

October 22, 2021

Township of Montgomery Planning Board
2261 Van Horne Road – Route 206 North
Belle Mead, NJ 08502

**Re: Belle Mead PUD Area 2
Montgomery Place
FKA Pike Run Plaza
Country Club Meadows, LLC
Township of Montgomery
Somerset County, New Jersey
DT#: 1126-14-001TE**


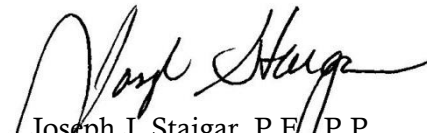
Dear Board Members:

Dynamic Traffic has prepared the following report to assess the traffic impacts related to Site Plan approval for retail building #2 which is proposed to be partially occupied by a food market tenant who will occupy 25,888 square feet of the building.

Pursuant to Trip Generation, published by the Institute of Transportation Engineers and, consistent with NJDOT policy, multiple retail uses on a site that share parking and access are considered to be a “shopping center” and trip generation projections are made utilizing Land Use Code (LUC) 820 – “Shopping Center”. This accounts for the internal interaction between the various uses on the property and varying intensity of those uses. It is noted that a prior approval was granted to modify building #3 to a 10,000 square foot day care center. Our office prepared updated trip generation projections in connection with the day care center as it was not a use that is customarily located in shopping centers. However, a food market is certainly a customary use within a shopping center and therefore, has no impact on the previously approved trip generation calculations or continued compliance with the issued NJDOT Access Permit for the property.

Therefore, it is the professional opinion of Dynamic Traffic that the proposed configuration of retail building #2 of the Montgomery Place development will not create a substantial traffic impact and there will be no detriment to the existing site access points or to the adjacent roadway network. If you have any questions regarding the information contained herein, please do not hesitate to contact the undersigned.

Sincerely,
Dynamic Traffic, LLC


Craig W. Perego, P.E.
Principal
Joseph J. Staigar, P.E., P.P.
Principal

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