

KLEIN

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October 7, 2020

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

VIA EMAIL: paul@ricciplanning.com

**Re: SP 1133-20, Linden Development LLC, Block 469, Lots 38.05
Starbucks Coffee Shop with Drive-Thru
1st Traffic Engineering, Circulation, and Parking Evaluation Review Letter**

Dear Mr. Ricci:

I reviewed the Amended Preliminary & Final Major Site Plan for Linden Development, LLC, Proposed Starbucks with Drive-Thru, dated 09/11/2020, prepared by Dynamic Engineering; the Architectural Site Plan, dated 9/18/20, prepared by Bergmann Architects Engineers Planners; and Traffic Assessment, Amended Site Plan, Legacy Square, dated February 18, 2019, prepared by Langan. I offer the following comments:

1. The Applicant proposes 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 2,300 SF, 16 parking spaces are required where 16 parking spaces are provided. Data from the Institute of Transportation Engineers (ITE), *Parking Generation, 5th Edition*, show that the average peak parking demand is 5.22 per 1,000 SF or 12 parked cars for a coffee shop with drive-through window, Monday through Friday, in a General Urban/Suburban setting/location. While the 85th percentile peak parking demand is 12.52 parked vehicles or 29 parked cars. The Saturday average peak parking demand is 8.70 parked cars per 1,000 SF or 20 parked cars. The proposed 16 parking spaces provides for the weekday average peak parking demand but does not provide for the 85th percentile peak parking demand. The Applicant shall testify regarding the ability for the overflow parking to be accommodated on the adjacent pad site property.
2. The site plan shows that the drive-through lane could accommodate up to 10 vehicles from the pick-up window to the end of the drive-thru lane. 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 7-foot wide pedestrian path connect the sidewalk along the main north-south circulator road. The Applicant shall provide testimony regarding the overhang of vehicles and the encroachment into the 7-foot wide sidewalk, as well as the clearance between the open door and the front bumper of a parked car.
4. 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.
5. The Applicant shall provide testimony on the location of the trash enclosure and the management of employee parking when trash is being collected. The Applicant shall provide signs "Employee Parking Only" on the gates of the trash enclosure.
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 provided a vehicle turning template for a single unit, 30-foot long truck (SU-30). The Applicant shall testify if this is the largest vehicle expected to access this site.
8. The Applicant shall testify if the SU-30 vehicle turning template would also apply to the garbage and recycling collection vehicle entering, circulating to the trash enclosure, and exiting the site.
9. 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 total trip generation that was previously approved for Legacy Square.

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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