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March 10, 2021

Winslow Township Planning Board
125 South Route 73
Braddock, NJ 08037-9422

Attn: Christy Clauss
Planning Board Secretary

**Re: Winslow 30 Developers, LLC.
Preliminary and Final Major Site Plan Approval
Traffic Engineering Review #1
Block 5402.02, Lot 4
Winslow Township, Camden County, NJ
Our File: CWIP5402.01**

Dear Board Members:

In accordance with your authorization, our office has performed a review of the above referenced application, including the following:

- Plan entitled, "Preliminary and Final Site Plan for Winslow 30 Developers LLC, Proposed Wawa Food Market & Fueling Station," consisting of twenty-four (24) sheets, prepared by Dynamic Engineering, dated December 27, 2019, last revised November 24, 2020;
- Plan entitled "ALTA/NSPS Land Title Survey" consisting of one (1) sheet, prepared by Dynamic Survey, LLC., dated July 1, 2019, last revised November 6, 2020;
- Architectural Plans, consisting of two (2) sheets, prepared by Stephen Fortwangler Architect, dated July 21, 2021;
- Traffic Study for Major Access Application with Planning for Proposed Wawa Food Market & Fueling Station, Prepared by Dynamic Traffic, dated July 17, 2020, last revised December 21, 2020;
- Redevelopment of 301 South Shite Horse Pike Cultural Resources Survey, prepared by Richard Grubb & Associates, dated May 2020;



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- Completed application forms and various other documents and submission items.

The Applicant is seeking Preliminary and Final Major Site Plan approval for the construction of a 5,585 square foot Wawa with 20 fueling stations and 66 proposed parking spaces.

The +/- 6.157-acre site is located on the south corner of South White Horse Pike and Waterford Road and is situated in a PR-1 Low-Density Residential Zone.

Access to the site is proposed to be provided via one full movement driveway along Waterford Road (County Road 722) and one right-in/right-out driveway South White Horse Pike (NJSH Route 30)

We offer the following comments for review and consideration:

Traffic

- 1) The project will generate the following increase in vehicle tips per the Institute of Transportation Engineers (ITE) publication Trip Generation with the removal of pass-by rates approved by NJDOT for Access Permits (76% pass-by traffic for AM and PM peak hour and 50% for the Saturday Peak Hour):

Land Use Code (LUC)		ITE Trip Generation								
		AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
LUC 960: Super Convenience Market / Gas Station (5,585 SF)	Total	214	214	428	195	195	390	191	190	381
	Pass-by	162	162	324	148	148	296	95	95	190
	New Trips	52	52	104	47	47	94	96	95	191

- 2) The Applicant’s Engineer stated that they are conservatively utilizing a growth rate of 1.25% and 2.25% for Urban Principal Arterial (White Horse Pike) and Rural Principal Arterial (Waterford-Blue Anchor Road), respectively. The Straight-Line Diagrams state that White Horse Pike is an Urban Principal Arterial that has an Annual Growth Rate of 1.00% and Waterford-Blue Anchor Road is an Urban Major Collector which has an Annual Growth Rate of 2.25%. The growth rates utilized by the Applicant’s Engineer are acceptable.
- 3) The Applicant’s Engineer should include a description of Waterford-Blue Anchor Road/Bates Mill Road within the Existing Roadway Network portion of the report.



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- 4) The Applicant is including a 9,100 square foot Dollar General Store located near Pump Branch Road which was approved but has not been constructed yet within No-Build volumes. The project will generate the following increase in vehicle tips per the Institute of Transportation Engineers (ITE) publication Trip Generation:

ITE Trip Generation											
Development	Land Use Code	Area (SF)	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Variety Store	814	9,100	21	20	42	34	34	68	N/A	N/A	N/A

The Applicant's Traffic Engineer utilized the PM peak hour volumes for the Saturday peak hour. Our office takes no exception to same.

