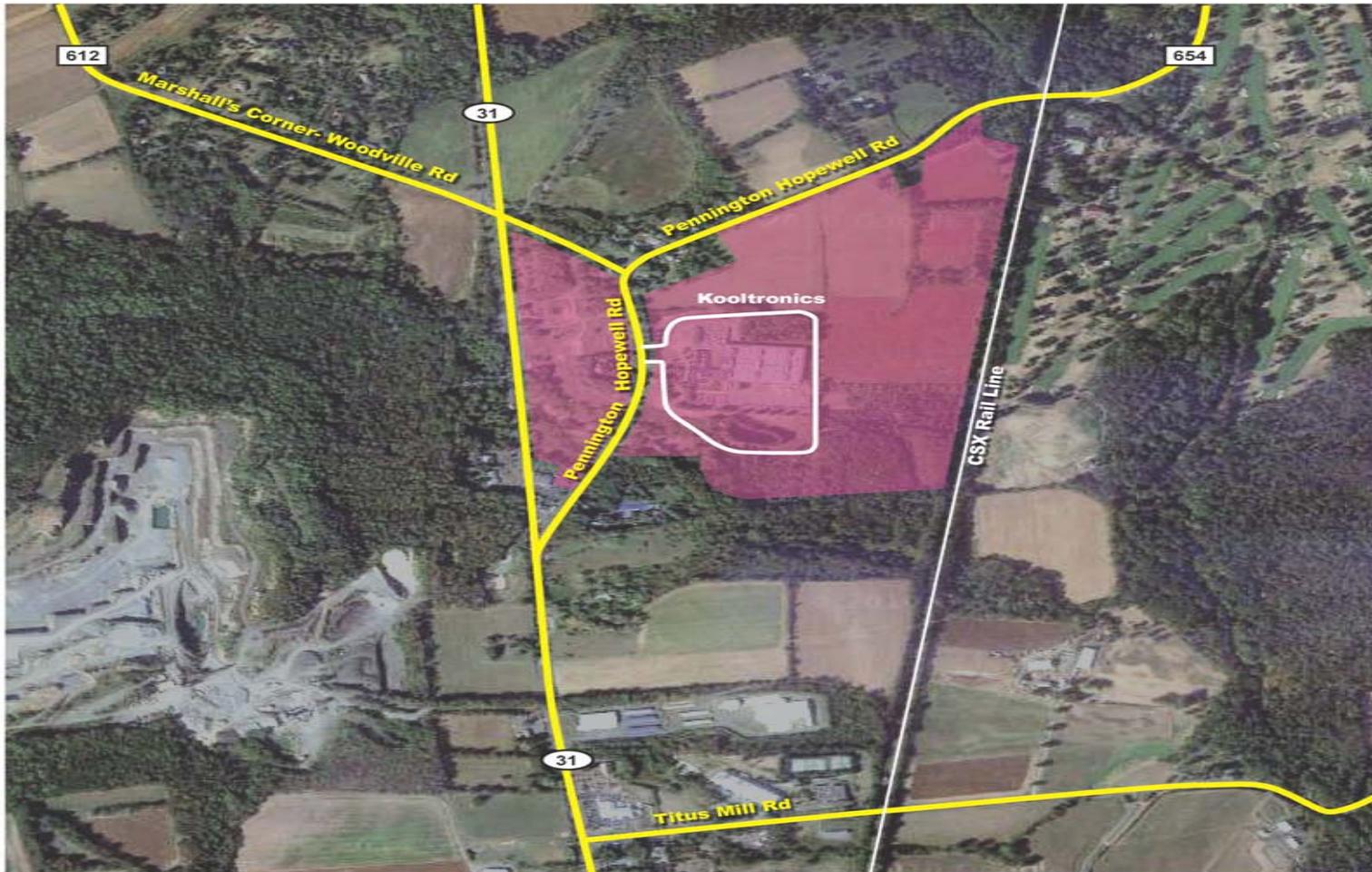


Marshall's Corner/Pennytown Redevelopment Area Location Map



HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

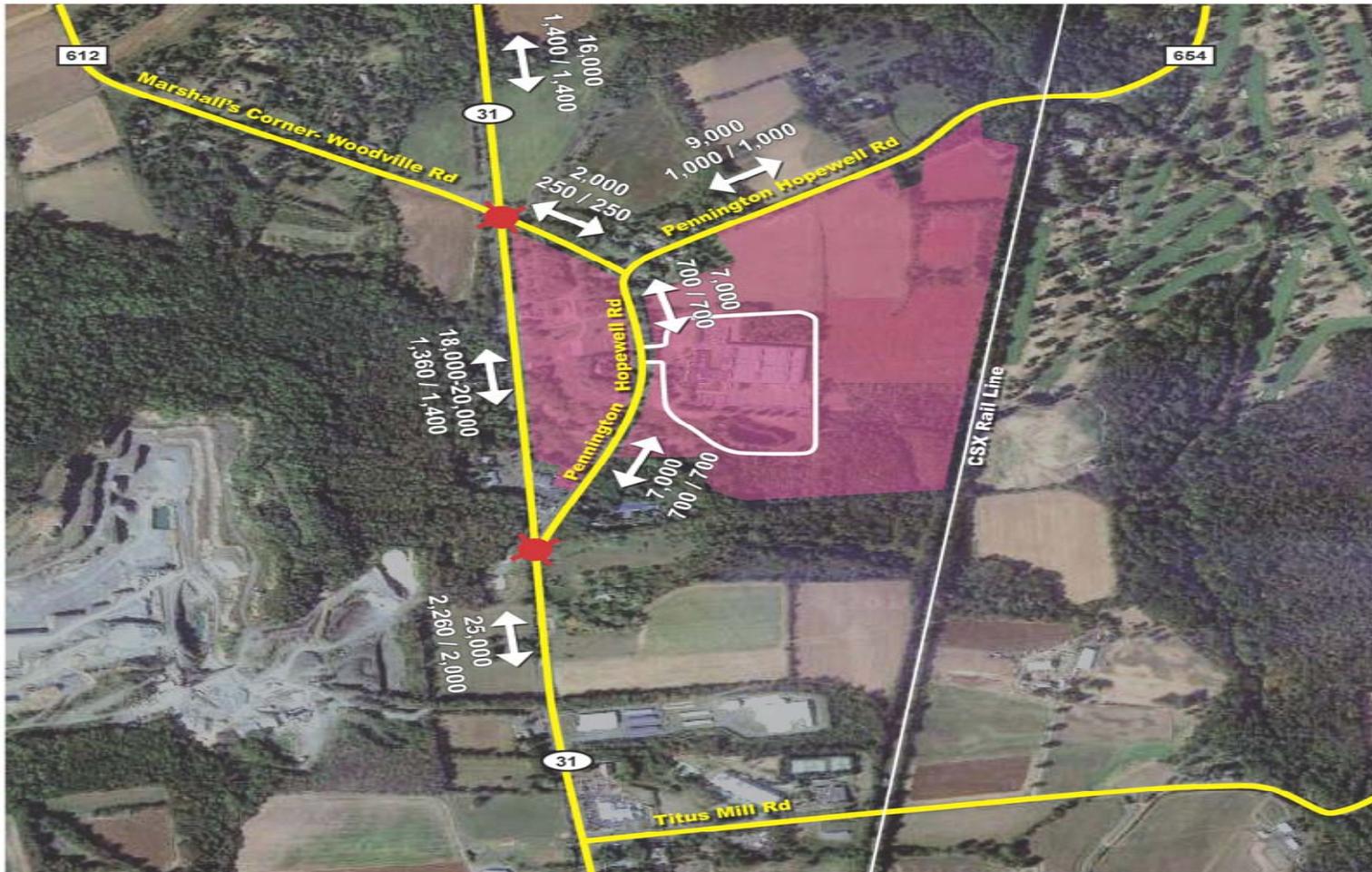


 - Redevelopment Boundary

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

Existing Conditions

- Adequate capacity but some peak period delay on C.R. 654 and C.R. 612 approaches to N.J. Route 31
- Traffic speed on C.R. 654
- Grades/Alignment at intersection of C.R. 654 and C.R. 612

