monday through Friday, in a General Urban/Suburban setting/location is 0.47 parked cars per seat or 47 parked cars for the 100 seats or 39 parked cars for the 84 interior seats. There are 8 parking spaces that appear to be on the adjacent pad site property. The Applicant shall testify regarding the ability for the overflow parking to be accommodated on the adjacent pad site property.

2. The Applicant proposes two order stations that funnel into one drive-through pick-up window. The site plan shows that the drive-through lane could accommodate up to 7 vehicles from the pick-up window to the order station. The second order station line could accommodate 3 or 4 more vehicles for a total of 10 to 11 vehicles in the queue. The Applicant shall provide testimony regarding the duration from order to pick-up, the capacity of the drive-through in number of vehicles per hour and the ability for the drive-through to accommodate the peak demand.
3. The Applicant provides a 6-foot wide pedestrian path connect the sidewalk along the main north-south circulator road, with a crosswalk across the tail end of the drive-through lanes, then to the building. This is acceptable.
4. The Applicant provides a sidewalk connecting the service door at the rear of the store with the crosswalk and path to the trash enclosure. This is acceptable.
5. The Applicant shall provide testimony on the location of the trash enclosure, explaining why the enclosure is located at entrance to the drive-through lane and by-pass lane, why the trash enclosure is not attached to the building, and how will the open gates impact traffic flow to the drive-through lanes. If the trash enclosures are to be located as proposed on the site plan, the Applicant shall indicate when garbage and recycling would be collected so that it does not interfere with the drive-through lanes.
6. The Applicant shall indicate time of day and number of days per week for deliveries to this store, the duration of that delivery truck, where that delivery truck would unload, and what size delivery truck would be expected.
7. The Applicant shall provide a vehicle turning template for the largest vehicle expected to access this site, entering, circulating, parking to unload and exiting the site.
8. The Applicant shall testify to the times of day and number of days per week that the garbage and recycling would be collected at this site.
9. The Applicant shall provide a vehicle turning template for a garbage and recycling collection vehicle entering, circulating to the trash enclosure, and exiting the site.

If you have any questions, please contact me at 973-985-3464.

Very truly yours,



Lee D. Klein, P.E., PTOE

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PTOE Certification 1627

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