

Shropshire Associates LLC

Traffic Engineering, Transportation Planning & Design

277 White Horse Pike, Suite 203, Atco, NJ 08004
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SBE Certified

David R. Shropshire, PE, PP
A. Andrew Feranda, PE, PTOE, CME
Randal C. Barranger, PE
Nathan B. Mosley, PE, CME

February 13, 2026

Mr. Peter Lazaropoulos, R.A., PE, PP, M.B.A.
Notis Professional Services
1926 Greentree Rd. Suite 200
Cherry Hill, NJ 08003

(via email: onotis@yahoo.com)

Re: **Traffic Analysis Letter**
Olga's Diner – Evesham
Block 20, Lot 1.01
Route 73 and Baker Boulevard
Evesham Township, Burlington County, New Jersey
SA Project No. 26004

RECEIVED

FEB 27 2026

Z25-31

Dear Peter:

In response to your request, Shropshire Associates, LLC has prepared this Traffic Analysis Letter to support the Evesham Township application for the above-referenced construction of an off-site employee only parking lot for the existing Olga's Diner restaurant facility along southbound Route 73 in Evesham Township, Burlington County, NJ. The proposed off-site parking lot will contain a total 14 additional employee only parking spaces for the Olga's Diner restaurant staff with vehicular access provided along westbound Baker Boulevard. Access to the proposed parking area will be provided via a new right-in/right-out driveway along westbound Baker Boulevard.

Existing Conditions

Along the site's frontage, **Baker Boulevard** is a two (2) lane median-divided roadway that is under the jurisdiction of Evesham Township and extends east from its intersection with Route 73 into an established residential neighborhood. Baker Boulevard has 20-foot travel lanes in each direction with a 40-foot curbed median dividing them. For the purpose of this study, Baker Boulevard is assumed to extend in a general east-west direction.

Existing Roadway Volume – Baker Boulevard

Historical manual turning movement counts (MTMC) were previously completed in the vicinity of the site. This historical volume data was collected during typical weekday PM and Saturday midday conditions. Based upon the historical data, the following is a summary of the weekday PM peak hour, and Saturday midday peak hour volumes in the vicinity of the site driveway.

- Baker Boulevard
 - PM Peak Hour – 4:45 PM to 5:45PM
 - Westbound – 51 vehicles per hour



- Saturday Peak Hour – 11:45 AM to 12:45 PM
 - Westbound – 56 vehicles per hour

As noted above, the proposed off-site parking lot is for employees of the existing Olga's Diner restaurant facility. Therefore, no new traffic is anticipated to be generated by this parking facility. The trips in / out of the future access point along Baker Boulevard will be merely a redistribution of the existing employee trips that currently park on the primary Olga's Diner property.

These employee only trips will be infrequent and thereby have a minimal impact on the adjacent roadway network. It is our opinion that the proposed driveway to westbound Baker Boulevard can operate safely and efficiently for the future off-site employee only parking lot, and that it will not impact the existing Olga's Diner driveway location. In addition, the proposed employee only parking lot will also provide additional parking supply for customers in the primary Olga's Diner parking lot area.

Should you have any questions or require additional information, please feel free to contact us.

Sincerely,
Shropshire Associates LLC

A handwritten signature in black ink, appearing to read 'Nathan B. Mosley', written over the printed name.