Table I
Estimated Trip Generation
Marshall's Corner/Pennytown Redevelopment

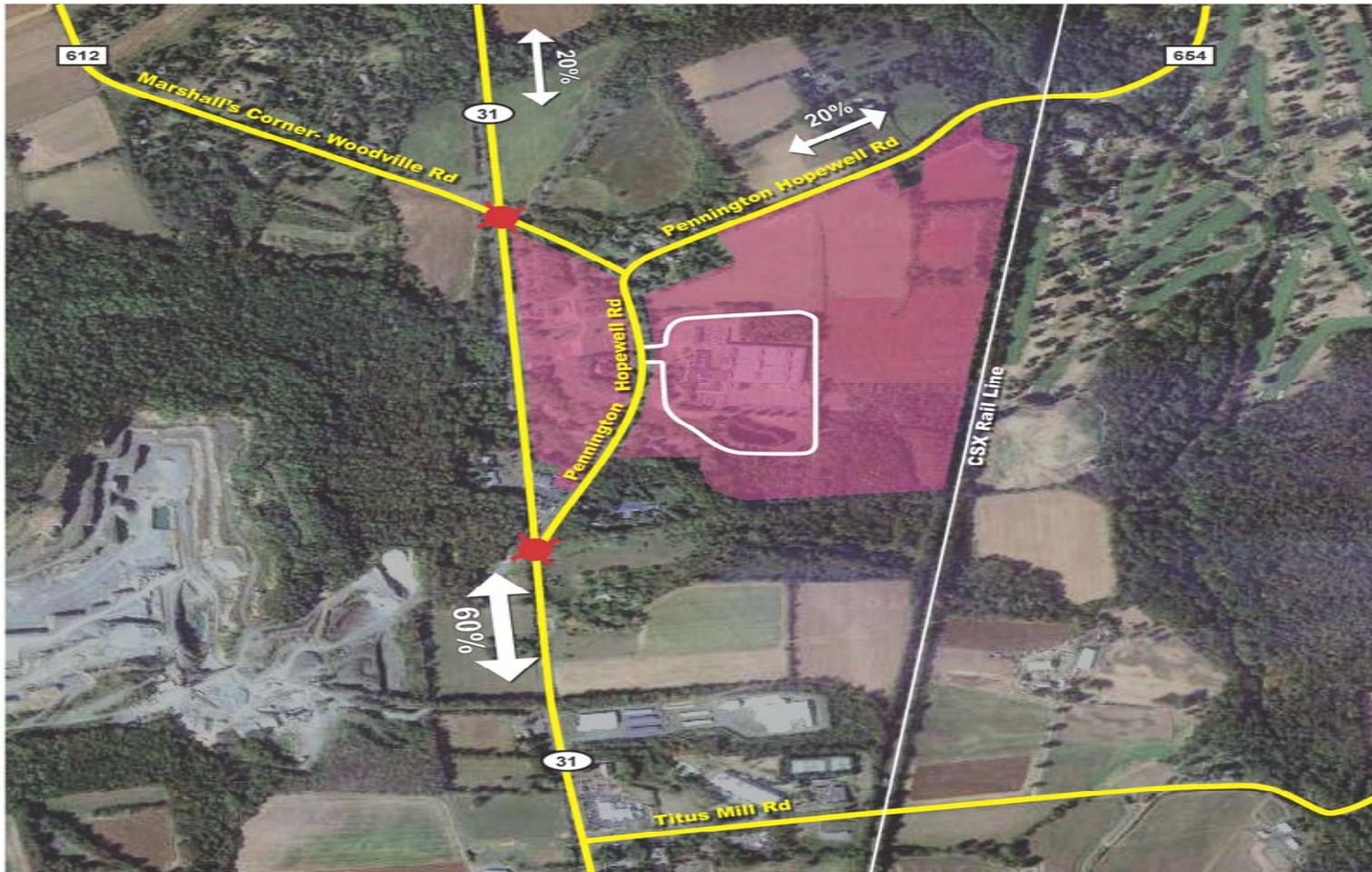
Land use	AM peak hour			PM peak hour			Daily (In & Out)	Saturday peak hour		
	In	Out	Total	In	Out	Total		In	Out	Total
<u>East Side (Kooltronic)</u>										
- 4 SFU (Attached)	1	2	3	2	1	3	20	2	2	4
- 69 SFU (Detached)	15	45	60	50	30	80	400	35	35	70
- 47 TH	5	20	25	20	10	30	330	15	15	30
- 108 Apts	15	45	60	45	20	65	750	35	35	70
Total East Side	36	112	148	117	61	178	1500	87	87	174
<u>West Side</u>										
- 16 SFU (Attached)	3	15	18	15	5	20	160	10	10	20
- 22 TH	2	10	12	15	5	20	160	10	10	20
- 84 Apts	15	35	50	35	15	50	600	30	30	60
- 14k SF Retail*	20	10	30	50	50	100	800	50	50	100
- 15k SF Office	20	5	25	5	20	25	160	20	20	40
- Community Ctr / Senior Ctr	60	25	85	100	90	190	1600	?	?	?
Total West Side	120	100	220	220	185	405	3480	?	?	?
Total	156	212	368	337	246	583	4980	?	?	?

