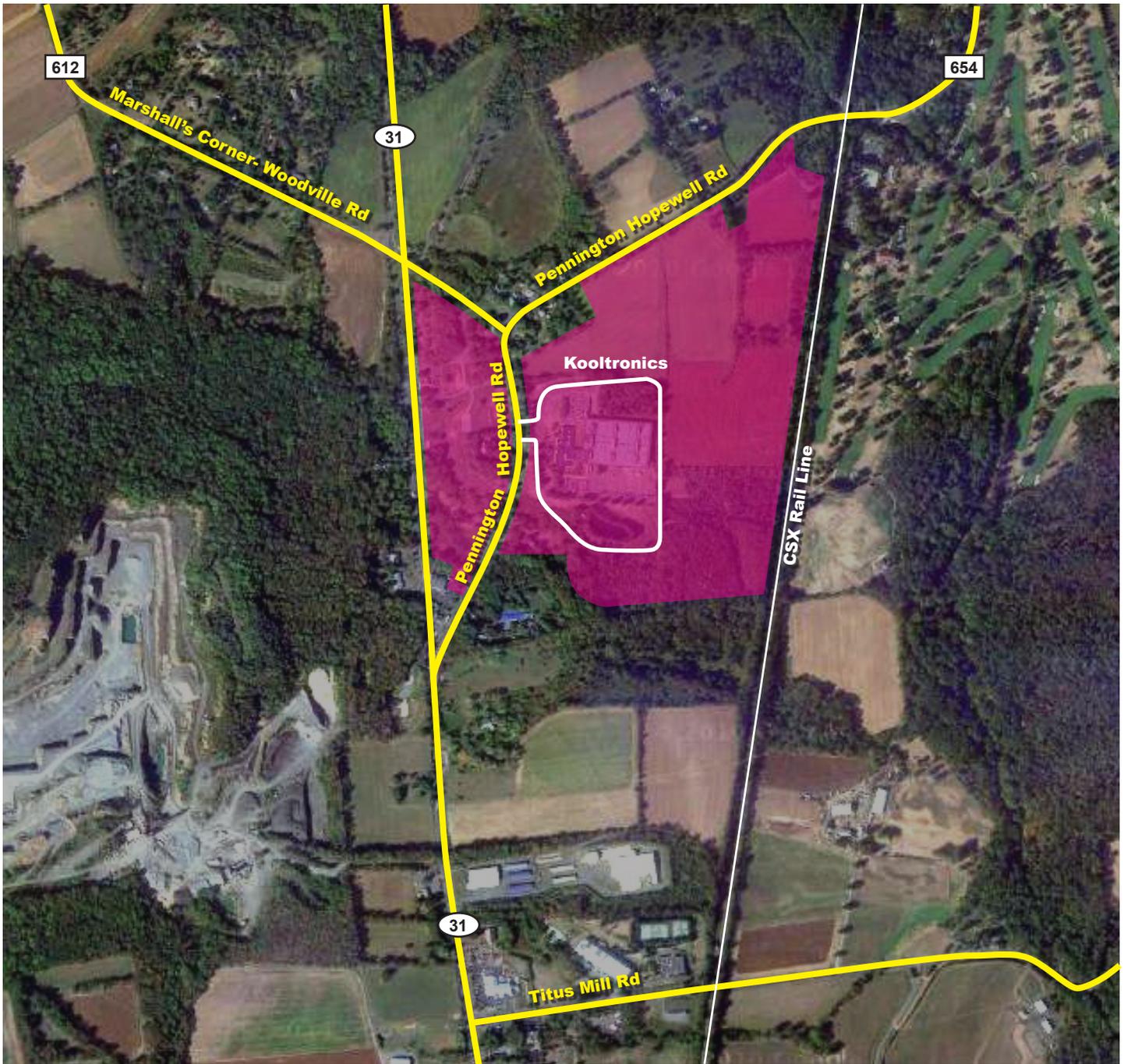


Study Purpose

- To assist the Township and Task Force by providing advisory assistance in preparation of a redevelopment plan for the Marshall's Corner – Pennytown area
- Establish a baseline of existing conditions
- Estimate the volume and pattern of traffic which might be generated by redevelopment
- Identify and evaluate potential traffic management options to help provide for safe and efficient traffic movement while limiting the impact of new development on residents of Marshall's Corner

