



181 WEST HIGH STREET
SOMERVILLE, NJ 08876

908 927 0100 p
908 927 0181 f

December 15, 2020
Via Email: djennings@wilentz.com

Donna Jennings, Esq.
Wilentz, Goldman & Spitzer
90 Woodbridge Center Drive
Suite 900, Box 10
Woodbridge, NJ 07095-0958

Re: Proposed Dunkin'
Southbound Route 27 and Veronica Avenue
Block 88.01; Lot 43
Township of Franklin, Somerset County

Dear Ms. Jennings:

Dolan & Dean Consulting Engineers, LLC (D&D) has prepared this letter to address the current Dunkin' application at Veronica Plaza as related to review comments issued in the letter from CME Associates dated December 9, 2020, and Mark Healey's November 13, 2020 letter.

D&D issued a January 17, 2019 Traffic Impact Statement for 3 Ronson LLC. At that time, a 3,000 square foot fast-food restaurant was proposed. The current application is for a 2,000 square foot Dunkin' and a 1,000 square foot retail space.

This letter updates and compares trip generation for the former and current applications, and also reviews the drive-thru operation.

Below is Table I from our 2019 traffic study showing peak hour trip generation associated with a 3,000 square foot fast-food restaurant with drive-thru.

TABLE I
ESTIMATED TRIP GENERATION
3,000 SF FAST FOOD RESTAURANT WITH DRIVE-THRU

Morning Peak Hour			Evening Peak Hour			Saturday Peak Hour		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
77	77	154	77	77	154	83	83	166

As I testified at the April 2019 hearing, ITE now has a separate Land Use Category for coffee/donut shops. Historically, Dunkin', Tim Hortons, Starbucks, etc. would have been classified as fast-food restaurants. However, the last few editions of the Trip Generation Manual and Parking Generation Manual provide separate trip generation rates and parking demand ratios for coffee/donut shops.

As I also testified in April 2019 the morning peak hour trip generation for coffee/donut shops is high, and most buildings are approximately 2,000 square feet. I had indicated that a 3,000 square foot coffee/donut shop would not be likely given our experience with these types of uses.

Because of the increase in trip generation associated with the introduction of a Dunkin', D&D submitted a Major Access Permit Application to NJDOT. Tables I and II summarize the total peak hour trip generation associated with the existing shopping center and the proposed shopping center with a 2,000 square foot coffee/donut shop with drive-thru.

TABLE II
 EXISTING SHOPPING CENTER
 TOTAL TRIP GENERATION

Existing Use	Morning	Evening	Saturday	Weekday Daily	Weekend Daily
30,490 S.F. Shopping Center	29	242	245	2,704	1,424

TABLE III
 PROPOSED SHOPPING CENTER AND COFFEE/DONUT SHOP WITH DRIVE-THRU
 TOTAL TRIP GENERATION

Existing Use	Morning	Evening	Saturday	Weekday Daily	Weekend Daily
31,490 S.F. Shopping Center	30	248	251	2,762	1,470
2,000 S.F. Coffee/Donut with Drive-Thru	196	87	176	1,640	1,754
Total	226	335	427	4402	3224

The morning peak hour trip generation increase warrants a new Access Permit. A copy of the fully executed permit is attached.

The drive-thru design has not changed with the introduction of the Dunkin'. As I had testified in 2019, ITE recommends a queuing area for 8 vehicles for drive-thru restaurant operation. Note that there is no separate recommendation for coffee/donut drive-thrus. As mentioned in Mr. Healey's November 2020 letter, there is an existing Dunkin' at School House Road/Elizabeth Avenue/New Brunswick Road. The drive-thru at that location accommodates approximately 5 vehicles. The 6th vehicle in queue is within the on-site intersection, and the 7th vehicle would either block the driveway or be positioned within the driveway. An 8th vehicle would therefore stop on the public right-of-way.