- 5) The Applicant's Traffic Engineer utilized a Gravity Model to establish trip distribution. Our office takes no exception to same.
- 6) The eastbound approach of Route 30 at CR 722 has significant increases of 14.6 seconds, 18.7 seconds, 15.6 seconds during the AM, PM, and Saturday peak hours, respectively, from No-Build to Build conditions. The increase in delay is reduced to 7.6 seconds, 8.0 seconds, and 10.0 seconds for the AM, PM, and Saturday peak hours, respectively, when mitigation was provided by relocating 3 seconds of the north/south phase to the east/west phase. The other approaches of the intersection remain at similar Levels of Service (LOS) between No-Build and Build/Build with Mitigation conditions for all peak hours. It is unclear if the proposed mitigation has been approved. The Applicant should provide the board with any comments from the County and NJDOT.
- 7) The Applicant's Traffic Engineer stated that in lieu of performing the fair-share calculations and applying the resulting fair-share percentage to an estimated construction cost, the developer has committed to performing the traffic signal timing modifications at the intersection Route 30 at CR 722. The Applicant should provide the board with any comments from the County and NJDOT about same.
- 8) No movements are projected to operate worse than LOS B during the AM, PM, or Saturday Peak Hours at either of the site driveways.



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Frontage Improvements

- 9) It appears widening along each the State and County roadway frontages are proposed except at the property corner that coincides with the signalized intersection of Waterford Road/Bates Mill Road (County Route 722) and South White Horse Pike (NJSH Route 30). If widening were to continue around the radius, it appears a new overall traffic signal would be required as same currently does not appear to conform to current MUTCD regulations. While the traffic signal and intersection appears to be under NJDOT jurisdiction, the continuation of widening and frontage improvements is recommended; however, we defer to the NJDOT and/or County as to whether same will be required.
- 10) The dedication of right-of-way to NJDOT and road widening easement to the County proposed property corner adjacent to the intersection of South White Horse Pike and Waterford Road should result in a radial geometry to allow for future traffic signal, road widening and/or sidewalk improvements at this corner.
- 11) No sidewalks are proposed across either frontage. It is recommended that sidewalk be provided, especially with respect to Waterford Road (County Route 722) where sidewalk already exists associated with the adjacent Bates Mill Run neighborhood. The sidewalk should provide a pedestrian path to the front of the building.

Parking and Circulation

- 12) The Applicant is proposing to provide 66 parking spaces. As per §296-77 F; one space for each 250 square feet of building area is required for a total of 23 parking spaces.
- 13) The proposed parking spaces are 10'x20' which is consistent with code requirements.
- 14) It appears that WB-50's encroach onto the proposed right-in/right-out curb island. The Applicant's Engineer should consider mountable curb or a smaller island.
- 15) The sight distance triangle for Waterford Road is not entirely depicted. Our office notes that the roadway is relatively straight and flat and it does not appear that sight distance is an issue. It appears that landscaping is proposed within the sight triangle along Waterford Road. The plans should be revised to relocate the plantings outside of the sight lines.
- 16) Per §232-12 D (9) of the Winslow Township Codebook, a curblin opening of 20-34 feet is permitted for a two-way operation driveway, whereas a curblin opening of 134.3 feet and 80.1 feet are proposed. A waiver will be required for same.



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17) The Applicant's Engineer should provide a Circulation plan the firetruck turning plan to the Fire Marshal for comment. The Fire Marshall should be contacted for specifications on the design vehicle to be utilized.

Construction Details

18) The Applicant's Engineer has included a detail for an Air Pump Only parking sign but its location does not appear depicted on the site plan. Same should be included.

19) The Applicant's Engineer should include type of material to be used for all pavement marking or striping details.

Outside Agency Approvals

20) The Applicant should indicate the status of all required outside agency permits and/or approvals, including but not limited to:

- a. Camden County Planning Board
- b. Winslow Township Police and Fire Marshal Review
- c. NJDOT

Should you have any questions or require any additional information with regard to the above matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates


James Winckowski, PE, CME
Planning Board Traffic Engineer

JW/rs

cc: William Loughney, PE, Planning Board Engineer
Shirley Grosso, Esq, Planning Board Solicitor
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