Marshall's Corner/Pennytown Redevelopment Area

HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY



 - Redevelopment Boundary

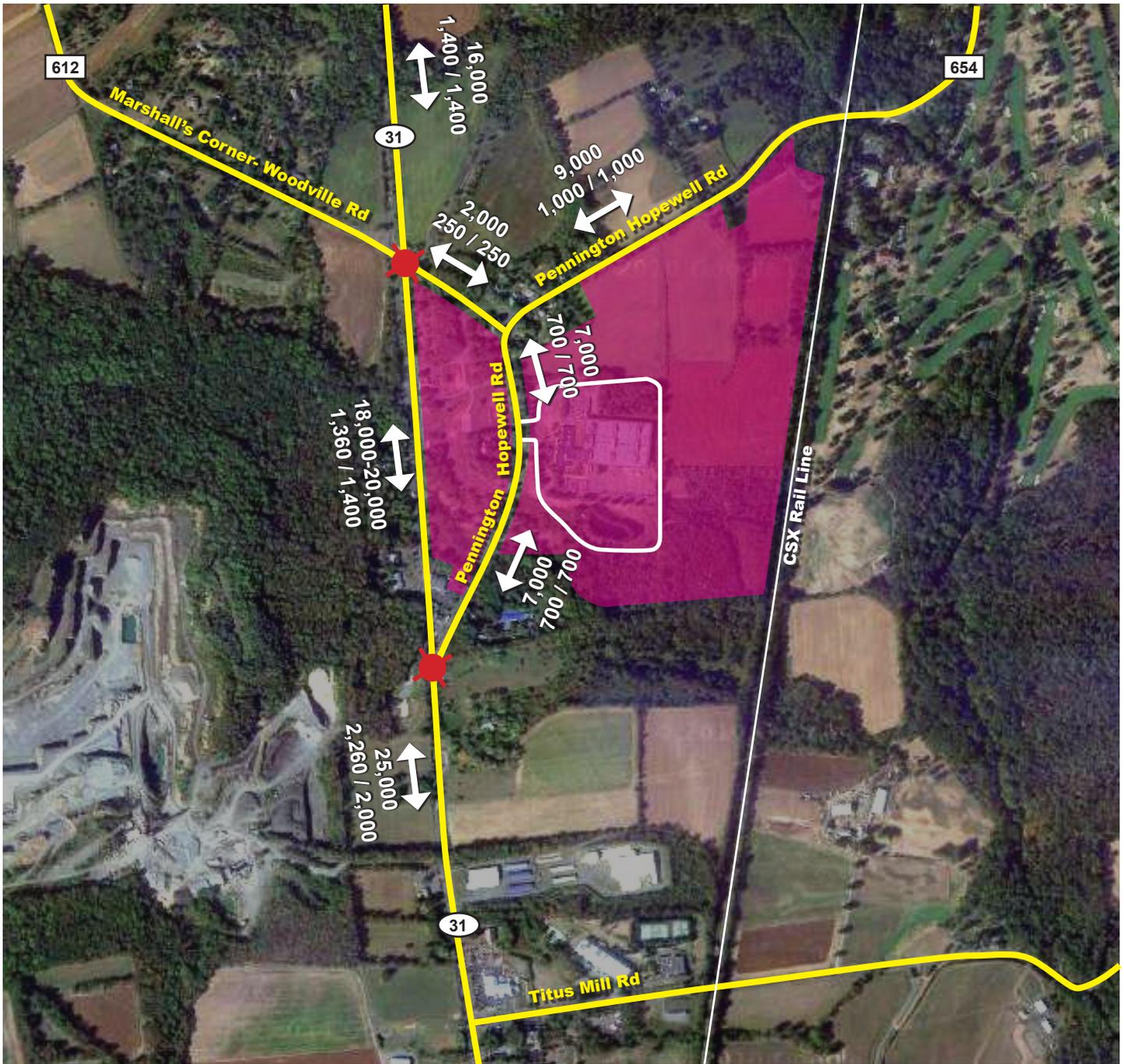
Traffic/Transportation Goals of the Redevelopment Plan

