



Bright View Engineering

Moving you forward

November 20, 2023

VIA (E-MAIL CChrusz@twp.montgomery.nj.us)

Ms. Cheryl Chrusz
Planning Coordinator
Montgomery Township Planning Board
100 Community Drive
Skillman, New Jersey, 08558

**Re: Renard Management, Inc.
Proposed Self Storage Facility
Block 29002, Lots 49-50, 1026 Georgetown Franklin Turnpike (CR 518)
Bright View Project No.: 230123**

Dear Ms. Chrusz:

Bright View Engineering has had the opportunity to review the following documentation with regard to the above referenced project:

- Site Plans entitled “Preliminary & Final Major Site Plan with Use & Bulk Variances for Renard Management, Inc. Proposed Self-Storage Facility” prepared by Dynamic Engineering Consultants, PC, revised August 14, 2023, 21 sheets
- Architectural Plans entitled “Self Storage Project for Washington Street Self Storage” prepared by Arco Murray, dated June 29, 2023, 6 sheets
- “Traffic Impact Study for Renard Management, Inc. Proposed Self Storage Facility” prepared by Dynamic Traffic, dated June 15, 2023

Project Summary

The proposed project consists of razing an existing office building to construct two self storage buildings with a combined size of 113,166 sf. Access to the facility is proposed via two driveways to CR 518; a left in, right in, right out driveway on the western side of the site and an egress only driveway in the center of the site opposite the existing Bank of America ingress driveway.

With regard to the above referenced documents, Bright View Engineering offers the following comments:

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Roseland, NJ 07068



Traffic Impact Study

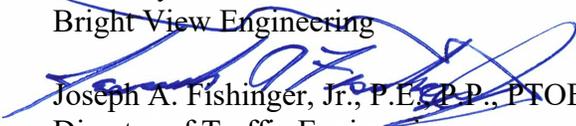
- 1) Traffic counts utilized in the study were collected in 2022 and the TIS includes other planned developments consistent with previous approvals from the planning and zoning board and are acceptable to this office.
- 2) The TIS indicates that the proposed self-storage facility will indicate 12 trips during the morning peak hour, 20 trips during the evening peak hour and 23 trips during the Saturday peak hour. These values are consistent with ITE 11th Edition trip generation estimates.
- 3) The TIS also indicates that the proposed use will generate less traffic than reoccupation of the existing site with a 94,000 sf office use. This office is in agreement with this conclusion.
- 4) The TIS identifies a minor timing change to the intersection of US 206 & CR 518 to address poor levels of service with construction of the project. Additional information / testimony should be provided regarding the likelihood of NJDOT implementing such a change and clarification if the applicant will seek the identified timing change with NJDOT.

Site Plan

- 5) We recommend the make ready parking space be relocated to the southwest corner of the building, proximate to the ADA parking space.
- 6) Information in the application package indicates that the facility will be open 6 AM to 10 PM, 7 days a week. Information / testimony should be provided regarding how the hours of operation will be enforced. How will access to the storage units, especially the drive-up building located on the western side of the site, be controlled during off hours?
- 7) Additional information / testimony should be provided regarding the largest vehicle anticipated on site including what size vehicles can enter the building. If vehicles larger than a passenger car are anticipated within the building, a large vehicle turning template that includes movement through the building shall be provided.
- 8) While this office ultimately defers to Somerset County regarding the driveway design, we recommend revisions be considered to ensure that the design vehicle specified can turn into and out of the site without crossing over a double yellow line.
- 9) Large vehicle turning templates for a Montgomery Fire Truck shall be provided to confirm a fire truck can successfully navigate the site.

I trust this information will assist the board in its review of this application. If you have any questions, please feel free to contact me at 908-421+4674 or at JFishinger@BVEngr.com.

Sincerely,
Bright View Engineering


Joseph A. Fishingier, Jr., P.E., P.P., PTOE
Director of Traffic Engineering

[https://bvengr.sharepoint.com/sites/bvengr/proj/230123-MTG-RenardReview/3-Correspondence/Review Letter 1.docx](https://bvengr.sharepoint.com/sites/bvengr/proj/230123-MTG-RenardReview/3-Correspondence/Review%20Letter%201.docx)

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