PROPOSED DUNKIN'
SOUTHBOUND ROUTE 27 AND VERONICA AVENUE
BLOCK 88.01; LOT 43
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY

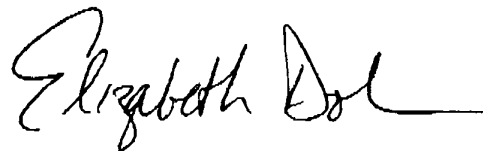
DECEMBER 15, 2020

For the new Dunkin' at Veronica Plaza queuing for 9 vehicles is proposed, and all queuing would be contained on site. If appropriate, DO NOT BLOCK THE BOX could be signed and striped at the on-site intersection where the two-way circulation aisles and drive-thru entrance form a 4-leg intersection. Otherwise, the drive-thru operations are typically self-policing. When drive-thru queues become extensive, patrons generally prefer to park and enter the building. It is recognized that during the recent months, drive-thru queuing at most fast-food restaurants and coffee/donut shops has shown increased demand because of COVID-19.

We look forward to discussing our findings with the Board.

Very truly yours,

DOLAN & DEAN
CONSULTING ENGINEERS, LLC



Elizabeth Dolan, P.E.

Attachments

cc: Peter Mercatili, P.E. pmercatili@aol.com

Somerset/Franklin/Ransom/Documents/2020-12-15 Jennings Letter



ACCESS CONFORMING LOT
 PERMIT NUMBER: A-27-C-23966-2020

The rights accorded and obligations imposed by this permit are binding upon all successors in interest in the lot(s) referenced below.

PERMITTOR: NEW JERSEY DEPARTMENT OF TRANSPORTATION

PERMITTEE: 3 Ronson, LLC
 94 Green Street
 Woodbridge, NJ 07095

PERMIT CATEGORY: Major/PLN

PERMIT TYPE: Driveway

LOCATION: Route 27 SB at Veronica Ave

MUNICIPALITY: Franklin Township COUNTY: Somerset

ROUTE: 27 SUFFIX : DIRECTION: SB MILEPOST: 13.41

Block/Lot: 88.01/43

The Permittee is hereby granted the right to construct the improvements in the State right of way as shown on the attached plan and after acceptance of the construction work by the State, maintain, and use access connecting to the State highway system under the terms and conditions of this permit and attached plan, which is made a part hereof.

This permit is for 1 existing driveway as shown on the attached plan which provide access between this site and the State highway system. This permit addresses traffic which accesses the State highway system.

Description of development land uses and sizes:

Unit	Quantity	Land Use Description
SQ. FEET	31490.00	Shopping Center
SQ. FEET	2000.00	Coffee/Donut Shop with Drive-Through Window

TRAFFIC VOLUMES: This permit is valid for the traffic volumes which follow.

PEAK HOUR VOLUME: 146 AM 215 PM 275 WEEKEND
 DAILY TRAFFIC VOLUME: 2847 WEEKDAY 2084 WEEKEND

EXPANSION LIMIT VOLUMES: A violation of this permit will occur if there is an expansion or change of use which will result in the traffic volumes exceeding one of the peak hour volumes listed below:

PEAK HOUR VOLUMES 246 AM 315 PM 375 WEEKEND

PERMIT CONDITIONS: Additional permit conditions are attached hereto and incorporated herein.

