

STONEFIELD

July 12, 2023

Zoning Board of Adjustment
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

**RE: Traffic & Parking Assessment Report
Proposed Child Care Center and Dwelling Unit
37 Tompkins Street
Block 6, Lot 47
Township of West Orange, Essex County, New Jersey
SE&D Job No. RUT-230106**

Dear Board Members:

Stonefield Engineering and Design, LLC ("Stonefield") has prepared this analysis to examine the potential traffic and parking impacts of the proposed child care center and dwelling unit on the adjacent roadway network. The subject property is located along the western side of Tompkins Street between Mitchell Street and Freeman Street in the Township of West Orange, Essex County, New Jersey. The subject property is designated as Block 6, Lot 47 as depicted on the Township of West Orange Tax Map. The site has approximately 71 feet of frontage along Tompkins Street. The existing site is occupied by a vacant masonry building, a vacant single-family residential dwelling and surface parking. The existing access is provided via one (1) full-movement driveway along Tompkins Street. Under the proposed development program, the vacant single-family residential dwelling would be reoccupied by a child care center on the first floor and one (1) residential dwelling unit on the second and third floors. Access is proposed to remain as-is.

Existing Conditions

The subject property is located along the western side of Tompkins Street between Mitchell Street and Freeman Street in the Township of West Orange, Essex County, New Jersey. The subject property is designated as Block 6, Lot 47 as depicted on the Township of West Orange Tax Map. The site has approximately 71 feet of frontage along Tompkins Street. Land uses in the area are a mix of commercial, residential, and office uses.

Tompkins Street is a local roadway with a general north-south orientation, and is under the jurisdiction of the Township of West Orange. Along the site frontage, the roadway provides one (1) lane of travel in each direction. Curb and sidewalk are provided along both sides of the roadway, shoulders are not provided, and on-street parking is permitted along both sides of the roadway with restrictions in effect along the easterly side of the roadway on Thursday, Friday, and Saturday and along the westerly side of the roadway from midnight on Wednesday through Sunday at 9:00 p.m. Tompkins Street provides north-south mobility within the Township of West Orange for predominantly residential and retail uses along its length.

Trip Generation

Trip generation projections for the proposed child care center and dwelling unit were prepared utilizing the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. Trip generation rates associated with Land Use 565 "Day Care Center" were cited for the child care center and trip generation rates associated with Land Use 210 "Single-Family Detached Housing" were cited for the dwelling unit. **Table I**

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provides the weekday morning, weekday evening, and Saturday midday peak hour trip generation volumes associated with the proposed development.

TABLE I – PROPOSED TRIP GENERATION

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
15 Students Day Care Center <i>ITE Land Use 565</i>	6	6	12	6	6	12	1	1	2
1 Dwelling Unit Single-Family Detached Housing <i>ITE Land Use 210</i>	0	1	1	1	0	1	0	1	1
Total	6	7	13	7	6	13	1	2	3

The proposed development is expected to generate 13 new trips during the weekday morning and weekday evening peak hours, and three (3) new trips during the Saturday midday peak hour. Based on Transportation Impact Analysis for Site Development published by ITE, a trip increase of less than 100 vehicle trips would likely not change the level of service of the adjacent roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. As such, the proposed development is not anticipated to significantly impact the operations of the adjacent roadway network.

Site Circulation/Parking Supply

A review was conducted of the proposed child care center and dwelling unit using the Architectural Plan prepared by Inglese Architecture and Engineering. In completing this review, particular attention was focused on the site access, circulation, and parking supply.

Under the proposed development plan, the vacant single-family residential dwelling would be reoccupied by a child care center on the first floor and one (1) residential dwelling unit on the second and third floors. Access is proposed to remain via one (1) full-movement driveway along Tompkins Street. The surface parking lot would remain on the easterly portion of the property.

Regarding the parking requirements for the proposed development, the Township of West Orange Ordinance requires two (2) spaces per unit for residential uses and one (1) space per 350 square feet plus one (1) space per employee for childcare uses. For the proposed 772 square-foot child care center with two (2) employees and one (1) dwelling unit, this equates to seven (7) required spaces. The site would provide 11 total parking spaces, which meets the parking requirement and would be sufficient to support this project's parking demand. The spaces would be 9 feet wide by 18 feet deep in accordance with the Township of West Orange Ordinance and industry standards.

Conclusions

This report was prepared to examine the potential traffic impact of the proposed child care center and dwelling unit. The analysis findings, which have been based on industry standard guidelines, indicate that the proposed development would not have a significant impact on the traffic operations of the adjacent roadway network. The site driveways and on-site layout have been designed to provide for effective access to and from the subject property. Based on the Township of West Orange Ordinance parking requirements, the parking supply would be sufficient to support this project.

Please do not hesitate to contact our office if there are any questions.

Best regards,



Matthew J. Seckler, PE, PP, PTOE
Stonefield Engineering and Design, LLC



John R. Corak, PE
Stonefield Engineering and Design, LLC