Shropshire Associates LLC

ESBE / SBE Certified

Traffic Engineering, Transportation Planning & Design

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October 2, 2020

Mr. Greg Kanter (via email: gkanter@americanproperties.net)
American Properties Realty, Inc.
517 Route 1 South, Suite 2100
Iselin, NJ 08830

Re: Group Home Trip Generation Analysis
Heritage at West Windsor
Block 28, Lots 15 & 21
Old Trenton Road (CR 535) and Princeton-Hightstown Road (CR 571)
West Windsor Township, Mercer County, NJ
SA Project No. 18196-A

Dear Greg:

In response to your request and per our recent conversations, Shropshire Associates, LLC has prepared a brief supplemental trip generation analysis for the proposed group home facility within the overall Heritage at West Windsor residential development along Old Trenton Road and Princeton-Hightstown Road in West Windsor Township, Mercer County, NJ.

The proposal is for the construction of a four (4) unit group home facility within the Heritage at West Windsor residential development. This facility will be located along Road "B" in the vicinity of its intersection with Princeton-Hightstown Road. The data contained below is meant to supplemental the previously submitted Traffic Engineering Assessment report dated July 10, 2020.

ITE Trip Generation

The amount of traffic to be generated by the proposed 4-unit group home facility can best be estimated by a comparison with similar sites. Data published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition* was used to estimate the trip generating potential for the proposed development. The proposed group home facility is most similar to ITE Land Use 220: Multifamily Housing (Low-Rise). Table 1 indicates the peak hour site traffic to be generated by the proposed 4-unit group home residential development based upon the ITE trip generation data. Copies of the ITE trip generation worksheets are attached for your review.

Table 1
ITE Trip Generation – Heritage at West Windsor

Development	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Group Home (4 units)	1	2	3	2	2	4

As indicated in Table 1, at most it is anticipated that the proposed 4-unit group home facility will increase traffic by approximately 3-4 total trips during peak hour conditions. When compared to the trip generation associated with the overall Heritage at West Windsor residential development, these additional trips will not have a substantial impact or change with regards to the ability to have safe ingress and egress between the site and the adjacent roadway network, nor the ability to safely circulate through the development.

In addition, it is our opinion that these additional trips will not change the analyses or conclusions provided in the previously submitted Traffic Engineering Assessment report dated July 10, 2020. Should you have any questions please feel free to contact us.

Sincerely,
Shropshire Associates LLC

Nathan B. Mosley, P.E., C.M.E.
Senior Project Manager
NBM/jab
Attachments

cc:
	Randy Csik	(via email: rcsik@americanproperties.net)
	Frank Petrino	(via email: fpetrino@eckertseamans.com)
	William Parkhill	(via email: wjp@midatlanticeng.com)
	Michael Weseloski	(via email: mweseloski@midatlanticeng.com)

Multifamily Housing (Low-Rise)
(220)

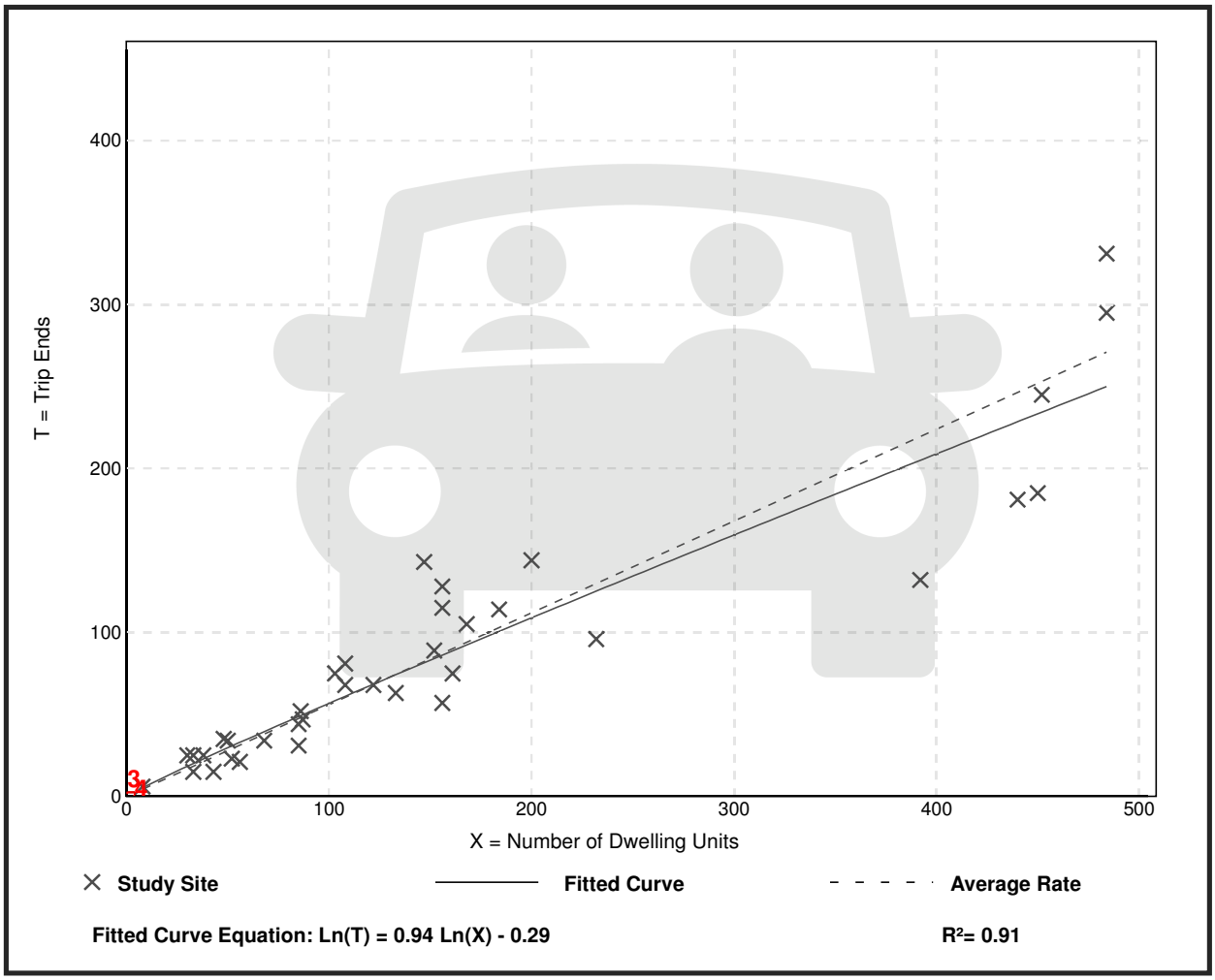
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 36
Avg. Num. of Dwelling Units: 161
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.34 - 0.97	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
(220)

