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October 8, 2020

Mr. Paul Ricci, PP, AICP

Principal

Ricci Planning

177 Monmouth Avenue

Atlantic Highlands, NJ 07716

VIA EMAIL: paul@ricciplanning.com

**Re: SP 1132-20, Proposed Medical Office Building
Block 469, Lot 38.01
Edgar Road (US Route 1&9), Linden, Union County, NJ
1st Traffic Engineering, Circulation, and Parking Evaluation Review Letter**

Dear Mr. Ricci:

I reviewed the Traffic Assessment, Amended Site Plan, Legacy Square, dated February 18, 2019, prepared by Langan; Amended Preliminary & Final Major Site Plan for Linden Development, LLC, A Portion Block 469, Lot 38.05, dated 09/18/2020, prepared by Maser Consulting; and the architectural plans, Pad #1: Legacy Square, dated 9/18/20, prepared by MMA. I offer the following comments:

1. The Applicant provided a Traffic Assessment, Amended Site Plan, Legacy Square, dated February 18, 2019, prepared by Langan. The Applicant shall provide testimony that the proposed total trips generated by Legacy Square shopping center is still less than or equal to the trip generation that was previously approved for Legacy Square.
2. The Applicant shall provide an overall plan of the Legacy Square site to show how the currently proposed driveway width, driveway alignment with the driveway across the circulation roadway, and the "enter-only" driveway geometry have changed from the previously approved site plan. Also, the Applicant shall indicate how the building size and layout, parking lot configuration and number of parking spaces, and drive aisles have changed from the previously approved site plan.
3. The Applicant shall resolve the discrepancy between the amount of square footage on the architectural plans as 6,988 square feet, with the square footage shown on the site plan as 7,147 square feet.
4. The Applicant proposes 43 parking spaces, where 29 parking spaces are required. The Applicant proposes 4 ADA parking spaces, where only 2 are required. This is acceptable.

5. The Applicant shall provide testimony regarding the changes to the geometry of the “enter-only” driveway.
6. The Applicant proposes parking dimensions of 9-foot wide and 18-foot long parking spaces and drive aisles of 25 feet wide two-way drive aisles, rather than 24-foot wide drive aisle. This is acceptable. Therefore, vehicle turning templates are not necessary. However, we defer to the Fire Code Official for comments on emergency vehicle access into, within and out of the proposed site.
7. The Applicant proposes adequate width walking paths and ADA compliant paths between the doors and the parking areas. However, where the sidewalks are 6 feet in width, against a parking space, the Applicant shall provide testimony as to the adequacy of sidewalk width if a car is overhanging onto the sidewalk. The Applicant shall provide testimony if curb stops are required or if the sidewalk should be wider. We defer to the Board’s Engineer for confirmation that these grades are sufficient to meet ADA requirements.
8. The Applicant shall provide the sight distances from the proposed driveway. The proposed landscaping materials shall not impede the required sight distances.
9. The Applicant shall indicate how and when garbage would be collected from the site, since the trash enclosure is the driveway throat.
10. The Applicant shall indicate where delivery trucks would park to deliver to this proposed building.

I reserve the right to make additional comments based on testimony at the public hearing. 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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