

April 14, 2023

Township of Franklin Planning Board
Franklin Township Municipal Complex
475 De Mott Lane
Somerset, NJ 08873

**Re: Traffic Assessment
400 & 600 Atrium Drive, Block 468.01, Lot 21.06 & 21.14
Township of Franklin, Somerset County, NJ
Langan Project No.: 130176101**

Dear Planning Board Members:

Langan Engineering and Environmental Services, Inc has prepared this traffic assessment of the proposed redevelopment of 400 & 600 Atrium Drive in Franklin Township, NJ. The property is currently developed with an office building providing 349,445 s.f. of office space supported by 1,200 +/- parking spaces. It is proposed to raze the existing office building and develop Block 468.01, Lots 21.06 and 21.14 with two warehouse buildings.

Access to the property is provided via Atrium Drive, an existing approximate 40-foot wide private roadway that provides one 20' travel lane per direction. Atrium Drive extends to the northwest of the site and intersects with Davidson Avenue, Davidson Avenue is approximately 40 feet wide, provides one travel lane per direction and is under the jurisdiction of Franklin Township. Davidson Avenue extends from Easton Avenue (CR 527) in the north to New Brunswick Road in the south. The Atrium Drive approach to Davidson Avenue is striped with separate left and right turn lanes and is "stop" sign controlled.

In accordance with Comment 22 of the Engineering review letter, we have reviewed the travel path of a WB-67 design vehicle along Atrium Drive between Davidson Avenue and the project site. We understand that associated with the approval of PLN-22-00005 (50 ATRIUM DRIVE, LLC) the developer of that project will be improving the northeast corner radius of Atrium Drive and Davidson road to accommodate right turn movements from Atrium Drive to Davidson Road for the design vehicle. The left turn entering from Davidson Avenue to Atrium Drive has sufficient existing geometry to accommodate the design vehicle.

In analyzing the travel path to and from 400 & 600 Atrium Drive we have found that Atrium Drive has sufficient width and geometry to accommodate the two-way movement of the design vehicle along its length. At the site access locations we have identified minor adjustments in curb radius geometry that would be appropriate to ensure the ease of movement into and out of the project site. Attached are three exhibits that show the design vehicle turning movements and conceptually depict the suggested turning radius improvements. The applicant will construct these intersection adjustments associated with the project.

Langan trusts that this information is responsive to comment 22. Should there be any questions on the attached concepts, please do not hesitate to contact this office.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Karl A. Pehnke, P.E., PTOE
Vice President

KAP:kap

cc: Kris F. Bauman
Craig W. Stires, P.E.

NJ Certificate of Authorization No. 24GA27996400
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