



Via Facsimile and Regular Mail

Borough of Fair Lawn
Zoning Board of Adjustment
8-01 Fair Lawn Avenue
P.O. Box 376
Fair Lawn, NJ 07410

July 12, 2006
Job No. 2-07160-000102

Attn: Carol LoPiccolo, Zoning Board Clerk

**Re: McDonald's Restaurant
37-01 Broadway
Block 2320, Lots 10, 11, 12
Review of Proposal to Close Existing 37th Entrance Driveway**

Dear Board Members:

At your request, I have reviewed the materials referenced in your July 5, 2006 letter concerning the above site. As I understand it, the Council has adopted a Resolution (226-2006, dated 6/13/06) designating 36th Street, from 37th Street to Broadway, as one-way southbound, and further requiring the closing of the entrance drive to McDonald's on 37th Street upon acceptance by the Zoning Board of Adjustment.

With respect to the proposed closing of the 37th Street entrance driveway, I offer the following information relative to traffic matters for the Board's consideration of the Council's request.

A. Site Circulation and Access

1. Overall the subject site has a unique and unconventional circulation plan. The existing entrance on 37th Street represents one of three ingress points on the site. Given its location on the site, this driveway serves as the most direct point of access for traffic originating from within the local residential streets north of Broadway and west of the site. Traffic accessing the site from points along Broadway, points south of Broadway, or more distant sections of the Borough would likely utilize the Broadway entrance as it provides a more direct access for travel routes from these points.
2. The westerly portion of the site contains a counter clockwise vehicular circulation pattern within two parallel aisles. Full circulation through these two aisles is currently interrupted by a gate located at the northern end of the central row of parking stalls and in line with the entrance drive under consideration for closure.

B. Traffic Operational Considerations

1. Specific traffic counts for traffic activity at each site driveway is not known. However, given the potential area that would generate traffic using this driveway, it is assumed that the 37th Street driveway is not used as heavily as the other site ingress driveways. The Board may wish to consider requiring the Applicant to

<input checked="" type="checkbox"/> 611 Industrial Way West Eatontown, NJ 07724-2213 P 732.380.1700 F 732.380.1701	<input type="checkbox"/> 529 Route 9 Barnegat, NJ 08005-2120 P 609.698.1144 F 609.698.6814	<input type="checkbox"/> 95A Connecticut Drive Burlington, NJ 08016 P 609.239.4378 F 609.239.4567	<input type="checkbox"/> 560 Hudson Street Hackensack, NJ 07601 P 201.562.1500 F 201.562.1501
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Board Members
Page 2 of 2

July 12, 2006
Job No. 2-07160-000102

conduct counts at each specific driveway to quantify the amounts of traffic using the 37th Street driveway to verify this assumption.

2. Closing of the 37th Street driveway will redirect any traffic currently utilizing it to the Broadway entrance driveway, presumably routing this traffic to Broadway eastbound at Fair Lawn Parkway and through the left turn jughandle at Yerger Road. The Board may wish to consider requesting that the Applicant verify that the increase in traffic at the Yerger Road approach will not adversely affect the operation of the signal.
3. Should timing changes be required at the Broadway / Yerger Road signal, the Board should require that this obligation be the responsibility of the Applicant.

C. On-Site Circulation Consideration

1. The internal drive aisle, that was closed and gated as part of the site modifications for the drive through addition located near the 37th Street entrance, should be permanently reopened once the 37th Street entrance is closed to create full circulation within the two westerly drive aisles.
2. Signage within the site at the 37th Street entrance (No Exit and No Right Turns) will require removal. Curbing should be placed within the site to close the driveway and match the perimeter curbing for the rest of the parking lot.
3. A One-Way sign should be placed at the former driveway location to emphasize the one-way southbound circulation on the westerly drive aisle to motorists traveling through the former gated drive aisle.

I trust his information is acceptable. I will be present at the July 17, 2006 public hearing of which this case is scheduled to be heard. I will respond to any questions the Board may have at that time on this matter.

Very truly yours,

BIRDSALL ENGINEERING, INC.



Mark W. Kataryniak, P.E., P.T.O.E.
Vice President

MWK:aic

cc: Paul Salvatoriello, Esq., Applicant's Attorney