



Bright View Engineering
Moving you forward

March 5, 2024

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

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

**Re: Stellar Land Assets, LLC c/o Charlie Caronia Case BA-06-23
Proposed Car Dealership
Block 35001, Lots 15 & 16
US Route 206 Northbound
Bright View Project No.: 241031**

Dear Ms. Chrusz:

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

- Cover Letter to Montgomery Township Planning Department prepared by DS Engineering PC, dated January 15, 2024
- Site Plans entitled “Major Preliminary and Final Site Plan with ‘Use’ Variance, Lots 15 & 16 in Block 35001” prepared by DS Engineering PC, revised December 21, 2023, 3 Sheets
- Architectural Plans entitled “Proposed Renovations at Block 35001, Lot 15” prepared by Ralph L. Finelli Architect, revised August 21, 202, 6 sheets
- “Plan of Survey, Tax Lot 15, Block 35001” prepared by EKA Associates PA, dated May 23, 2023, 1 sheet

Project Summary

The proposed project consists of renovating two existing office buildings consisting of a total of approximately 31,450 sf to provide an approximately 24,280 sf car dealership. Access to the site is proposed via an existing connection to Wall Street and a proposed, gated, access to the existing car dealership located immediately south of the site.

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

70 South Orange Avenue, Suite 109
Livingston, New Jersey 07039

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BrightViewEngineering.com

P.O. Box 99
Roseland, NJ 07068



Traffic Impacts

- 1) The January 15th letter from DS Engineering states that a “*Traffic Impact Statement should not be required. The proposed car dealership use is less intense a use than the existing office...*”

Based on ITE 11th Edition Trip Generation Manual estimates and approximate square footages scaled off the plans by this office, the existing and proposed uses of site are expected to generate the following vehicular trips:

	Existing 31,450 sf office (LU Code 710)			Proposed 24,280 sf New Car Dealership (LU Code 840)			Net Change		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday Morning Peak Hour	54	8	62	33	12	45	-21	+4	-17
Weekday Evening Peak Hour	11	53	64	24	35	59	+13	-18	-5
Saturday Mid-Day Peak Hour	8	9	17	57	56	113	+49	+47	+96
Weekday Daily (2 Way)	424			666			+242		

As the table above indicates, the proposed change in use generates approximately the same number of peak hour trips during the weekday morning and weekday evening peak hours as the existing office building. The proposed change of use, however, generates 96 additional Saturday mid-day peak hour trips. We recommend a traffic analysis be provided for the intersections of US Route 206 & Wall Street and Wall Street & the site driveway be conducted for the Saturday mid-day peak hour due to the increase in trips anticipated.

- 2) The elevations shown on page two of the site plan package appear to indicate a 3 story, 30’ high building whereas floor plans are only provided for floors 1 & 2. Please clarify the proposed building height and if a third floor is proposed as part of the buildings.



Site Plan

- 3) Clarification is required regarding the proposed changes to Block 35001; Lot 16, as the site plan includes a note that 4 parking spaces will be removed on Block 16 to accommodate the proposed gated access point. Please provide a parking summary for Lot 16 indicating the required parking on this lot, and if the reduction in parking triggers a variance for the number of parking spaces.
- 4) The site plan indicates parking spaces for new vehicle parking, pre-owned vehicle parking and vehicle inventory parking. Please clarify the difference between new/pre-owned vehicle parking and vehicle inventory parking.
- 5) The site plans indicate 'service vehicle' parking. Will vehicle repairs / service be conducted on site? Based on the architectural plans provided, a repair shop is not proposed.
- 6) We recommend sidewalks be provided along the site frontage as well as providing a pedestrian connection between the site and the existing bus stop along US 206.
- 7) Please provide information / testimony regarding how the proposed project complies with EV charging requirements.

Site Operations

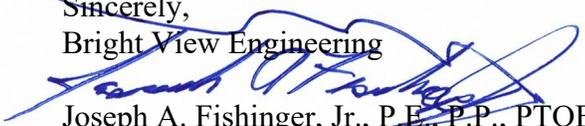
- 8) Additional information / testimony should be provided regarding how parking only in striped spaces will be enforced. For instance, how will vehicles be prevented from staging along the north side of building G along the building face and the proposed fence immediately to the east? Similarly, is anything planned to prevent vehicles parked in tandem along the east side of building G?
- 9) Additional information / testimony regarding how vehicles will be delivered to the site should be provided. Where will a car carrier park during loading / unloading operations?
- 10) The site plan includes an additional proposed trash enclosure on the southeast corner of the site. Please provide the appropriate large wheelbase vehicle turning plan to confirm a garbage truck can successfully navigate the site to access the proposed dumpster area.



11) Additional information / testimony should be provided regarding how the proposed fence to the east of Building G affects site circulation. How does a vehicle accessing the south side of the site turn around and exit?

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 via email at JFishinger@BVEngr.com.

Sincerely,
Bright View Engineering


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

[https://bvengr.sharepoint.com/sites/bvengr/proj/241031-MGT-StellarLandReview/3-Correspondence/Review Letter 1.docx](https://bvengr.sharepoint.com/sites/bvengr/proj/241031-MGT-StellarLandReview/3-Correspondence/Review%20Letter%201.docx)