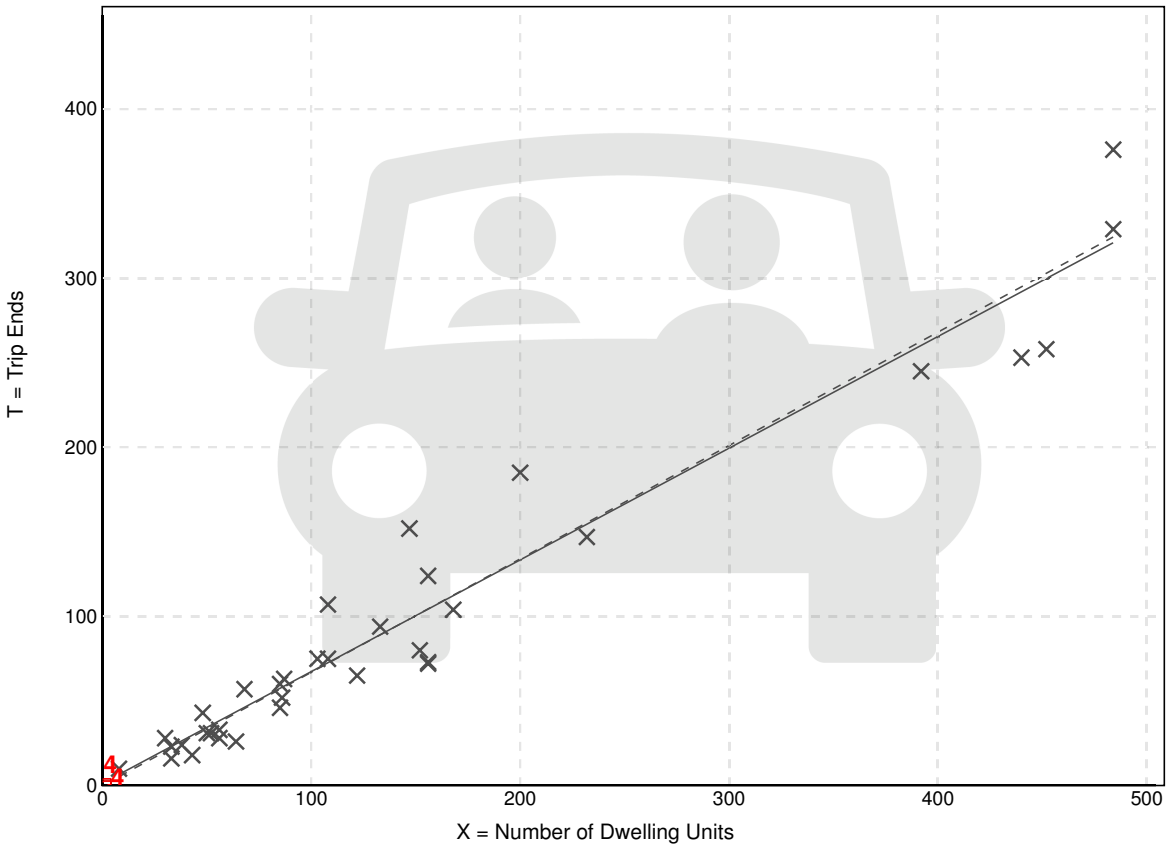
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 35
Avg. Num. of Dwelling Units: 146
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.67	0.41 - 1.25	0.14

Data Plot and Equation



Fitted Curve Equation: T = 0.66(X) + 1.41

R^2= 0.94

Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers