

6 January 2023

Sergeant First Class Robert Hitson
Wayne Police Department, Traffic Bureau
Township of Wayne
475 Valley Road
Wayne, NJ 07470

**Re: Traffic Impact Study
Langan Project No.: 100925301**

Dear Sergeant Hitson:

We are in receipt of your letter regarding your review of the Traffic Impact Study prepared for The Villas at Wayne Hills Preliminary & Final Site Plan and Major Subdivision application.

Comment 1

When was the study conducted? Was it conducted when GAF had a full campus or was it conducted when GAF was in the process of moving to Parsippany?

Response 1 - The Traffic Impact Study (TIS) was conducted in May 2022 when the GAF Campus was vacant. As part of the TIS, we prepared trip generation estimates for the existing Campus using data compiled for Land Use Code 710 (General Office Building) by the Institute of Transportation Engineers (ITE) as contained in the publication Trip Generation, 11th Edition. The trips associated with the reoccupied Campus were then distributed to the surrounding roadway network to determine the operations at the study locations when the Campus was occupied by GAF.

Comment 2

Does the study take into effect or was it aware that the Wayne Police Department used to conduct traffic control at the intersection of the GAF driveway and Alps Road during the peak evening hours (4:00-6:00 pm). This was done to help the employees of GAF exit onto Alps Rd, specifically for those turning left. This extra-duty assignment was contracted with GAF.

Response 2 - Langan was aware that the Wayne Police Department used to conduct traffic control at the site driveway and Alps Road. The proposed residential development is expected to generate significantly less peak hour traffic volumes than the previously occupied GAF Campus. The proposed residential redevelopment will generate approximately 250 less trips during the weekday morning peak hour, and approximately 182 less trips during the weekday evening peak hour. Additionally, a residential development will have opposite traffic flows than an office building as a majority of the traffic during the evening commuter peak hours (4:00 PM – 6:00 PM) will enter the site driveway as opposed to the office development when a majority of the traffic during the evening commuter peak hours was exiting the site driveway. We anticipate the majority of the proposed development's exiting traffic to occur during the morning commuter peak hours when traffic along Alps Road is approximately 25% less than during the evening commuter peak hours.

Comment 3

Why will the eastbound site driveway approach to Alps Rd only have one shared left-turn/through/right turn lane? The former site had two lanes. We believe two lanes would work more adequately so vehicles turning right would not have to wait behind the vehicles turning left onto Alps Rd. The new entrance / exit to the Villas at Wayne Hills will be moving north of the original entrance / exit so there will be more than enough property to create a two lane exit.

Response 3 - The development's site driveway has been revised to show a left turn/thru lane and a right turn only lane; refer to Drawing CS101.

Comment 4

Should the Township hire their own Engineering Company to refute the Langan Study that a traffic signal is not needed?

Response 4 – Based on the anticipated turning movement volumes along both the site driveway and Miller Road approaches, a signal would not be warranted at the study location and is subject to Passaic County review.

Comment 5

The residents of Miller Road are now going to face an LOS F (greater than 50 seconds) during peak morning and evening hours. LOS F is not a reasonable amount of time for those residents to wait to turn onto Alps Rd.

Response 5 - As stated in the TIS the Miller Road approach will experience a significant decrease in delay as compared to the No-Build condition with reoccupancy of the existing office development. Additionally, the approach will experience a 95th percentile queue of 1 vehicle and will operate with a v/c ratio of less than 1, indicating there is additional capacity available.

We trust that these revisions meet your approval and we look forward to your expedited review. Please feel free to contact me directly at 973-560-4987 with any questions.

Sincerely,

Langan Engineering and Environmental Services, Inc.



John Coté, PE, LEED AP
Associate Principal/VP

JCC/kk

Enclosure(s): Preliminary & Final Site Plans, dated last revised 1/6/2023
Major Subdivision Plans, dated last revised 1/6/2023
Stormwater Management Report, dated last revised 1/6/2023
Stormwater Operation & Maintenance Manual, dated last revised 1/6/2023

cc: