



VILLAGE OF SUFFERN  
OFFICE OF  
THE MAYOR  
DAGAN LaCORTE

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March 30, 2011

Hon. John DaPuzzo and Town Council  
Township of Mahwah  
475 Corporate Drive  
Mahwah, NJ 07430

Re: Crossroads Retail Zone Change

Dear Mayor and Members of the Township of Mahwah Council:

As Mayor of the Village of Suffern, I appreciate the cooperation received by our consultants by the Township in their review of the above rezoning application for potential impacts to the Village of Suffern.

Attached are comments of our consultants with respect to planning issues and traffic concerns which they have discerned.

Although no formal site development plan has been provided at this juncture and only a conceptual plan has been provided, our consultants have concluded that development of the property as a commercial center will substantially increase the amount of impervious surfaces and, as a result, storm water flows. There is no information regarding storm water infrastructure and any significant increase in storm waters may have serious impacts upon flooding in Suffern.

In addition, Route 202 serves as an escape route when Route 17 and/or the NYS Thruway suffer peak delays. No analysis or assessment of this impact on the Village of Suffern has been provided.

Although the site is contiguous to the proposed Ramapo River Trail, no mention of this trail is noted or analysis of the impact of the proposed development on the trail is provided.

Traffic impact is of particular concern. No intersections in the Village of Suffern were part of the traffic study. As a result, the impacts on Suffern could not be determined despite the consultant's recommendations that the Study Area be revised to include Route 202, Franklin Turnpike and North Ramapo Avenue. Our consultant has concluded that those roads could be significantly impacted by this project. In addition, seasonal variations and peaking characteristics of traffic using Route 17 and Interstate 287 have not been determined preventing further analysis. Consequently, basic volumes should include seasonal adjustments. The traffic consultant also relates that the model used in the traffic study is no longer used by the New York State Department of Transportation and that the SYNCHRO model is more appropriate for all locations. Further, no research was completed on major developments in the immediate vicinity of the project which may impact baseline traffic volumes.

The concerns noted should be completely addressed before any action is taken on the proposed zoning changes.

Thank you for the opportunity to comment on the proposal and the cooperation of the Township.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. LaCorte', written in a cursive style.

Dagan LaCorte  
Mayor

Encl.

