



MEMO

To: Michael Kelly, P.E.
From: Frank D. Dobiszewski, P.E. PTOE
Date: September 24, 2021
Subject: RUSSO ACQUISITIONS, LLC
Preliminary and Final Site Plan Application
SUPPLEMENTAL TRAFFIC INFORMATION
Proposed Industrial Warehouse
1000 MacArthur Boulevard
Block 135.01, Lot 65
Township of Mahwah
Docket No. 620
Our File No. MAES-2065

The supplemental documents submitted by the Applicant have been reviewed and consist of the following:

Supplemental Traffic Letter

Prepared by: Atlantic Traffic & Design Engineering, LLC

Dated September 17, 2021

- The letter provides the results of supplemental analyses performed as the result of changes to the proposed points of ingress and egress, along with a revised table showing the projected impacts to the immediate roadway network adjacent to the site. The report states that the reallocation of traffic to the new ingress and egress points will not have a significant impact. Any increase on delay or any degradation to the existing levels of service is negligible.
- The revised tables and data are sound, reasonable, and follow established guidelines and criteria in reaching their conclusions.
- It is requested that the final Synchro files used in the analysis be forwarded to us so we have a complete record.

Overall Site Layout Plan

Prepared by: Bohler Engineering, Revision 1 dated September 16, 2021

- The plan shows a proposed acceleration lane for the right turn truck egress MacArthur Boulevard. The proposed length is not provided and should be stated. Per §22-6.2.e.1 of Mahwah's existing code, the minimum tangent length needs to be 200 feet, with a 13-foot wide lane.
- For clarification purposes, the AASHTO sight distances stated on the plan should be defined (i.e., stopping sight distance, braking, etc.).
- For clarification purposes, the percent of positive/negative grade used in deriving the stated sight distances should be stated.
- As stated in previous reviews, there are areas where clear sight lines may be blocked by foliage and/or other roadside features. These areas must be cleared and remained clear in the future to maintain lines of sight for these areas.
- The Applicant must clearly depict areas to be cleared to provide clear sight lines. In addition, the type of permanent vegetation (grass) proposed in these areas must be clearly indicated and the party responsible to maintain must be made clear.
- The existing island for left turns into Grandview Lane is proposed to be altered to accommodate the left turns by trucks into the site. As shown, there is a narrowing of the island midway along its length, resulting in an unconventional layout that should be revised to eliminate the narrowing and the bulbous nose of the island.
- All existing and proposed lane widths and dimensions should be shown.
- All proposed driveway widths need to be shown.
- Clear roadside areas and/or lateral offsets need to be confirmed for any areas where modifications will take place at or near fixed objects such as trees, poles, etc.
- Curve data for the returns should be provided, keeping in mind the design standards and requirements of the Township's existing code.
- We recommend that advance warning signs be provided along the MacArthur Boulevard median. Details of the signs and proposed locations must be provided.
- We recommend, as part of this project, that the vegetation on the MacArthur Boulevard median east of Glasmere Road be removed.
- Due to the disturbance proposed within the paved limits of MacArthur Boulevard, we recommend that the Applicant be required to mill and pave the roadway from curb to curb from the northernmost disturbance to the southernmost disturbance.

WB-67 Truck Turning Plan

Prepared by: Bohler Engineering, Revision 1 dated September 16, 2021

- The proposed channelizing island shown for the driveway on Macarthur Boulevard shows the left turn vehicle path making a sharp jog to the right to complete the maneuver; the layout of the island should be revised to minimize or eliminate it.
- Similarly, the existing center island on Macarthur Boulevard should be pulled back an additional amount to facilitate the left turns into the site.