

27 February 2026

West Orange Zoning Board
66 Main Street
West Orange, NJ 07052

**Re: Use Variance – Traffic Statement
81 Northfield Avenue
Block 71.03, Lot 43
West Orange, Essex County, New Jersey
Langan Project No.: 101325601**

Dear Board Members:

Langan Engineering and Environmental Services has been retained to prepare an evaluation of the 81 Northfield Avenue existing parking supply and demand to support a use variance request with the township. We have prepared this letter to discuss the existing parking supply and to provide a comparison and discussion to nationally recognized parking standards for a typical office use. The office building is located in the Township of West Orange, Essex County, New Jersey. 81 Northfield Avenue is a two-story office building that contains multiple tenants. The overall building contains 21,000 square feet (sf) and is supported by 110 surface parking spaces.

A variance is being requested to permit the parking of a fleet of medical transport vehicles, a total of 10 vehicles, at the site. The vehicles are owned by a building tenant, Elite Fleet Transportation, LLC. There are no proposed changes to the site building or existing parking supply. With the existing parking supply of 110 spaces and the total 21,000 sf building, the existing parking ratio is 5.24 spaces per 1,000 sf.

Based on the Institute of Transportation Engineers (ITE) publication Parking Generation, 6th edition, the parking demand for typical office buildings is as follows, with consideration for both general office use and MOB use:

- Land Use Code 710 (General Office Building) – ranges between 1.79 – 2.11 vehicles per 1,000 sf GFA as part of the 95th percentile confidence interval. With an average rate of 1.95 vehicles per 1,000 sf of GFA
 - Therefore, based on the average rate, the peak parking demand is 41 vehicles resulting in a surplus of 69 parking spaces.
- Land Use Code 720 (Medical-Dental Office Building) – ranges between 2.28 – 2.98 vehicles per 1,000 sf GFA as part of the 95th percentile confidence interval. With an average rate of 2.63 vehicles per 1,000 sf of GFA
 - Therefore, based on the average rate, the peak parking demand is 56 vehicles, resulting in a surplus of 54 parking spaces.

The average parking demand rate encompasses the needs of a typical office / MOB use based on ITE, a nationally accepted standard. The abovementioned parking demand (ITE) falls below the 5.24 spaces per 1,000 sf parking ratio that the existing site provides, which results in a surplus of spaces between parking demand and parking supply. Therefore, we expect sufficient parking supply exists to accommodate the 10 medical transport vehicles for overnight parking.

Moreover, the medical transport vehicles are used daily and are off site typically from 9:00 AM to 7:30 PM. The tenants within the building generally operate under typical business hours from approximately 9:00 AM to 5:00 PM. As a result, there would not be significant overlap of the parking needs of the tenant patrons / employees and the overnight parking of the medical transport vehicles.

Therefore, it is Langan's opinion that approving the variance to allow the parking of the Elite Fleet medical transport vehicles will not have a detrimental impact to the existing site's operations. As there is more than sufficient parking provided to meet the site's demand based on ITE data, a nationally accepted standard.

If you have any comments or questions on the material herein, or enclosed, please do not hesitate to contact Kerry Pehnke (kapehnke@langan.com, (609) 802-2326) at our Princeton, NJ office.

Sincerely,

Langan Engineering and Environmental Services, LLC.



Kerry Ann Pehnke, P.E.
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KAMP:kamp
Enclosure(s):

cc: Sean Moronski, P.P., AICP - Langan