

November 30, 2021

Borough of Midland Park
Planning Board
280 Godwin Avenue
Midland Park, NJ 07432

Attention: Ms. Jessica Harmon
Board Secretary

Re: Traffic Review
ABDD Capital (Dunkin Donuts)
195 Godwin Avenue
Block 20.10, Lot 5.01
Borough of Midland Park
Bergen County, New Jersey
Our File No. 2021-05

Dear Members of the Board:

On behalf of the Board, we have performed a traffic review of the above referenced application. The documents reviewed at the current time consist of the following:

1. Plans entitled, "Preliminary and Final Site Plan for ABDD Capital, Proposed Dunkin' Drive-thru Restaurant, Block 20.10, Lot 5.01, Tax Map Sheet 7, 195 Godwin Avenue (CR 84), Borough of Midland Park, Bergen County, New Jersey," dated August 20, 2021, and prepared by Dynamic Engineering of Lake Como, New Jersey (17 sheets).
2. "Traffic Impact Study for Dunkin' ABDD Capital Proposed Dunkin' w/Drive-Thru," dated November 2, 2020, revised April 5, 2021 and prepared by Dynamic Traffic of Lake Como, NJ.

Based on our review, we offer the following comments for consideration by the Board:

1. The location of the 2016 traffic count program on Godwin Avenue "east of Erie Avenue" mentioned in the traffic report should be provided. This count location may not have properly captured the influence of traffic volumes from the Goffle Road intersection as it pertains to this site.
2. It is our understanding that the applicant's traffic engineer also performed the traffic impact study for the CVS at Godwin and Erie Avenues. A copy of this study is requested.
3. A copy of the 'Operational Characteristics Study' cited on page 8 of the report should be provided for review and reference.
4. Testimony at the November 15th hearing indicated that drive through traffic makes up 60% of the incoming traffic volume. The traffic report cites 70%. This discrepancy should be reconciled.
5. A queuing analysis of the drive thru windows should be provided to confirm that queues do not back up into Godwin Avenue. The queuing analysis should be based on the anticipated number of trips arriving at the order window.
6. The percentage of orders anticipated to be mobile orders should be factored into the queuing analysis.
7. Based on a review of the capacity analysis provided at the exit driveway, peak queues of exiting site traffic will back up into the payment/pickup window area. This in turn could cause a 'domino effect' on the queue. The applicant should review this condition.
8. The lane widths of nine (9) feet we believe are too narrow for vehicles to traverse in the rear of the proposed building. The width of these lanes or the inside curb radii should be increased to the extent practical.
9. We recommend that the Godwin Avenue crosswalk to be relocated should land on the north side of the entrance driveway. The east side location would remain unchanged.

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10. We defer to the County of Bergen regarding turn restrictions and/or access control for Godwin Avenue.
11. As noted by board members and the public at the November hearing, more detailed information on parking requirements for staff need to be provided for review.

If you have any questions or comments on this, please do not hesitate to contact me.

Very truly yours,

HYECRAFT LLC



Berge V. Tombalakian, P.E.

BVT

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