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May 4, 2020
via electronic mail

Javerbaum Wurgaft Hicks
Kahn Wikstrom & Sinins, P.C.
370 Chestnut Street
P.O. Box 807
Union, NJ 07083
Attn: Mr. Stephen Hehl, Esq.
Mr. Joshua Koodray, Esq.

**RE: Traffic Letter Report
Proposed Food Truck, Inc. Facility
40-42 Jackson Drive
& 677-679 Raritan Road (CR 607)
Block 640; Lots 2, 3 & 6.01
Township of Cranford
Union County, New Jersey
ATDE Project No. ANJ20041**

Gentlemen:

Atlantic Traffic & Design Engineering, LLC (ATDE) has prepared this Traffic Letter Report in connection with the above proposed project. Food Truck, Inc. (the "Company") previously received site plan approval to redevelop the subject property. An updated application is being submitted to the Township of Cranford to revise the proposed facility with limited modifications from a traffic engineering perspective. This Traffic Letter Report is based on the Layout & Dimensioning Plan, revised by Harbor Consultants, Inc. on April 16, 2020.

Under the original application, the redevelopment of the former warehouse included an expansion to provide a total building area of 37,942 square feet. Under the latest site plan, the Company is proposing a somewhat larger building expansion by approximately 15% with a total building area of 43,666 square feet, with this additional space to be used for storage of goods to support throughput in its light industrial space.

ATDE previously prepared an October 7, 2019 Traffic Impact Analysis for the original application. As part of this report, peak period traffic counts and analyses were conducted for the project, and it was found that the development would not create any notable traffic impacts.

The previously proposed site access design under the original application will continue to be maintained with 3 driveways along Moen Avenue and 2 driveways along Jackson Drive. A slight reduction in overall parking is proposed from 169

Atlantic Traffic & Design Engineering, LLC

spaces to 164 spaces with 100 stalls dedicated to passenger cars and 64 stalls dedicated to delivery vehicles. The proposed parking supply meets the Township requirement which is identified as 107 spaces on the Layout & Dimensioning Plan

Given the limited changes to the proposed application from a traffic engineering perspective, it is anticipated that the trip generation associated with the Project would be comparable to the original application and that updated traffic counts and analyses would not be necessary.

Our October 7, 2019 Traffic Impact Analysis indicated that the Applicant anticipated 15% of employees would use public transit or rideshare. As part of the revised application to the Township of Cranford, the Company has developed policies to incentivize the employee use of public transportation and rideshare. The following outlines the components of this program:

- Employee shifts would be planned to coordinate with public transportation schedules.
- The Applicant will provide a third-party service to shuttle employees to and from the site who are using the Cranford NJ Transit train station located approximately 2 miles northwest of the site. The facility will serve as the operational headquarters in New Jersey, and it is anticipated that employees from both New Jersey and the New York City 5 Boroughs would utilize the train.
- NJ Transit provides bus lines, 56 and 112, along Raritan Road (CR 607) with the westbound bus stop located in the northwest corner of the Moen Avenue intersection and an eastbound bus stop located approximately 450 feet east of Moen Avenue.
- The Company intends to offer BusinessPass, which offers employees pre-tax savings on public transportation commuting costs.
- Employee credits will be provided to employees for rideshare pooling services.
- An app will be developed (assuming employee demand and home distribution) for employees to coordinate carpooling and rideshares.

ATDE reviewed 2010 Census Reverse Journey-to-Work information for the U.S. Census Tract 373, which includes the area of Cranford Township where the site is located. This information is summarized in the attached **Table I**. The data results indicate that just under 10% of workers used means of transportation other than driving alone. Given the employee transportation incentives that will be offered by the Applicant, it is reasonable to anticipate that at least 10% of employees would utilize rideshare. With New Jersey and New York City employees using NJ Transit, the proposed shuttle service is expected to accommodate at least 10% of the overall

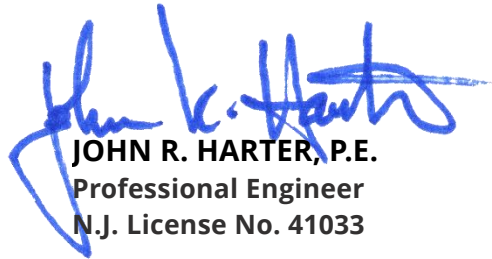
employees. In total, it is anticipated that at least 20% of Company employees would use public transit or rideshare.

We have consulted with the Company to analyze employee parking, taking into account the shift times throughout a typical week for corporate employees and commissary employees, as well as the number of anticipated delivery vehicles, and based on this, we confirm that the demand will be well below the Township parking requirement and proposed parking supply.

Please contact the undersigned with any questions or comments you may have.

Sincerely,

Atlantic Traffic & Design Engineering, LLC
N.J. P.E. Cert. of Authorization No. 24GA27957900



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Professional Engineer
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DAVID W. FAHIM
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encl

cc Adam Wright – Food Truck, Inc.
Tyler Cain – Food Truck, Inc.
Victor Vinegra, P.E. – Harbor Consultants, Inc.

TABLE I
REVERSE JOURNEY-TO-WORK MODAL SPLIT BREAKDOWN
US CENSUS TRACT 373 (TOWNSHIP OF CRANFORD)

Means of Transportation	Estimate	Percentage
Total, means of transportation*	4,085	
Total, calculated	4,085	
Car, truck, or van -- Drove alone	3,690	90.3%
Vehicle (2-person carpool)	200	4.9%
Vehicle (3-person carpool)	25	0.6%
Vehicle (4-person carpool)	30	0.7%
Vehicle (5-or-6-person carpool)	0	0.0%
Vehicle (7-or-more-person carpool)	0	0.0%
Bus or trolley bus	10	0.2%
Streetcar or trolley car	0	0.0%
Subway or elevated	0	0.0%
Railroad	0	0.0%
Ferryboat	0	0.0%
Bicycle	10	0.2%
Walked	15	0.4%
Taxicab	0	0.0%
Motorcycle	0	0.0%
Other method	45	1.1%
Worked at home	60	1.5%

*Total, Means of Transportation as obtained from the Output and is not the summation of the values listed