Signature 11/24/2020 AUTHORIZED REPRESENTATIVE
Permittee Date Title

Approved By: Joshua F. Idowu Date: 12/07/2020
Joshua Idowu

CONDITIONS

- 1 This Permit shall expire if; 1. the Permittee violates any permit condition; 2. the Permittee: A. changes the number of driveways, B. changes the width of any driveway by more than 5 feet, C. changes the location of any driveway by more than 10 feet, D. locates any driveway within 12 feet of the extended property line, E. locates any driveway within 24 feet of another driveway, F. changes the materials which comprise the driveway; 3. the use of the lot served by the permit is expanded or changed resulting in a significant increase in traffic; 4. the lot covered by the permit is subdivided or consolidated with another lot; 5. work is not started within two years of the date this permit was issued unless stated otherwise in this permit.
- 2 The Permittee may perform maintenance and in-kind replacement of the driveways. Maintenance work may be done anytime within daylight hours as long as no interference to traffic is caused. No changes or alterations to driveways may be made at any time without permission from the Department. The Permittee shall be responsible for perpetual maintenance of curb and sidewalk and for landscape maintenance including irrigation, litter removal, weed control and mowing from edge of pavement to the right-of-way line.
- 3 Adequate advance warning for motorists approaching the construction site is required at all times during access construction, in conformance with the "NJDOT Standard Roadway Construction/Traffic Control/Bridge Construction Details" and the "Manual on Uniform Traffic Control Devices for Streets and Highways". This may include the use of signs, flashers, barricades, drums, and flaggers.
- 4 The Permittee shall make a copy of this permit available for review at the construction site.
- 5 The Department may revoke this permit; reconstruct, remove, or replace the access; and then issue a new permit, all without cost to the lot owner.
- 6 The cost of construction work and material shall be entirely at the Permittee's expense. The Department will not share in any expense whatsoever or do any construction work pertaining to access driveways.
- 7 The Permittee shall defend, indemnify, protect and save harmless the State and its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages of whatever kind or nature arising out of or claimed to arise out of, any negligent act, error, or omission of the Permittee, its agents, servants, and employees in the performance of the work covered by this permit.
- 8 The Permittee shall properly safeguard all work performed under this permit and when necessary, maintain sufficient warning lights, and Department approved signs and safety devices for the protection of the general public until all work has been completed
- 9 There shall be no interference with structures on, over, or under the highway. Interference with drainage installations shall be avoided. The existing cross section and drainage of the highway shall not be disturbed. The longitudinal flow of water along the gutter line shall not be interrupted. The Permittee is responsible to make adequate provision for all transverse, lateral, and longitudinal drainage affected by construction.
- 10 Where it is necessary to depress existing curbs for the purpose of constructing access, the full section of curb shall be entirely removed and a depressed curb constructed in accordance with Department and standards. The top of the depressed section shall be 1-1/2 inches higher than, and parallel to, the established gutter grade. The dimensions shall be 4" x 9" x 16" and the concrete proportions shall consist of one part Portland cement, one and three-fourths parts sand, and three and one-half parts

crushed stone or washed gravel. Curved sections of existing curbs shall not be broken or depressed except under very exceptional conditions. Depressed curb shall be constructed as a continuation of the concrete vertical curb. Driveway curb returns (radii) shall be separated from the highway curb by means of a piece of 1/2" thick preformed expansion joint filler butting to the back of the longitudinal curb. All existing curb depressions other than those covered by this permit shall be closed by the construction of standard (9" x 16") white concrete vertical curb, in accordance with the Department's specifications and attached details.

- 11 Driveways shall be constructed in accordance with locations, dimensions, and materials shown on the attached plans
- 12 When the construction work under this permit is started within two years of the date of permit issuance but cannot be completed in the indicated time, the permit shall expire or the Permittee shall request an extension of time in writing from the appropriate Regional Maintenance Office and submit the required renewal fee in the form of a check or money order. The Department may approve one one-year extension
- 13 There shall be no parking on any unpaved portions of Department right of way.
- 14 Materials and workmanship used in construction within Department right of way shall be in accordance with the Department's Standard Specifications and are subject to inspection and approval of the Department. Where conditions warrant, the Department may assign an inspector to the project at the expense of the Permittee. The Department shall reserve the right to demand from the Permittee as a condition of this permit, a bond or certified check in an amount sufficient to guarantee or insure the proper maintenance or restoration of the area disturbed.
- 15 All equipment shall be installed in accordance with the Department Standards and Specifications under Department supervision. At the request of the Permittee, the Department may perform the signal modification. The cost of the signal modification work and all electrical equipment will be entirely at the Permittee's expense. Any damages to Department traffic signal detection equipment or other electrical facilities will be repaired by the Department and the Permittee shall pay for the costs of the repairs.
- 16 Advertising signs shall not be erected on or overhang any portion of the Department right of way. Small signs with the message "Enter", "In", "Exit", "Out", designating access are permitted if shown on the attached plans. Signs shall be in accordance with all Department regulations including those for size, shape, color, and height.
- 17 The Permittee authorizes Department representatives to enter upon the lot for the purpose of performing a site investigation. Furthermore, there are no objections in parking of a Department vehicle on the lot if necessary while taking field measurements and other data.
- 18 Ground cover within Department right of way shall consist of topsoil, fertilizer, and seeding or topsoil and sodding. No shrubs, gravel, or railroad ties are permitted.
- 19 The Permittee shall remove all existing curb to the nearest expansion joint and replace it with new standard and depressed curb conforming to the approved plan. Curb, apron, gutter or sidewalk shall not be poured monolithically. Depressed curbing shall not be constructed as an integral part of concrete ramps. When transition from 8" to 6" curb face is required, this will be accomplished within not less than 10', but not more than 20', as field conditions permit, or as directed by the permit inspector. Curb, sidewalk, and other concrete facilities shall not be constructed within the Department right of way between November 1st and March 15th.
- 20 When proposed sidewalk is to be placed adjacent to areas that have 8" curb face, the transition of the

