

**PROPOSED NEW ROADWAYS
TO HELP ALLEVIATE TRAFFIC CONGESTION
AT THE ROUTE 206/ROUTE 518 INTERSECTION
AND RELATED ROUTE 206 CORRIDOR IMPROVEMENTS**

At this time, the Transportation Advisory Committee has recommended a number of new roadways to help alleviate traffic congestion at the Route 206/Route 518 intersection and related Route 206 corridor improvements. The specifics of the recommendations, the need for the improvements and the benefits to the public which will result are discussed in an April 29, 2003 report prepared by McDonough & Rea Associates, the Township's Traffic Engineer, which is attached to and made part of this document as Addendum I.

The proposed roadway improvements are shown on the two (2) attached aerial photograph maps. Each roadway is proposed to provide for 2-way traffic within a fifty foot (50') right-of-way.

The following summarizes the proposed new roadways, and the descriptions are organized by the quadrant of the Route 206/Route 518 intersection within which they are located. *The reader is referred to the McDonough & Rea Associates report in Addendum I for a description of the functions to be served by the various roadways.*

Northwest Quadrant

In the northwest quadrant of the Route 206/518 intersection, three (3) new loop roadways are proposed, as follows:

1. An "inner loop" roadway linking Route 518 to Route 206 is proposed behind the properties in the vicinity of the "Tigers Tale" restaurant.
2. An "intermediate loop" roadway is proposed which will connect with Route 518 at the existing Research Road intersection, extend northerly via Research Road, and then turn in an easterly direction through the "Village Shopper" shopping center to an intersection with Route 206 at the traffic signal currently located at the intersection with the driveway accessing the "Montgomery Shopping Center".
3. Finally, an "outer loop" roadway is proposed from a signalized intersection at Route 518, extending northerly along the western boundary of the "Sharbell" adult community tract between Route 518 and Bedens Brook, crossing Bedens Brook at a flood free bridge crossing, and intersecting with Orchard Road west of the Orchard Road/Route 206 intersection.

Southwest Quadrant

In the southwest quadrant of the Route 206/518 intersection, three (3) new loop roadways are proposed to connect Route 518 with Route 206, as follows:

1. An "inner loop" roadway is proposed from Route 518 along the westerly and southerly sides of the "Amboy Bank" property to a new intersection with Route 206. Additionally, an extension of the "inner loop" along the westerly side of the "Amboy Bank" property will continue southwardly along the westerly side of the former "Z&W Mazda" car dealership to a "T" intersection with another new roadway (i.e., the "intermediate loop" discussed in the next paragraph) extending westerly from a new lighted intersection with Route 206 opposite the boulevard entrance to the "Princeton North Shopping Center".
2. An "intermediate loop" roadway is proposed to extend westerly from a new lighted intersection with Route 206 through undeveloped lands which are being considered for the development of a "shopping village", which primarily is to include an assortment of retail uses. The "intermediate loop" will turn north and intersect with Route 518 opposite Research Road.
3. An "outer loop" roadway it proposed to extend to the west from a "T" intersection with the "intermediate loop", proceed parallel and close to the northern boundary of the "Princeton Airport" in order to safeguard the continued agricultural use of the subject property, if desired by the property owner, and then turn north to a signalized intersection with Route 518 opposite the "outer loop" roadway in the northwest quadrant of the study area.

Southeast Quadrant

In the southeast quadrant of the Route 206/518 intersection, new interconnected roadway segments are shown on the proposed "Traffic Circulation Plan". Most of these new roadway segments are located in neighboring Rocky Hill Borough, and whether or not they eventually are constructed will depend upon the results of ongoing discussions between the two (2) municipalities. The municipalities do share proprietary interest in the currently named "Schaeffer Tract" park, and the proposed roadway segments are proposed to provide alternative vehicular access into the park. Additionally, the proposed roadway segments will further help to enhance traffic circulation along Route 518 and at the Route 518/206 intersection. The new roadway segments include the following:

1. A north/south connector is shown to extend from Route 518 via Young Drive southwardly into the park, where it intersects with a new public roadway, which will be in place of, and an extension of, the existing boulevard driveway entrance into the "Princeton North Shopping Center" from the newly planned lighted intersection with Route 206.
2. The north/south connector is shown to extend further to the south through the park, and then turn west to an intersection with the existing loop driveway within the "Research Park" office complex.

Northeast Quadrant

In the northeast quadrant of the Route 206/518 intersection, vehicular and pedestrian access to the "Montgomery Shopping Center" is intended to be provided from Route 518 through a portion of the "Princeton Gamma Tech" property.

PROPOSED NEW ROADWAYS TO HELP ALLEVIATE TRAFFIC CONGESTION AT THE ROUTE 206 INTERSECTION WITH CHERRY VALLEY ROAD AND PRINCETON AVENUE AND RELATED ROUTE 206 CORRIDOR IMPROVEMENTS

The Transportation Advisory Committee (TAC) previously recommended to the Planning Board that certain improvements be made to the Route 206 intersection with Cherry Valley Road and Princeton Avenue. The specifics of the recommendation and a documentation of the need for the improvements and the benefits to the public which will result are detailed in a March 8, 2002 report prepared by McDonough & Rea Associates, the Township's Traffic Engineer, which is attached to and made part of this document as Addendum II.

The recommendation from the Transportation Advisory Committee (TAC) for the improvements at the subject intersection was timely, since applications had been filed by "SDI, LLC" for the development of a "Commerce Bank" building and a "CVS Pharmacy" building on a tract of land at the southeast corner of the intersection. The subject tract of land straddles the Montgomery Township/Princeton Township boundary, and both Township's reviewed the proposed development.

The submission of the applications to develop the subject tract of land precipitated a dialogue between the municipal officials and staff members of Montgomery and Princeton, since both Townships recognize the safety problems associated with the relatively large volumes of traffic attempting to pass through the intersection, which has an irregular geometry and no left-turn lanes.