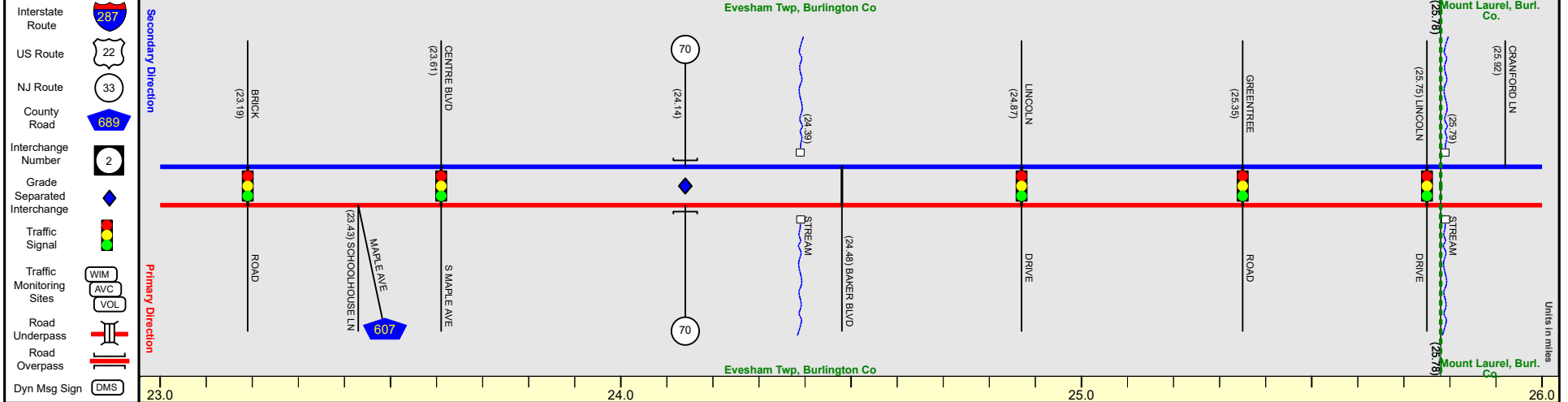
Nathan B. Mosley, P.E., C.M.E.
Professional Engineer
NJ License #48698

NBM
Attachments

cc: Chris Kolovos (via email: chris@wlinvllc.com)



Pavement	20	24
Shoulder	13	12
Number of Lanes	2	
Speed Limit	50	
Street Name	NJ 73	



Shropshire Associates, LLC

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N/S Route: Site Driveway
E/W Route: Baker Boulevard
Evesham Township, Burlington County, NJ
Thur/Rain/EM/2870

File Name : 15109001
Site Code : 15109001
Start Date : 7/30/2015
Page No : 1

Groups Printed- Bank 1

Start Time	Driveway Southbound				Baker Boulevard Westbound		Apartments Northbound		Baker Boulevard Eastbound			Int. Total
	Right	Thru	Left	App. Total	Right	App. Total	Thru	App. Total	Left	U-Turn	App. Total	
04:00 PM	2	0	7	9	2	2	0	0	4	6	10	21
04:15 PM	1	0	4	5	2	2	0	0	2	3	5	12
04:30 PM	1	0	2	3	1	1	0	0	1	7	8	12
04:45 PM	0	0	2	2	3	3	0	0	8	5	13	18
Total	4	0	15	19	8	8	0	0	15	21	36	63
05:00 PM	1	0	9	10	3	3	0	0	7	3	10	23
05:15 PM	1	0	6	7	4	4	1	1	8	4	12	24
05:30 PM	1	2	6	9	7	7	0	0	6	8	14	30
05:45 PM	2	0	10	12	4	4	0	0	10	7	17	33
Total	5	2	31	38	18	18	1	1	31	22	53	110
Grand Total	9	2	46	57	26	26	1	1	46	43	89	173
Apprch %	15.8	3.5	80.7		100		100		51.7	48.3		
Total %	5.2	1.2	26.6	32.9	15	15	0.6	0.6	26.6	24.9	51.4	