sidewalk will be at the same rate as the transition from the 8" to 6" curb face, or as directed by the permit inspector. Sidewalk shall be Class B air entrained concrete, four inches thick, except at the driveway apron. This concrete shall be six inches thick on a properly prepared subbase and in accordance with Department specifications and the attached detail. Sidewalk disturbed by work related to this permit shall be replaced to match the adjacent existing sidewalk in width and color, and shall be Class B concrete at a minimum of four inches thick.

- 21 No additional surface water will be accepted on the Department right of way. Surface water shall continue to follow its existing flow pattern.
- 22 Excavations within the existing roadway or shoulder shall be sawcut on a line parallel to the curb prior to final restoration.
- 23 This permit is issued in accordance with the State Highway Access Code, and is based upon the information submitted by Permittee. Any changes in traffic volumes, drainage, type of traffic or other operational aspects may cause this permit to expire, requiring a new permit to be issued based upon existing conditions. This permit is only for the use and purpose stated in the application and permit
- 24 Existing cross slopes and gutter grades shall be maintained except where specifically approved to be changed.
- 25 All bituminous surfaces disturbed during the construction of curb shall be restored to original conditions or better.
- 26 In the event of a snow alert, the Permittee shall be required to take whatever steps are necessary to secure the traveled way for snow removal operations.
- 27 The Department may restrict the hours of work on or immediately adjacent to a State highway due to peak-hour traffic demands or other pertinent roadway operations. The Permittee shall not interfere with the normal flow of traffic, reduce the number of traffic lanes, or change any traffic pattern prior to 9:00 AM or beyond 3:30 PM on weekdays and all day on weekends and holidays. If work is performed during other than the normal weekday working day (8 am to 4:30 pm), the Permittee shall deposit sufficient funds with the Department to pay all costs for the time that is required to be spent on the job by the Department's Permit Inspector.
- 28 Competent uniformed traffic directors shall be employed at every location where equipment is working immediately adjacent to, or is entering, leaving, or crossing active traffic lanes. Traffic directors shall be utilized while all such conditions exist. Uniformed trained traffic directors are to be provided, as required or requested by Department Representatives.
- 29 Access Points with radius curbing within an area which has existing or proposed sidewalks shall be constructed or reconstructed to provide ramps for the handicapped conforming the Department's standard detail CD-606-1.
- 30 The Permittee shall reimburse the Department for all costs incurred for the relocation and/or replacement of its utility lines and equipment.
- 31 The Permittee shall provide sufficient advance warning signs, lights, cones, barricades, and other approved safety devices in accordance with "The Manual on Uniform Traffic Control Devices." Two-way traffic shall be maintained at all times. Not more than one-half of the State highway shall be occupied at any time. No portion of trench over 2 inches in depth shall be left open overnight, on weekends, or holiday. Any trench or excavation within 30 feet of the traveled way shall have escape ramps at 6:1 slope provided overnight. Uniformed trained traffic directors are to be provided, as required or requested by Department representatives.

