



April 1, 2021

Ms. Christine Woodbury, Secretary
Township of Franklin Planning Board
Municipal Building
475 DeMott Lane
Somerset, New Jersey 08873

**RE: Sterling Pointe Apartments
Traffic Evaluation Update
Block 507.4, Lot 2
Township of Franklin, Somerset County
BCG File No. 080012-01-002**

Dear Ms. Woodbury:

Our office had originally prepared a Traffic Assessment Study for the entire Sterling Pointe development, which was dated February 20, 2003, revised to December 3, 2003. This report addressed the traffic impacts associated with the proposed development which included a total of 237 age-restricted dwellings with 136 detached single-family residences, 72 apartment units and 29 townhouse units. The single family homes and townhouses were constructed and are occupied however, the apartments were not constructed.

The within application seeks site plan approval to construct 60 apartments in two three-story buildings. This represents a 12 unit reduction in the number of proposed units. As such, we have recalculated the trip generation for this development project using the decreased unit count.

We note that the original trip generation calculations contained in the 2003 report were based upon the ITE Trip Generation Manual, 6th Edition and the current edition of this reference manual is now the 10th Edition. As such there have been some minor changes in the trip generation calculations for this proposed use. As illustrated in Table 1 (attached), this decrease of twelve (12) units will result in one (1) less trip during the AM peak hour (exiting trip) and no change in the PM peak hour trips.

If we compared the trip generation of the current proposal of 60 units to the original proposal of 72 units, using only the 10th Edition data, there would be a decrease of 2 trips during the AM peak hour and 3 trips during the PM peak hour. Regardless, the amount of traffic generated by these age-restricted apartments is nominal and will have a negligible impact on traffic operations within Sterling Pointe and at the site access intersections with Weston Road and Cedar Grove Lane.

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Should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,
BOWMAN CONSULTING GROUP, LTD.



Eric L. Keller, P.E., P.P., LEED AP
Vice President

Attachment

cc: Peter U. Lanfrit, Esq.
Sterling Properties