

STONEFIELD

September 24, 2021

Revised: February 3, 2026

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

**RE: Traffic & Parking Assessment Report
Proposed Site Improvements
66 Franklin Avenue
Block 134.02, Lots 75.03, 79 & 81
Township of West Orange, Essex County, New Jersey
SE&D Job No. RUT-210050**

Dear Board Members:

Stonefield Engineering and Design, LLC ("Stonefield") has prepared this analysis to examine the potential traffic and parking impacts of the site improvements to an existing building on the adjacent roadway network. The subject property is located along the easterly side of Franklin Avenue between Chestnut Street and Elm Street in the Township of West Orange, Essex County, New Jersey. The subject property is designated as Block 134.02, Lots 75.03, 79, and 81 as depicted on the Township of West Orange Tax Map. The site has approximately 100 feet of frontage along Franklin Avenue. The existing site contains a one (1)-story commercial building on Lot 75.03 and a parking lot on Lots 79 and 81. Existing access is provided via one (1) full-movement driveway along Franklin Avenue controlled by a sliding gate. Under the proposed development program, the existing building would remain, and site improvements including striping and new concrete curb in the parking area are proposed. Further, the parking lot would be expanded, and restriped to provide eight (8) parking spaces. Access is proposed to be maintained.

Existing Conditions

The subject property is located along the easterly side of Franklin Avenue between Chestnut Street and Elm Street in the Township of West Orange, Essex County, New Jersey. The subject property is designated as Block 134.02, Lots 75.03, 79, and 81 as depicted on the Township of West Orange Tax Map. The site has approximately 100 feet of frontage along Franklin Avenue. Land uses in the area are predominately residential, with a mix of educational and commercial uses.

Franklin Avenue is classified as an Urban Major Collector 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 and has a posted speed limit of 25 mph. 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. Franklin Avenue provides north-south mobility within the Township of West Orange for primarily residential uses along its length.

Trip Generation

Trip generation projections for the proposed site improvements were prepared utilizing the ITE Trip Generation Manual, 12th Edition. The proposed development would be occupied by a landscaping and construction company, therefore trip generation rates associated with Land Use 180 "Specialty Trade

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Contractor” were cited for the combined 383-square-foot office and 2,669-square-foot storage space. **Table I** provides the weekday morning and weekday evening peak hour trip generation volumes associated with the proposed development. It should be noted that no changes are proposed to the existing building, and the improvements to the parking lot would likely have no significant impact on the traffic operations of the subject property.

TABLE I – PROPOSED TRIP GENERATION

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
1,924 SF Specialty Trade Contractor <i>ITE Land Use 180</i>	2	1	3	1	3	4

The development is expected to generate three (3) trips during the weekday morning peak hour and four (4) trips during the weekday evening peak hour. Based on the Multimodal Transportation Impact Analysis for Site Development published by ITE, a trip increase of less than 50 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 development using the Site Plan prepared by Stonefield, dated October 8, 2024. In completing this review, particular attention was focused on the site access, circulation, and parking supply.

Under the proposed development program, the existing one (1)-story building on the subject site would be maintained to provide 383 square feet of office space, and 2,669 square feet of storage space. Improvements in the parking lot include new striping and concrete curb to be installed along the perimeter. Access is proposed to be maintained via one (1) full-movement driveway along Franklin Avenue. The existing shed located at the southerly corner of the property would be maintained.

Regarding the parking requirements for the proposed development, the Township of West Orange Ordinance requires one (1) parking space per 250 square feet of office space, and one (1) parking space per 600 square feet of storage space. For the proposed site improvements with 383 square feet of office space, and 2,669 square feet of storage space, this equates to six (6) required spaces. The site would provide a total of eight (8) parking spaces, inclusive of one (1) ADA-accessible parking stall, which meets the parking requirement and would be sufficient to support this project’s parking demand. The typical standard spaces would be (9) feet wide by 18 feet deep in accordance with the Township of West Orange Ordinance and industry standards. Five (5) spaces in the rear of the parking lot would be 10 feet wide by 30 feet long to accommodate larger vehicles.

The parking supply was evaluated with respect to data published within the ITE’s Parking Generation, 6th Edition. The parking demand rate during the peak weekday period for Land Use 180 “Specialty Trade Contractor” is 4.06 vehicles per 1,000 square feet. For the 1,924-square-foot building this equates to eight (8) vehicles. Therefore, the proposed parking supply of eight (8) spaces would be sufficient to support the parking demand of the proposed site improvements.

Conclusions

This report was prepared to examine the potential traffic impact of the proposed site improvements. 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 driveway and on-site layout have been designed to provide for effective access to and from the subject property. Based on industry data and characteristics of the site, 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,



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