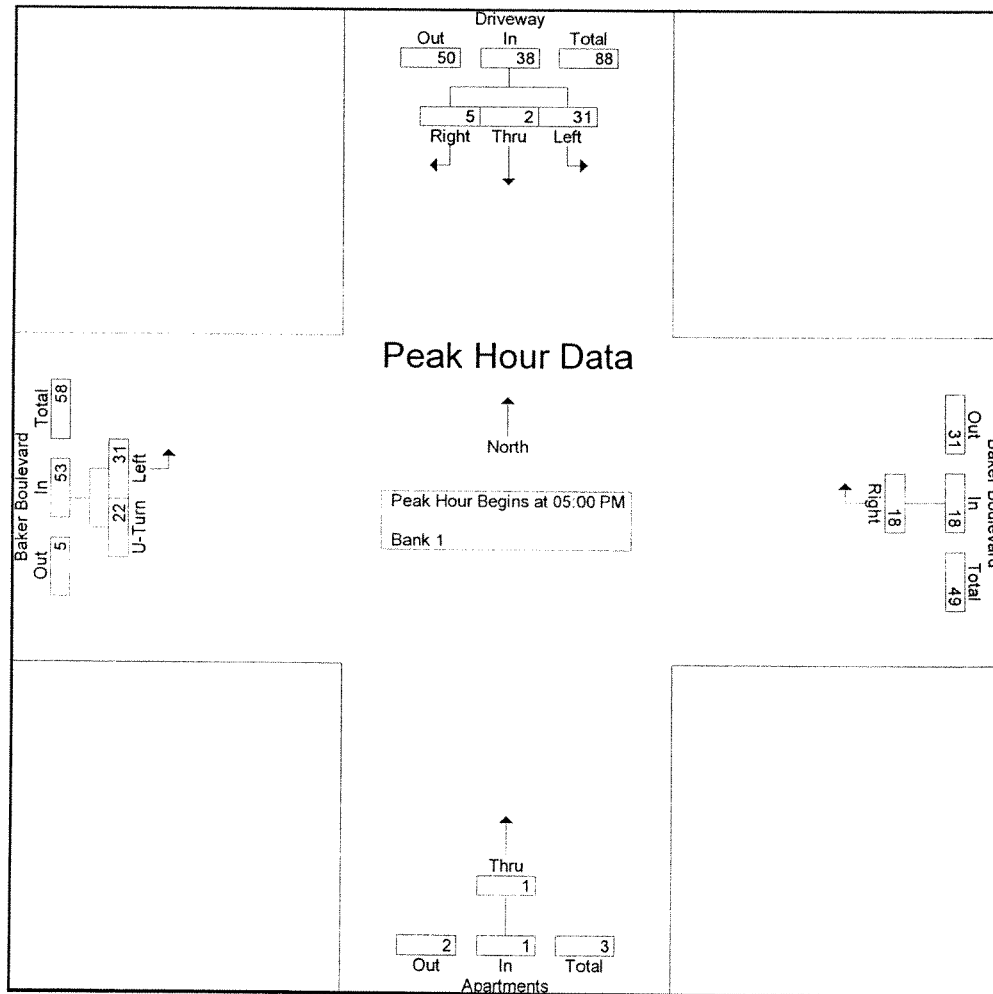
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Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 05:00 PM												
05:00 PM	1	0	9	10	3	3	0	0	7	3	10	23
05:15 PM	1	0	6	7	4	4	1	1	8	4	12	24
05:30 PM	1	2	6	9	7	7	0	0	6	8	14	30
05:45 PM	2	0	10	12	4	4	0	0	10	7	17	33
Total Volume	5	2	31	38	18	18	1	1	31	22	53	110
% App. Total	13.2	5.3	81.6		100		100		58.5	41.5		
PHF	.625	.250	.775	.792	.643	.643	.250	.250	.775	.688	.779	.833



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N/S Route: Site Driveway
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Sat/Clear/EM/2870

File Name : 15109002
Site Code : 15109002
Start Date : 8/1/2015
Page No : 1

Groups Printed- Bank 1

Start Time	Driveway Southbound				Baker Boulevard Westbound		Apartments Northbound		Baker Boulevard Eastbound			Int. Total
	Right	Thru	Left	App. Total	Right	App. Total	Thru	App. Total	Left	U-Turn	App. Total	
11:00 AM	0	0	1	1	2	2	0	0	3	4	7	10
11:15 AM	0	0	1	1	0	0	0	0	3	3	6	7
11:30 AM	0	0	0	0	0	0	1	1	8	2	10	11
11:45 AM	0	0	3	3	2	2	0	0	4	5	9	14
Total	0	0	5	5	4	4	1	1	18	14	32	42
12:00 PM	1	0	1	2	4	4	0	0	6	1	7	13
12:15 PM	4	0	4	8	2	2	0	0	6	4	10	20
12:30 PM	0	0	7	7	5	5	0	0	3	1	4	16
12:45 PM	3	0	15	18	4	4	0	0	7	3	10	32
Total	8	0	27	35	15	15	0	0	22	9	31	81
01:00 PM	0	0	6	6	2	2	0	0	8	1	9	17
01:15 PM	2	0	7	9	5	5	0	0	6	5	11	25
01:30 PM	0	0	10	10	5	5	0	0	5	2	7	22
01:45 PM	1	2	6	9	3	3	0	0	5	1	6	18
Total	3	2	29	34	15	15	0	0	24	9	33	82
Grand Total	11	2	61	74	34	34	1	1	64	32	96	205
Apprch %	14.9	2.7	82.4		100		100		66.7	33.3		
Total %	5.4	1	29.8	36.1	16.6	16.6	0.5	0.5	31.2	15.6	46.8	

