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MEMORANDUM

DATE: March 18, 2022

TO: Lawrence Township Planning Board and Zoning Board of Adjustment

FROM: Jeffrey A. L'Amoreaux, P.E. *JAL*
Traffic Consultant

SUBJECT: Hullfish Real Estate Company – Marmalade Restaurant Improvements
Preliminary & Final Site Plan w/Variance Application SP-4/21
Traffic Impact Statement Review Memorandum
Lawrence Township Mercer County, New Jersey
Tax Map Page 63, Block: 6301, Lots: 58-60 and 68-70

We are in receipt of the following information for review pertaining to the submission of Bulk Variance Application and Preliminary and Final Site Plan Approval for the Hullfish Real Estate Company - Marmalade Restaurant located along Gordon Avenue.

- One copy of Traffic Impact Statement for Hullfish Real Estate Company, LLC Marmalade Restaurant, 11 pages, prepared by Dolan & Dean Consulting Engineers, LLC dated March 10, 2022

According to the previously submitted Architectural Plans, “this Project involves the renovation and alteration of an existing 1 story garage structure to become a new restaurant space. It is classified as an alteration by the Rehabilitation Subcode. The proposed scope of work includes the excavation and construction of a new sub-grade basement floor including new stair, within the existing footprint, new exterior finishes, roof, windows and doors, upgraded electrical systems and new HVAC and plumbing systems at the interior of the building and new interior restrooms and partitions. The project is classified as a Change of Use by the Rehabilitation Subcode from a Type U Utility Group to a Type A-2 Restaurant Assembly Use. The scope of work increases the egress capacity of the building to serve the new occupant load which is increased by the Change of Use and added basement floor area.” Businesses already on site include Right At Home (home healthcare service), Lawrenceville Vintage Treasures (antiques store), The Final Boss Comics & Games (comic book and games store), Ryder Trucks and The Live Painter Studio. It is unclear if Lawrenceville Fuel is also part of this property (though the diesel pumps apparently are on the property) or is the adjacent parcel to the west (given the surface tanks behind that next property).

The site is located within Block 6301, Lots 58 to 60 and Lots 68 to 70 comprising six connected small parcels of land in Zone NC-1 (Neighborhood Center). Lot 58 is approximately 0.236 acres in size. Lot 59 is approximately 0.072 acres in size. Lot 60 is approximately 0.085 acres in size. Lot 68 is approximately 0.161 acres in size. Lot 69 is approximately 0.321 acres in size. Lot 70 is approximately 0.373 acres in size. With lots combined, the site is 1.248 acres in size. The site is bounded by Gordon Ave to the south with a t-intersection with James Street. There are residences in adjacent parcels to the north and northeast in the R-2B Zone and commercial and retail businesses to the east and west within the NC-1 Zone along the north side of Gordon Avenue.

Preliminary and Final Site Plan w/Variance SP-4/21
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Field observations found a Fire House located just west of the site (Lawrenceville Volunteer Fire Company Station No. 23), that the speed limit on Gordon Avenue is 25 miles per hour and the speed limit on US Route 206 is 30 miles per hour, the T-intersection of Gordon Avenue and US Route 206 is signalized, and two schools exist at the intersection (The Lawrenceville School and Lawrenceville Presbyterian Pre-School). Also, there is a Starbucks drive-through entrance on the south side of Gordon Avenue which sometimes has traffic that blocks Gordon Avenue, blocking traffic trying to get to US Route 206. Parked vehicles in front of Lawrenceville Fuel block the sidewalk on the north side of Gordon Avenue. The site is near five historic sites, John Moore Tavern, Maidenhead Church, Lawrence House, Joseph Scudder House/First Town Hall, and The Lawrenceville School.

In previous board proceedings, relief from Code Section 814 – Circulation Impact Study was not granted. Accordingly, the Traffic Impact Statement from Dolan and Dean was furnished by the applicant. We find the report generally acceptable and offer the following comments.

Traffic Impact Statement

1. The Trip Generation numbers shown in the table do not quite match up with what we computed using ITE Trip Generation Manual, 11th Edition. Specifically, we computed 48 Exiting in the AM Peak for a total of 114, 67 entering and 67 exiting with a total of 134 in the Lunch Hour Peak and 73 exiting in the Saturday Peak for a total of 144. The differences are minor enough to ignore.
2. We agree that the Land Use Code 933 Fast Food Restaurant from the Trip Generation Manual estimates are likely high for a non-branded restaurant and that the High Turnover and Fast Casual would likely underrepresent the trips to be expected here.
3. It was our understanding from the Planning Board Meeting that the Gingered Peach would be closing down and this restaurant taking its place. We request clarification in testimony.
4. Dolan and Dean related the WB-62 truck movements they observed at the site, wherein a truck used the parking lot to execute a reversal of direction back to US Route 206.
5. We believe that the redevelopment of the subject parcel will not significantly exacerbate congestion on Gordon Avenue due to congestion already occurring from other businesses. The Traffic Impact Study by Dolan and Dean has overstated, perhaps greatly, the amount of traffic likely to access the site.

This completes our comments at this time. Although we don't expect it, additional comments may be provided as circumstances warrant.

CC: James Parvesse, P.E.
Brenda Kraemer, P.E.
Susan Snook
Edward W. Schmierer, Esq.