- 32 The Department has no objection to the removal of the tree(s) as shown on the plans at the Permittee's cost and expense.
- 33 The Permittee will properly restore to the satisfaction of the Department any portion of the State highway which it may have disturbed, and will maintain it to the satisfaction of the Department from any settlement or depression resulting from this work for a period of one year after approval of such restoration by the Department. If settlement occurs during the one-year period of time the Department will require that the necessary restoration be made by the Permittee.
- 34 All work shall be done to the satisfaction of the Department. No work in connection with this permit shall be started until the permit is effective. The Permittee shall notify the Department's Regional Permits Office at least 2 weeks prior to beginning any work authorized by this permit. The Permittee shall complete the access in an expeditious and safe manner and according to the terms and conditions of this permit.
- 35 The Department will hold the Permittee responsible for a period of two years to guarantee the life of the trees which are encountered within the limits of construction. Any tree that is destroyed shall be replaced by type of species. The size of the tree will be determined by the Department landscape forces.
- 36 The Permittee is responsible for maintenance of the access point to the longitudinal gutterline of the State highway.
- 37 The Permittee shall maintain any drainage facilities outside the Department right of way.
- 38 The Permittee will not be permitted to store material or park equipment within Department right of way or within 30 feet of the edge of the traveled way except as necessary during actual working operations and then only by permission of the Permit Inspector. All work is subject to inspection by Department personnel to insure that adequate traffic protection devices are being used and are properly placed and maintained. If it is found that insufficient traffic protection is provided, the Permit Inspector will advise the Permittee of the deficiencies. If the deficiencies are not immediately corrected, the Permit Inspector will advise the Permittee that he is prohibited from further work within the Department's jurisdiction until such time as approved and adequate traffic protection is provided. Trenches shall not be left open overnight. Steel plating shall not be utilized between November 1st and April 30, inclusive. The Permittee shall contact all utilities for location and mark out.
- 39 All work shall conform to the plans on file with the Department (if discrepancies arise, this permit shall take precedence over plans). The Department plan review is only for the general conformance with the Department design and Access Code requirements. The Department is not responsible for errors, omissions, or the accuracy adequacy of the design, of dimensions, and elevations which shall be confirmed and correlated at the site. The Department through the approval of the permit, assumes no responsibility other than stated above and completeness and/or accuracy of the plans.
- 40 The work shall follow the applicable construction specifications set forth by the Department in the latest "Standard Specifications for Road and Bridge Construction", and the M.U.T.C.D. Construction signs, when not in use, shall be covered as specified in the Standard Specifications.
- 41 Any damage to any present highway facilities shall be repaired immediately and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Inspector.
- 42 If, at any time after the date of issuance of this permit, the Commissioner, in his sole discretion, determines that public safety or highway efficiency warrants the installation of a traffic signal at any

access point that is the subject of the permit, the Permittee shall allow the placement of any component associated with such a traffic signal on the lot to which this permit pertains. If any such components are placed on the subject lot, the Permittee shall maintain its roadway pavement and property in a manner conducive with the satisfactory operation of the components and the signal. Further, prior to the installation of any such signal, the Permittee shall enter into an agreement with the Department incorporating other conditions pertaining to the cost, installation, and maintenance.

- 43 The Permittee shall provide a bond or certified check to New Jersey Department of Transportation in the amount of to guarantee or to insure proper maintenance or restoration of the area disturbed by the Permittee for a period of one year after the Department's acceptance of the construction. If it becomes necessary for Department forces or contractors to make such repairs, for any reason, the cost of such work shall be borne by the Permittee.
- 44 A certified check, money order, or bond, in the amount of , shall be secured in the name of the New Jersey Department of Transportation to guarantee that all work (including restoration) will be in accordance with Department specifications. The Restoration Guarantee will be released upon the Department's acceptance of the construction.
- 45 After the Permittee constructs the access and meets all conditions of the permit, the Permittee shall notify the Regional Maintenance Office, in writing. Within 30 calendar days of its receipt of the notice, the Regional Maintenance Office will notify the Permittee if any corrective action is required by the Permittee.
- 46 All utility poles shall be relocated behind the proposed curbline prior to the construction of new curb.
- 47 All traffic stripes to be removed or changed are to be removed by the grinding method only. Blacking out with paint is unacceptable.
- 48 If traffic is diverted from normal travel lanes during the hours of darkness, raised pavement markers within the limits of the diversion shall be deactivated.
- 49 The Permittee shall maintain the uninterrupted flow of traffic at all times and no operation which will interfere with traffic or restrict the available pavement width shall be performed. On roadway widths of 40 feet or greater, two lanes of traffic will be maintained at a minimum of 10 feet each. On roadway widths of less than 40 feet, when construction work necessitates the closing of one lane of traffic, thereby causing vehicles travelling in both directions to alternately use one lane, the Permittee shall insure that said vehicles will be delayed for a period not to exceed five minutes. The Permittee shall be responsible for maintaining approved construction warning signs in each direction of travel. All signs and other protective devices provided by the Permittee, unless otherwise directed by the permit inspector, shall comply with the requirements of the "Manual on Uniform Traffic Control Devices for Streets and Highways", published by U.S.D.O.T, Federal Highway Administration. Competent uniformed traffic directors shall be employed at every location where the Permittee's equipment is working immediately adjacent to, where entering, leaving or crossing active traffic lanes. The traffic directors shall be employed continuously for the full time such conditions exist. Should it become necessary to leave a project unfinished, it shall be protected during the hours of darkness by flashing warning lights to be maintained by the Permittee at each location where it is necessary to warn oncoming traffic of any existing danger area. Lights shall also be used to define the edge of usable pavement throughout the construction area. In addition, standard barricades or drums shall be utilized as required. When battery operated flashing warning lights are used, they shall conform to Department Standard Specifications. Inspection and cleaning

shall be conducted daily to provide for optimum efficiency. When work is in progress during hours of darkness, special traffic protection precautions shall be in effect as deemed necessary by the permit inspector. In substance, the Permittee shall provide special signs approved by the permit inspector with a legend warning motorists that night work is in progress, and such shall be displayed in conjunction with high intensity flashing warning lights. Special signs applying only to night time work shall be covered during the daytime hours.

- 50 If future traffic volumes could warrant installing a traffic signal at an access point covered by this permit and signalized spacing requirements cannot be met, the Department may, at such time as future traffic volumes are reached, close the left-turn access in accordance with N.J.A.C. 16:47-4.33(b). If an undivided highway becomes divided, the Department may at such time close the left-turn in accordance with N.J.A.C. 16:47-4.33(b).
- 51 This permit is not valid until the confirmation number obtained from the one call system is supplied to the Regional Permits Office in accordance with P.L. 1994, Chapter 118, Item #11 of the Underground Facility Protection Act.
- 52 This permit is for only the lot noted above. The Permittee is responsible for all traffic crossing the frontage of the lot regardless of the origin or destination of the traffic. This includes all traffic crossing the lot frontage over an easement.
- 53 The Permittee agrees to comply with the rules and regulations of the New Jersey Department of Transportation as set forth in the State Highway Access Code, N.J.A.C. 16:47, and the conditions included on this permit. This permit is only for the use and purpose stated in the application and permit. In addition, the Permittee understands N.J.S.A. 27:7-44.1 makes any violation of the provisions of this permit subject to a fine (not exceeding \$100 per day) and civil action for the costs of prosecution as well as civil action for trespass to remove any access which does not meet these requirements.
- 54 This permit is granted subject to the covenants, premises, terms and conditions set forth herein and made a part of this revocable permission or privilege. This permit cancels and supersedes any and all permits that may have been previously issued for this lot. This permit does not relieve the Permittee from obtaining necessary permits from other agencies or governments.
- 55 All conditions of this permit are subject to modification by the Department to suit any unforeseen traffic and/or field conditions. When work authorized herein is not performed in conformance with the required conditions of this permit, the Department may order the Permittee and his contractor to cease work and remove his equipment from Department right of way.

11/24/2020

DATE



SIGNATURE OF PERMITTEE