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

? Insufficient data available to estimate generated traffic volumes

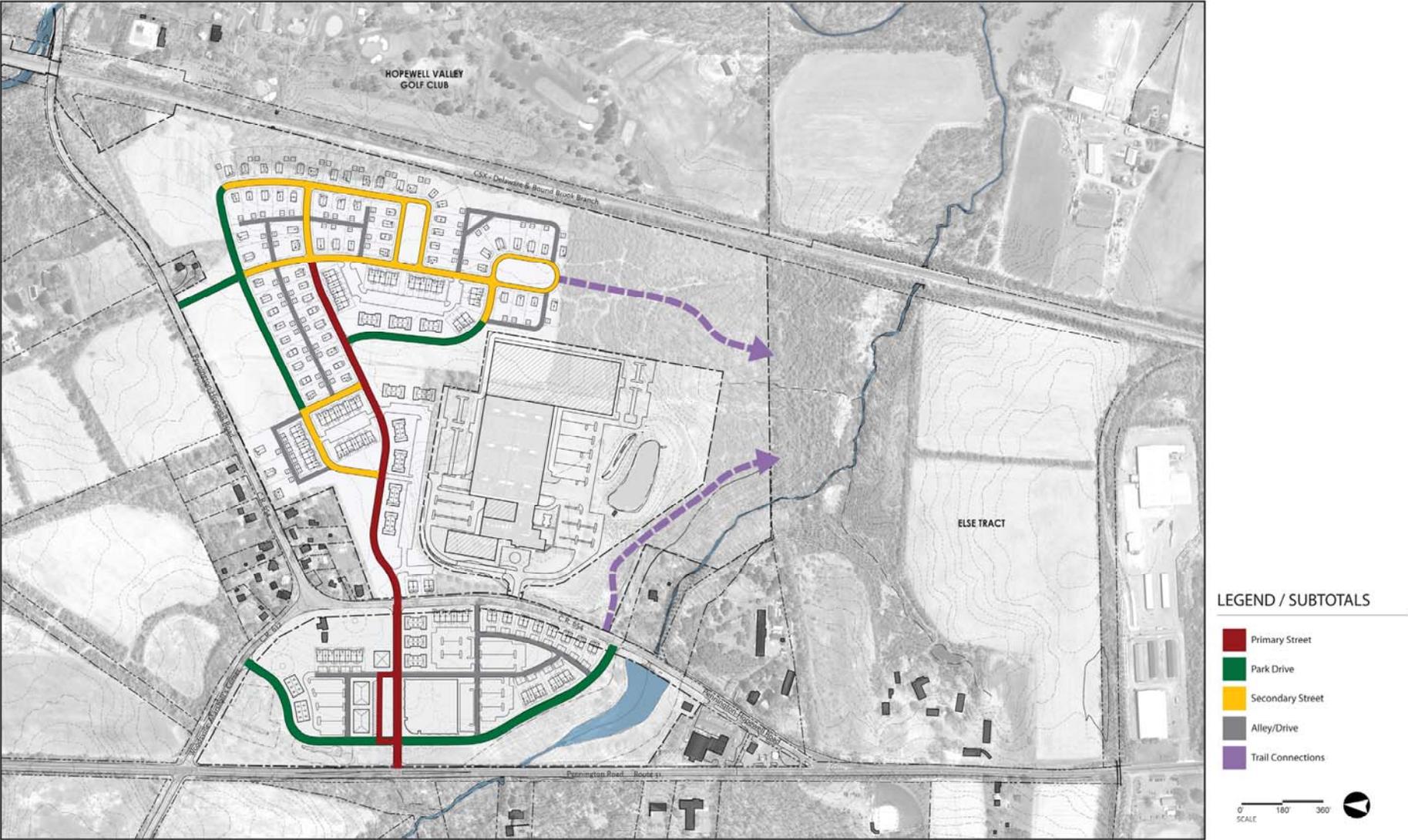
Marshall's Corner/Pennytown Redevelopment Area Estimated Distribution of Redevelopment Traffic

HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY



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

FIGURE 4



Marshall's Corner/Pennytown Redevelopment: Draft Circulation Plan

Hopewell Township, Mercer County, NJ March 14, 2012

FIGURE 6



FILENAME: C:\Documents and Settings\jbrunson\My Documents\Orth-Rodgers\Penntown\Road_Mar2013.dwg
 PLOTDATE: Mar 05, 2013 4:18:00pm
 Orth-Rodgers and Associates, Inc.

Recommendations

- N.J. Route 31 Access
 - Right-in/Right-out with southbound left-turn lane; no signal

- C.R. 654 Access
 - All movements at 'Primary Street'
 - Signalize when warranted
 - Pedestrian crossing signs/striping

- Other Access
 - Via C.R. 654 and C.R. 612 will help spread traffic; minimize site traffic added to C.R. 654 north of Kooltronic

Recommendations

- Traffic Calming on C.R. 654
 - Reduce speed limit to 25mph
 - Signs/Striping/Signal at 'Primary Street'
 - Pedestrian crossing at Kooltronic and maybe other locations (include centerline signs)

- Walkability
 - Install pedestrian crossings as noted with possible connections to Marshall's Corner (if agreeable to property owners) (plus other?)
 - Construct 8 foot wide pedestrianways around perimeter of redevelopment site on C.R. 654 and C.R. 612
 - Construct pedestrianway along 'Park Drive'
 - Provide pedestrianways within the redevelopment area

Recommendations

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