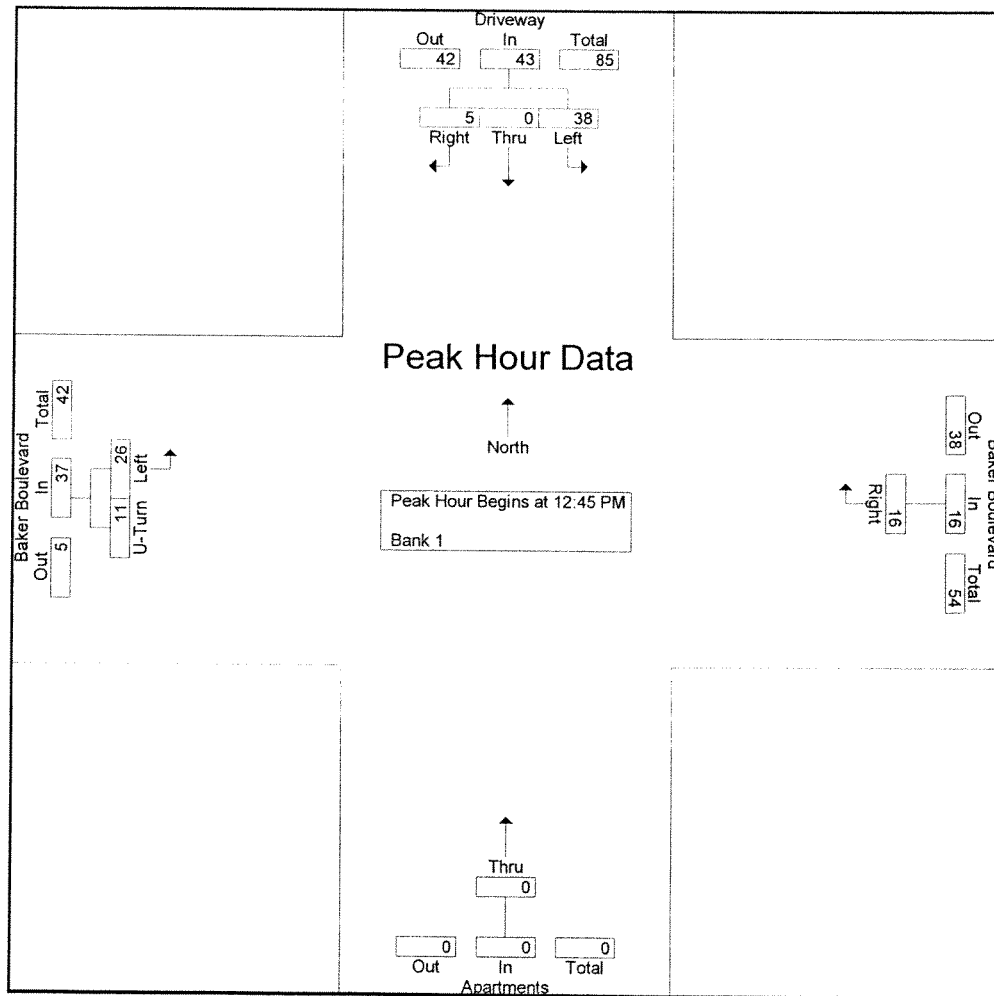
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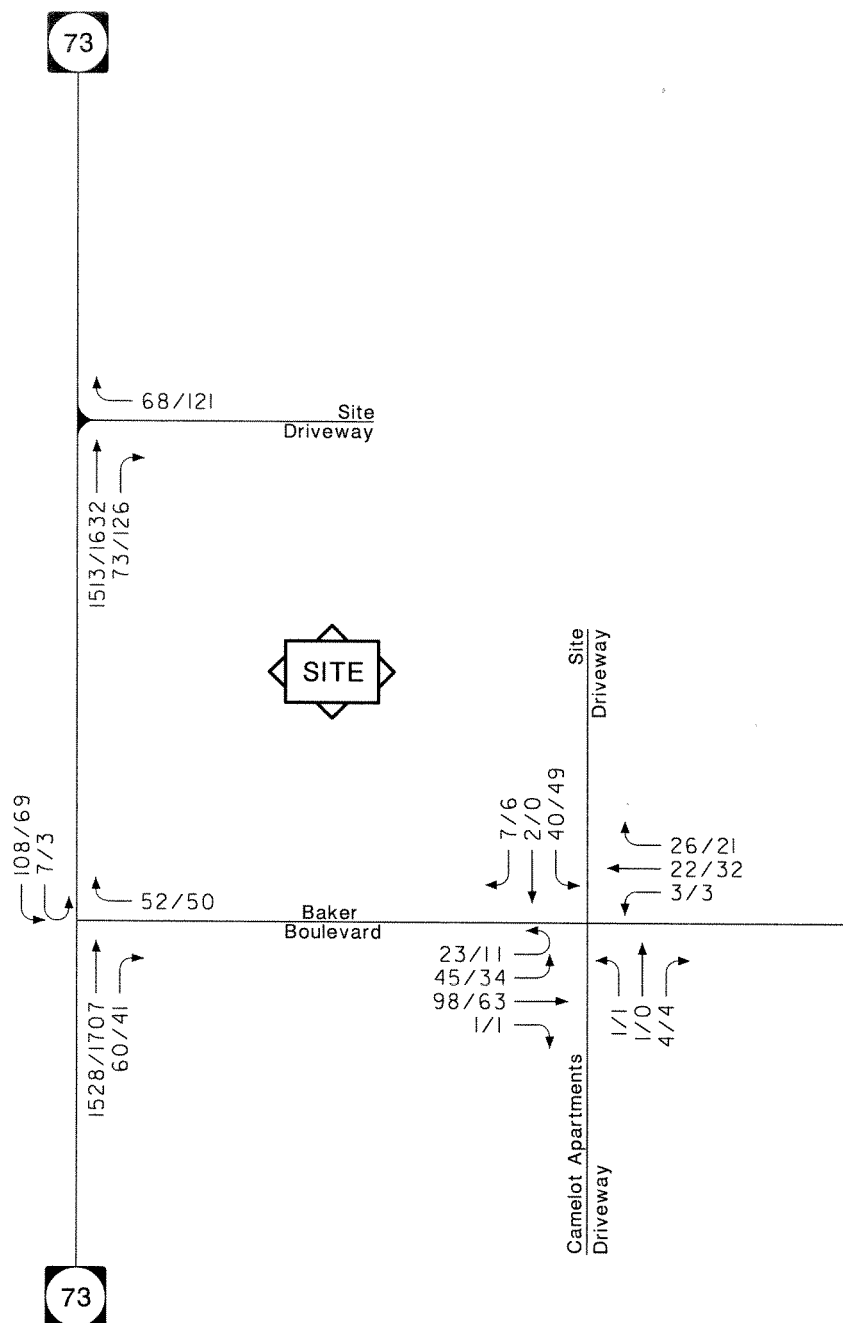
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Peak Hour for Entire Intersection Begins at 12:45 PM												
12:45 PM	3	0	15	18	4	4	0	0	7	3	10	32
01:00 PM	0	0	6	6	2	2	0	0	8	1	9	17
01:15 PM	2	0	7	9	5	5	0	0	6	5	11	25
01:30 PM	0	0	10	10	5	5	0	0	5	2	7	22
Total Volume	5	0	38	43	16	16	0	0	26	11	37	96
% App. Total	11.6	0	88.4		100		0		70.3	29.7		
PHF	.417	.000	.633	.597	.800	.800	.000	.000	.813	.550	.841	.750





Restaurant Redevelopment

Evesham Township, Burlington County, New Jersey
 January 2018

PM/SAT PEAK HOUR