- Design streetscape to slow traffic within the Village of Marshall's Corner
- Extend pedestrian access to existing Marshall's Corner residents
- Incorporate pedestrian access throughout the redevelopment zone
- Provide access to the Else Tract off Pennington-Hopewell Road
- Extend existing bus routes on N.J. Route 31 to connect to Marshall's Corner



Marshall's Corner/Pennytown Redevelopment Area Existing Traffic Volumes

HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY



-  - Redevelopment Boundary
-  - Traffic Signal
-  - ADT (Average Daily Traffic)
-  - AM Peak Hour / PM Peak Hour

FIGURE 5



LEGEND

- Single-Family Detached (78)
- Townhouses (66)
- Multi-family / Apartments (204)
- Retail/Commercial w/Multi-family
- Institutional/Civic (YMCA/Senior Ctr.)
- Open Space (±48.4 AC)

Total Dwelling Units = 348



Marshall's Corner/Pennytown Redevelopment: Draft Concept Plan

Hopewell Township, Mercer County, NJ November 3, 2011

**Estimated Trip Generation
Marshall's Corner/Pennytown Redevelopment**

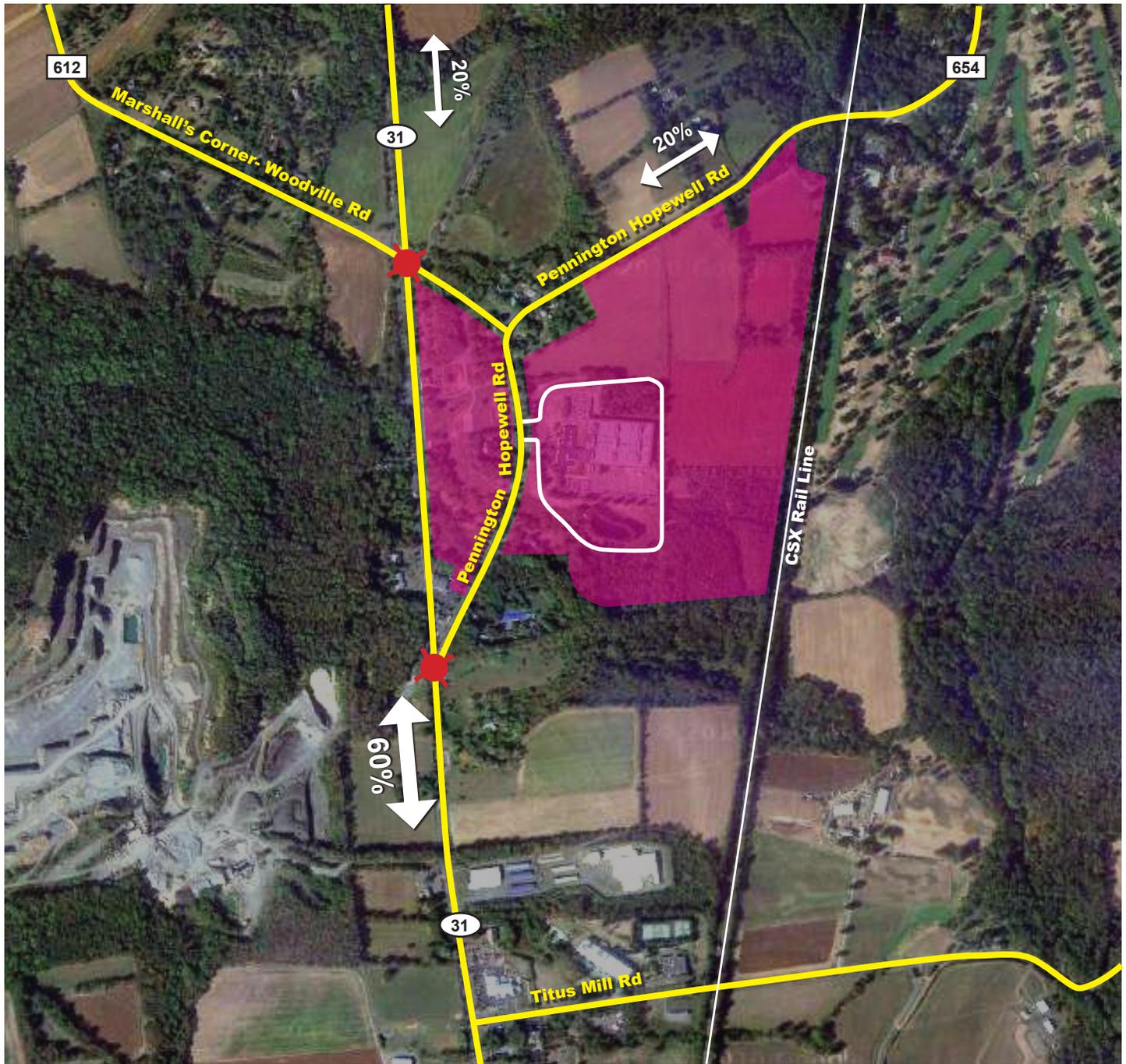
Land use	AM peak hour			PM peak hour			Daily (In & Out)	Saturday peak hour		
	In	Out	Total	In	Out	Total		In	Out	Total
<u>East Side (Kooltronic)</u>										
- 78 SFU	15	45	60	50	30	80	400	40	40	80
- 39 TH	3	15	18	18	7	25	250	15	15	30
- 111 Apts	15	45	60	45	21	66	750	35	35	70
Total East Side	33	105	138	113	58	171	1400	90	90	180
<u>West Side</u>										
- 30 TH	10	2	12	5	15	20	160	10	10	20
- 107 Apts	20	45	60	45	20	65	740	35	35	70
- 22k SF Retail/Commercial*	<u>15</u>	<u>30</u>	<u>50</u>	<u>40</u>	<u>40</u>	<u>80</u>	<u>1600</u>	<u>100</u>	<u>100</u>	<u>200</u>
Subtotal	45	77	122	90	75	165	2500	145	145	290
- Community Ctr / Senior Ctr	60	25	85	100	90	190	1600	?	?	?
Total West Side	105	102	207	190	165	355	4100	?	?	?
Total	138	207	345	303	223	526	5500	?	?	?

