

Bright View Engineering
Moving you forward

December 5, 2023

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: Preliminary and Final Site Plan
Carrier Clinic Adolescent Patient Unit
252 Belle Mead-Blawenburg Road (CR 601)
Block 2001, Lot 2 & Block 1001, Lot 14.02
Bright View Project No.: 230135**

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 and Final Major Site Plan Carrier Clinic Adolescent Patient Unit” prepared by Dewberry Engineers, Inc, revised November 7, 2023, 36 Sheets
- Architectural Plans entitled “Hackensack Meridian Health, Carrier Clinic Expansion Project” prepared by Array Architects, dated September 18, 2023, 6 sheets

Project Summary

The proposed project consists of renovations to the administrative offices, adult care unit, and adolescent care unit including reconfiguration of on-site circulation and parking. Based on the information provided, the patient capacity (number of beds) will remain at 297 and only a small increase in employee count is anticipated. Access to the site will remain via three driveways to East Mountain Road and one driveway to Belle Mead-Blawenburg Road (CR 601).

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



Site Plan

- 1) We recommend a phasing plan be provided which indicates the intended order of construction of the various improvements be provided for the benefit of the board.
- 2) We recommend the applicant's professionals contact this office directly to discuss revisions to the existing signing and striping within the campus. This office noted a number of signs / striping that are not MUTCD compliant.
- 3) We recommend a parking summary be provided by site plan sheet to indicate the number of parking spaces removed and added.
- 4) It is unclear what the design vehicle is for on-site circulation. What is the largest vehicle anticipated on site?
- 5) There are a number of existing speed bumps along the site roadways. Please identify the existing speed bumps on the site plan.
- 6) Information on how the site will comply with current EV charging requirements should be provided.

Sheet C-101 (Site Plan 1)

- 7) There is an island in the parking area west of the proposed building addition. Please clarify the reason the island does not extend to the back of the parking area. This office has concerns that the area in question will become a trap for refuse.

Sheet C-102 (Site Plan 2)

- 8) Revisions to the signing and striping are required at the first internal site intersection past the CR 601 access. Based on the information provided, it is unclear if an all-way stop or some other treatment is proposed.
- 9) Vehicle turning templates should be provided for the internal intersection past the CR 601 access. This office has concerns that an 11 foot southbound receiving lane at the intersection may be insufficient to accommodate larger vehicles.
- 10) We recommend one-way signage be provided where appropriate to indicate the proposed one-way drive aisles.
- 11) Justification is required regarding the use of multiple crosswalk treatments within the same area. Please clarify.
- 12) It is unclear if any crosswalk signage is proposed on site. Please clarify.
- 13) It appears that the northbound approach of the internal four-way intersection does not include a stop sign. Please clarify.
- 14) Please note that any locations where all-way stop control is proposed, a supplemental 'all-way' plaque (R-13P) is required.



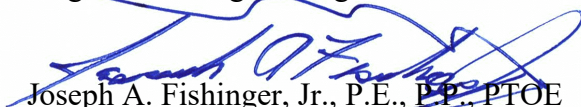
- 15) Opposite the proposed angle parking is an 8' wide 'drop off' area. Please clarify the purpose of this area and the anticipated users. Is any loading / unloading signage proposed? We recommend the design be modified to separate the crosswalk from the drop off zone.
- 16) It appears that the sidewalk connection to the proposed greenhouse terminates into an active drive aisle. Please clarify.
- 17) We recommend testimony regarding the intended operation of the ambulance stalls. Will vehicles be stored in this area or is this area proposed for transient pick-ups and drop offs?

Traffic Statement

- 18) The traffic statement for the project indicates that the various improvements / changes will not result in an increase in patient count and only a minor increase in employees is anticipated. We recommend operational testimony be provided regarding the planned changes to confirm that traffic conditions will not be appreciably affected.
- 19) It is this office's understanding that Somerset County is investigating improvements to CR 601 & East Mountain Road independent of this application. While it does not appear that the planned improvements on site will affect the County's improvements, we recommend the applicant provide testimony regarding the interaction and timing of the two projects.

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

attachments

<https://bvengr.sharepoint.com/sites/bvengr/proj/230135-MGT-CarrierClinic/3-Correspondence/Review Letter 1.docx>