

December 28, 2023

VIA EMAIL

Paula Marie Pangilinan
Onyx Equities, LLC
One Gateway Center, Suite 2400
Newark, New Jersey 07102

**RE: Plainsboro Plaza
Chase Bank Traffic Generation Comparison
10 Schalks Crossing Road
Township of Plainsboro, Middlesex County
BCG File No. 081045-01-003**

Dear Ms. Pangilinan:

As requested by the Township, we have prepared this letter report to quantitatively assess the traffic impacts of the proposed drive-thru bank. The proposed Chase pad site is to contain 3,478 square feet with one (1) drive-thru lane which will only provide ATM service. This pad site is located in the main parking field south of the Asian Food Market and west of CVS.

From a traffic generation perspective, we have examined this as an expansion of the shopping center use, which in our professional opinion is the appropriate methodology. The Institute of Transportation Engineers (ITE) defines shopping centers as an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center of this size (>150k SF) typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants. Each of the uses, existing and proposed, provides an opportunity for two or more uses to be visited during a single trip. The trip generation of a shopping center is less than the sum of the individual uses within the shopping center.

We have utilized the ITE Trip Generation Manual, 11th Edition to calculate the trip generation of the current (fully occupied) shopping center using the ITE Land Use Code 820 and the same land use code for the proposed condition with the addition of the bank. The results of this calculation are presented in Table 1. As shown in Table 1, it is calculated that there will be a nominal increase in traffic associated with the addition of the Chase bank. During the AM peak hour there would be 3 more trips; during the PM peak hour, 12 more trips; and during the Saturday peak hour 16 more trips. This is an increase in traffic of less than two percent (2%) during each of the peak hours. Therefore, this change in use will have no impact on traffic operations at the site driveways with the public roadway system or within the center itself.

Paula Marie Pangilinan
Chase Bank Traffic Generation Comparison
Plainsboro Plaza, Township of Plainsboro
December 28, 2023
Page 2 of 2

In summary, the proposed bank pad containing 3,478 square feet would have a negligible impact on traffic operations to the adjacent street system and intersections. From a traffic perspective the proposed bank would be a compatible use typically found in shopping centers and one that would not impact on the operations or function of the shopping center as a whole.

Sincerely,
BOWMAN CONSULTING GROUP, LTD.



Digitally signed by Eric Keller
Contact Info: 973-291-2919
Date: 2024.01.02 11:08:30-05'00'

Eric L. Keller, P.E., P.P., LEED AP
Vice President
ekeller@bowman.com

Attachments

cc: Jason R. Tuvel, Esq.

PLAINSBORO PLAZA

TABLE 1 - TRIP GENERATION COMPARISON

BCG File No. 081045-01-003

12/28/2023

LAND USE	AMOUNT	WEEKDAY						ADT	SATURDAY			
		AM PEAK HOUR			PM PEAK HOUR				ADT	PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL		IN	OUT	TOTAL	
TING												
Shopping Center >150K (Avg Rates)	228,294 SF	119	73	192	373	404	776	8449	10639	522	482	1004
'OSED												
Shopping Center >150K (Avg Rates)	231,772 SF	121	74	195	378	410	788	8578	10801	530	490	1020
DIFFERENCE												
		2	1	3	6	6	12	129	162	8	8	16