

Bright View Engineering
Moving you forward

October 13, 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: PB-07-23 - The Malvern School Properties, LP
Proposed Day School
Block 28010, Lots 57 & 58
982 Georgetown-Franklin Turnpike (CR 518)
Bright View Project No.: 222757**

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 Site Plan for The Malvern School Properties, LP" prepared by Dynamic Engineering Consultants, PC, revised September 19, 2023, 22 Sheets
- Architectural Plans entitled "The Malvern School" prepared by Raymond Klumb Architect, dated September 15, 2023, 5 sheets
- "Traffic & Parking Assessment, Proposed Day School," prepared by Dynamic Traffic, LLC, dated August 25, 2023

Project Summary

The proposed project consists of an approximately 11,332 sf day care facility with access to Brecknell Way via one full movement driveway on the west side of the property. The site includes 51 physical parking spaces configured in a counterclockwise one-way circulation pattern around the parking lot.

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

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

C: (732) 236-7557 T: (973) 228-0999 F: (201) 753-3904
BrightViewEngineering.com

P.O. Box 99
Roseland, NJ 07068



Site Plan

1. The site plan provides for 51 physical parking spaces whereas 45 spaces are required before accounting for any credits for EV charging. The parking requirement is satisfied.
2. Two EV charging stations are proposed, however, EV charging for an ADA parking space should be added to the plans.
3. Calculations in support of the 250 foot sight triangle should be provided, including adjustments for roadway grade as appropriate.
4. A vertical sightline profile should be provided for the intersection of Brecknell Way and the site driveway, specifically for traffic looking right as they come out of the site driveway.
5. Based on the landscaping plan provided, trees appear to be proposed right at the border of the sight triangle. We recommend the proposed trees be set back from the sight line to ensure the trees do not encroach into the sight triangle.
6. The site plan indicates curb along sections of the CR 518 site frontage. Somerset County will likely require curb along the entire CR 518 frontage. The plans should be revised to provide the appropriate curb along CR 518.
7. We recommend 'continental' style crosswalks (24" white bars, 48" on center, perpendicular to the direction of travel) be utilized for the access drive and the intersection of CR 518 & Brecknell Way. This is consistent with Somerset County's standard crosswalk treatment.
8. We recommend a right turn pavement arrow be provided where the site driveway turns into the parking area. One-way signs may also be appropriate within the median island consistent with the proposed one-way traffic flow.
9. Additional information / testimony should be provided regarding the intended operation of the loading / drop off area proposed in the front of the building. Will parents park in the loading area and walk their children into the building or will staff accept children at the loading area?
10. Additional information / testimony should be provided regarding the size and frequency of any school buses anticipated on site.
11. While the large wheelbase vehicle templates are generally acceptable to this office, minor revisions to the radii on the east side of the parking lot island appear to be necessary to ensure a fire truck can maneuver without encroaching the curb.
12. Testimony on the frequency and method of trash pickup should be provided for the benefit of the board.

Traffic Impact Study


13. Traffic counts conducted in 2017, 2021 and 2022 were utilized in the analysis provided and are acceptable to this office. In general, the highest counts collected were utilized in the analysis.



14. The TIS includes a number of area developments currently contemplated or under construction. This office is in agreement with the developments identified and the growth rate utilized.
15. The proposed development is anticipated to generate a total of 125 trips during the weekday morning peak hour and 126 trips during the weekday evening peak hour. These rates are consistent with ITE 11th Edition Trip Generation estimates for an 11,322 sf day care center.
16. Additional information / testimony should be provided regarding the site trip distribution utilized as it is not readily apparent from the figures provided what the origins and destinations of the trips associated with the site are. We recommend revised figures be prepared which include what vehicles are anticipated to use Village Drive and the intersection of US 206 & CR 518.
17. Some of the figures in the TIS indicate the project as "Proposed Day School & Medical Office Building." While this is likely a carryover from a previous iteration of the project, please clarify.
18. Notwithstanding the comments above, the results of the TIS indicate that the site driveway as well as the intersections of Brecknell Way with US 206 and CR 518 will operate at Level of Service 'C' or better during the weekday morning and evening peak hours. This office is in general agreement with the results presented.
19. The applicant is encouraged to provide information / testimony regarding the anticipated effect of the proposed development on the intersection of US 206 & CR 518.
20. We recommend the applicant provide a supplemental analysis which considers modification of the intersection of CR 518 & Brecknell Way to accommodate an eastbound left turn movement from CR 518 onto Brecknell Way. Upon review and receipt of said analysis, the Board should consider if such a recommendation is appropriate to make to Somerset County, which has jurisdiction of the intersection.

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/222757-Montgomery-MalvernSchool/3-Correspondence/Review Letter 1.docx>