* Includes 'New' plus 'Pass-By' traffic

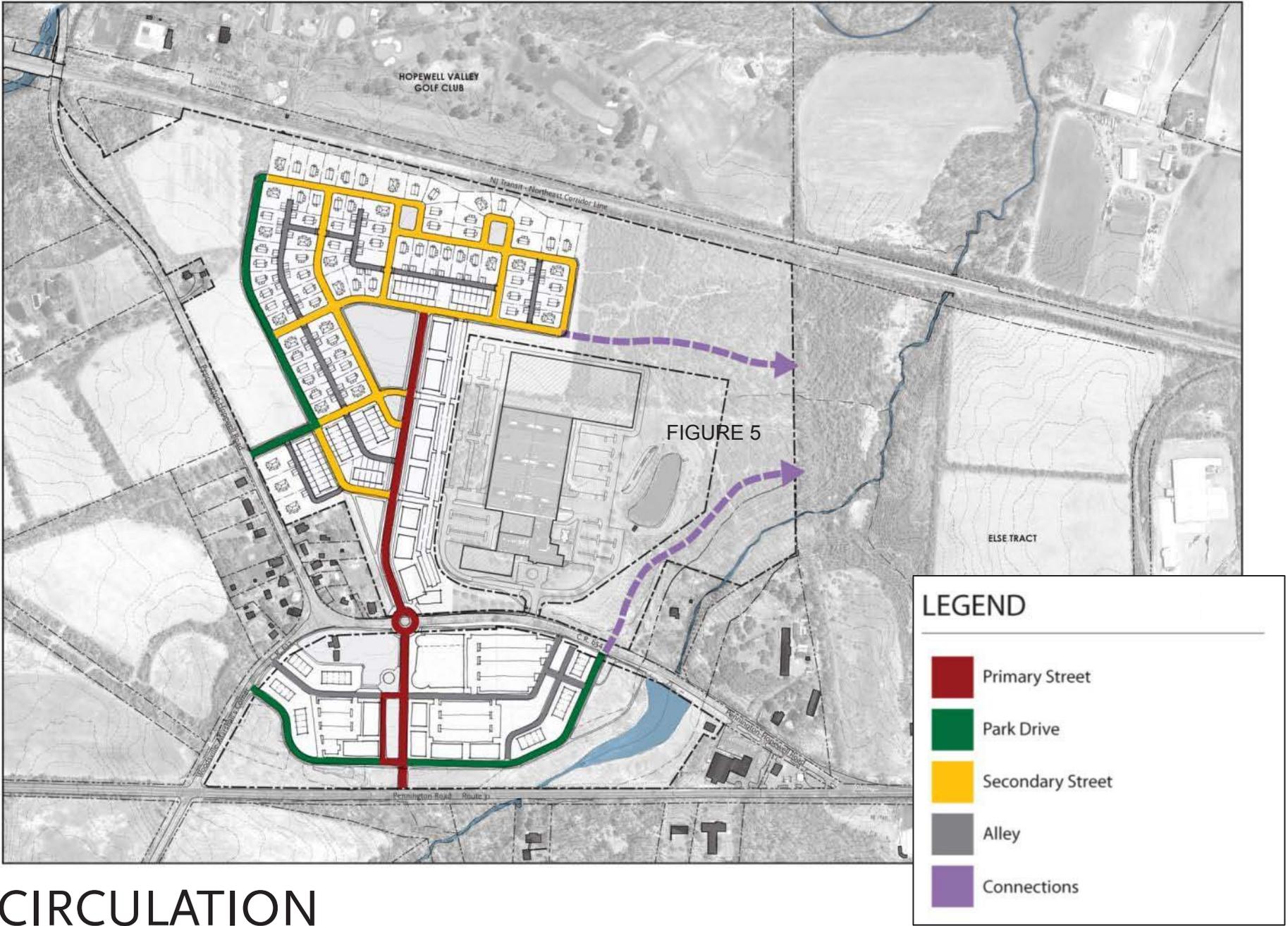


Marshall's Corner/Pennytown Redevelopment Area Estimated Distribution of Redevelopment Traffic

HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY



- Redevelopment Boundary
- Traffic Signal
- # % - Direction of Approach / Departure Projected Redevelopment Traffic



CIRCULATION

MARSHALL'S CORNER/PENNYTOWN REDEVELOPMENT

FIGURE 8



NO.	REVISION	DATE

CONCEPT PLAN

OR&A Orth - Rodgers & Associates, Inc.
 TRANSPORTATION ENGINEERS and PLANNERS
1188 Deer Tavern Road, Suite 202 W. Trenton, NJ 08620 (609)260-0888

MARSHALLS CORNER /PENNYTOWN REDEVELOPMENT

HOPEWELL TOWNSHIP	MERCER COUNTY
DATE: APRIL 17, 2002	SHEET NUMBER
SCALE IN FEET	OF 2

PROJECT NUMBER: 2011-10

pen table
 scale
 date
 ADU 0 - ORIGINAL SHEET

FIGURE 9



NO.	REVISION	DATE

CONCEPT PLAN

OR&A Orth - Rodgers & Associates, Inc.
TRANSPORTATION ENGINEERS and PLANNERS
1188 Deer Tavern Road, Suite 202 W. Trenton, NJ 08628 (609)260-0888

MARSHALLS CORNER / PENNYTOWN REDEVELOPMENT

HOPEWELL TOWNSHIP	MERCER COUNTY
DATE: APRIL 17, 2012	SHEET NUMBER
PROJECT NUMBER: 2011-18	OF 2

SCALE IN FEET

Date: _____
 Scale: _____
 pen table: _____
 100' 0" - ORIGINAL SHEET

Recommendations

- Traffic Calming on C.R. 654
 - Traffic signal at main access road with clearly signed/marked pedestrian crossings
 - Reduce speed limit to 30 mph

- Walkability
 - Install pedestrian crossings at Kooltronics drive on C.R. 654 (plus other?)
 - Construct 10-12 foot wide pedestrianways around perimeter of redevelopment site on C.R. 654 and C.R. 612
 - Construct pedestrianway on west side of Village Center (parallel to N.J. Route 31)
 - Provide pedestrianways within the redevelopment area

Recommendations

- N.J. Route 31 Access
 - Signalize and provide for all entry/exit movements
 - Allow only right-in/right-out and left-in (no signal)
 - Allow only right-in/right-out (no signal)

- Provide Access to Else Tract

- Extend Bus Service on N.J. Route 31 to serve Marshall's Corner