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Reply to: Somerville Office

January 9, 2024

Franklin Township
Zoning Planning Board
475 DeMott Lane
Somerset, NJ 08873

RE: HSU Property Holdings, LLC
Preliminary and Final Major Site Plan
Block 517.06, Lot 15.11
400 Cottontail Lane
Application # PLN-23-00014

Dear Planning Board Members:

Our office serves as the traffic engineering consultant to the above noted applicant who has submitted a Preliminary and Final Major Site Plan application for the expansion of the existing building located at 400 Cottontail Lane. The subject property is an 8.3-acre tract and is developed with a building consisting of a two-story, 24,674 square foot office and a 30,000 square foot warehouse. As shown, the overall property consists of a single building. The applicant seeks to expand the existing warehouse portion with a 64,515 SF addition.



Our office submitted a Traffic Impact Analysis for the application dated February 22, 2023. That study included traffic counts of the existing building that is currently served by two driveways.

We received a July 18, 2023 review by CME Associates, that offers commentary (among other issues) on the content of the Traffic Impact Study specifically under Section B - Site Improvements. Under comment #16, CME requested the following:

“The proposed Traffic Impact Statement existing Trip Generation evaluates the existing 24,674 square foot office and 30,000 square feet warehouse as a 55,000 square foot warehouse. The existing trip generation should be revised to separate the office use from the warehouse use”.

This letter is offered in response to that comment. Specifically, our Traffic Impact Statement included traffic counts that were conducted at both driveways of the existing building. Those counts included traffic from both office and warehouse uses.

Table I from Traffic Impact Study (reproduced below) summarizes the existing trip generation for the overall building.

TABLE I
 EXISTING TRIP GENERATION

Vehicle Type	Morning Peak Hour			Evening Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Cars	14	2	15	0	20	20
Trucks	1	0	1	0	0	0
Total	15	2	16	0	20	20
Rate	0.29			0.36		

While we note that in the original Traffic Impact Study, the overall use in Table I was generically labeled a “55,000 square foot warehouse”, we acknowledge that there is an office component as there is with any warehouse building.

However, in response to the CME request, there is no possible means to determine from the traffic counts, the individual trip generation for the individual office and warehouse components. Simply stated, our office counted the existing site traffic and simply extrapolated the existing traffic to account for the proposed larger warehouse.

Recognizing that the existing site contains office use whereas the proposed expansion is exclusively office, by including the existing office component in the projected trip generation, the traffic impact study has conservatively overstated the projected traffic associated with the proposed warehouse expansion.

Thus, while we acknowledge the CME review comment, other than individually interviewing each employee as they enter the facility to ascertain whether they are an office employee or a warehouse employee there is no practical means to separate the existing site traffic. However, as explained, by including office traffic in the extrapolation of future warehouse traffic, the impacts of overall proposal have been significantly overestimated with what would occur with strictly a warehouse expansion.

We hope that this clarifies the issues associated with the proposed warehouse expansion and confirms that the Traffic Impact Study submitted by our office is conservative in nature.

As a final note, and in response to CME Comment #15, our office did not use ITE data in the projection of future traffic. Rather and as noted in the study, we followed the recommended ITE practice for existing buildings that the traffic is more accurately projected based on an extrapolation of the existing site traffic patterns and volumes. With an occupied building, it is reasonable and logical to assume that any future traffic increase would similarly be proportional to the increase in the building area.

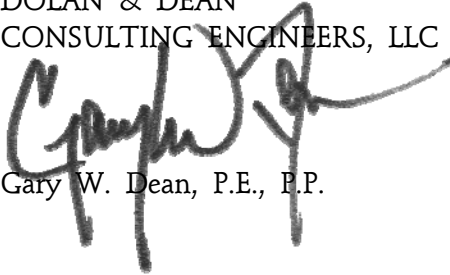
HSU PROPERTY HOLDINGS, LLC
PRELIMINARY AND FINAL MAJOR SITE PLAN
BLOCK 517.06, LOT 15.11
400 COTTONTAIL LANE
APPLICATION # PLN-23-00014
FRANKLIN TOWNSHIP, SOMERSET COUNTY

JANUARY 9, 2024

We look forward to the presentation of the application and answering any questions from the Board at that time.

Very truly yours,

DOLAN & DEAN
CONSULTING ENGINEERS, LLC



Gary W. Dean, P.E., E.P.

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