

February 17, 2022

Thomas R. D'Amico, AICP/PP
Kenneth Yanga
Somerset County Planning Board
County Administration Building
20 Grove Street, P.O. Box 3000
Somerville, NJ 08876

**Re: Response to Comments
The Hills at Warren
WR 248:001, 002-21S
Hillcrest Road and Emerson Lane
Block 208, Lots 4, 10, 12, and 19
Warren Township, Somerset County, New Jersey
Langan Project No.: 100701501**

Dear Mr. D'Amico and Mr. Yanga:

We have received the review comments prepared by Thomas R. D'Amico, AICP, P.P., and Kenneth Yanga from Somerset County dated January 18, 2022. In response to the traffic impact study questions and comments, we offer the following information.

1. The proposed site driveway on Hillcrest Road shall be revised to be a right-turn ingress / right-turn egress driveway due to its proximity to Emerson Lane and the presence of the alternative full-movement site driveway on Emerson Lane.

Response – The Site Plan has been revised to show right-turn ingress / right-turn egress driveway at Hillcrest Road.

2. The capacity analyses shall be revised to reflect the aforementioned left turn restrictions at the proposed Hillcrest Road site driveway.

Response – The capacity analyses have been revised to reflect the revisions noted in Comment 1. See revised Traffic Impact Study.

3. There were three Traffic Signal Warrant Analysis worksheets included in the TIS Appendix: one Four-Hour Vehicular Volume Warrant Analysis (Warrant 2) and two separate Peak Hour Warrant Analyses (Warrant 3).
 - a. Further explanation of the warrant analyses (e.g., types of warrants conducted, volumes used, and results) shall be included in the text of the TIS.

Response – The TIS has been revised to include a more detailed explanation of the traffic signal warrant analyses.

- b. The volumes used in the analysis worksheets are inconsistent, and they do not match the volumes shown in the figures provided in the Appendix. An explanation must be provided why the volumes are different between the worksheets and if the Build volumes were used for the analyses.

Response – The TIS has been revised to include a more detailed explanation of the traffic signal warrant analyses. The warrant analyses is prepared for an 8 hour period with hourly volumes calculated for each hour beginning on the hour, while the traffic impact study analyzes the peak hour which does not necessarily begin on the hour.

- c. The warrant analyses shall be revised to reflect the aforementioned left turn restrictions at the proposed Hillcrest Road site driveway.

Response – The traffic signal warrant analyses have been revised to reflect the left-turn restrictions at the Hillcrest Road driveway.

- d. An Eight-Hour Vehicular Volume Warrant Analysis (Warrant 1) shall be conducted, and the results shall be provided.

Response – The TIS has been revised to include the Eight-Hour Vehicular Volume Warrant Analysis.

- e. A Crash Experience Warrant Analysis (Warrant 7) shall be conducted, and the results shall be provided.

Response - The intersection does not meet Warrant 7 (Crash Experience). The crash data summarized in the Traffic Impact Study.

4. A Vehicle Circulation Plan shall be provided that shows trucks safely entering and exiting the Hillcrest Road site driveway without hitting the curb or crossing the double yellow center line.

Response – See attached truck turning plan

5. A signing and striping plan shall be provided that shows any striping and signage revisions along Hillcrest Road.

Response – See revised Site Plan

Enclosed please find;

- 1) 3 copies of a Traffic Impact Study, revised February 8, 2022
- 2) 3 copies of the Site Plan Geometric Plan prepared by Najarian Associates revised to 2/11/2022, depicting the right in/ out driveway requested by the County.
- 3) 3 copies of a truck turn exhibit prepared by Najarian Associates.

Langan trusts that this information is responsive to the provided comments and request for additional information. The applicant proposes to design and install the traffic signal at Hillcrest Road and Emerson Lane at their expense meeting and exceeding a fair and reasonable contribution to traffic impact mitigation on the adjacent roadways and providing safe and efficient movements at Hillcrest Road and Emerson Lane. If there are any questions on the above and attached information, please do not hesitate to contact our Lawrenceville, New Jersey office.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Karl A. Pehnke, P.E., PTOE
Vice President

KAP:jeg

cc: John Caniglia, Esq
Peter Ciliberto
Michael P. O'Grodnick, Esq
Warren Township Planning Board