

KLEIN

TRAFFIC CONSULTING, LLC

156 Walker Road
West Orange, NJ 07052
973-985-3464
leekleintraffic@gmail.com

October 18, 2021

William Mulholland
JMS Hillsdale LLC
7 Bradley Lane
Montvale, NJ 07645

VIA EMAIL: bilcotrans@gmail.com

**Re: Traffic Engineering and Parking Evaluation
Proposed 1,322 Square Foot Jersey Mike's Subs
451 Hillsdale Avenue, Hillsdale, Bergen County, NJ**

Dear Mr. Mulholland:

This letter addresses the comments related to the parking supply and demand found in the Christopher P. Statile, P.A. review letter dated April 14, 2021.

General Comments:

1. *The applicant has applied for a Minor Site Plan (change of occupancy) for a new high-turnaround restaurant with a Waiver request.*

No response necessary

2. *A dumpster enclosure location with screening is required for both waste and recyclables. The location must be suitable for collection.*

A fenced dumpster enclosure with one swing gate has been added in the corner of the building between the Post Office and the rear of the proposed Jersey Mike's store. This dumpster enclosure will accommodate a two-yard trash container and a two-yard recycling container for use by the post office, the apartment, as well as the Jersey Mike's sub shop.

3. *Is site lighting proposed? Although there are no nearby residential homes, site lighting must be considered that is consistent with the downtown, i.e. no flood lighting.*

Appropriate site lighting has been included in the plan.

4. *Traffic circulation signage and pavement markings are required to control on-site traffic.*

The site plan has been modified to include Do Not Enter signs and directional arrows on the pavement to direct customers of the clockwise vehicular circulation. There are existing STOP and one-way signs on the southeast corner of the post office building.

5. *There are only four parallel spaces on the east side of the post office building, not five.*

The site plan has been changed to show the existing four parallel parking spaces on the east side of the post office building.

6. *Parking:*

a. *The submitted plans identify 20 parking spaces for the proposed restaurant for 24 seats. No expansion of the parking lot is proposed, just striping.*

The parking lot of Lot 2 is being restriped to include the parallel parking spaces that were previously on the west side of Lot 2, as well as the perpendicular parking on the southern end of Lot 2.

b. *The applicant should explain the anticipated typical parking needs for the restaurant based on the number of patrons, employees, and hours of operation.*

The parking requirements for the proposed use is 1 parking space per 4 seats plus 1 parking space per 2 employees. According to Jersey Mike's Corporate data, over 50 percent of the sales are on-line orders and pick-up/delivery service. Those vehicles are parked for a duration of less than one minute to pick up the order and leave. To allow all 9 on-site parking spaces to be dedicated to customer parking, it is my recommendation to secure parking permits from the Hillsdale Police Department for employees to park in the commuter lot, which is less than 500 feet from the store. The site is proposed with 9 parking spaces to accommodate the customers and 2 parking spaces for tenant of the apartment.

c. *The applicant provides a "Parking Table" on Dwg. A101 to show a distinction between the proposed use, and typical retail use. This should be discussed by the applicant at the public hearing.*

The retail parking requirement calculation is based on 1 parking space per 150 square feet (1,322 SF divided by 150 SF requires 9 parking spaces). The proposed Jersey Mike's sub shop parking calculations are based on 1 parking space per 4 seats (24 seats divided by 4 per seat requires 6 parking spaces) plus 1 parking space per 2 employees (4 employees requires 2 spaces).

d. *The alteration of angled parking to 90-degrees in the frontage cannot function with less than a 24 ft. backing aisle. Therefore, the current angled parking must be retained.*

The existing 4 angled parking spaces (1 ADA and 3 standard spaces) on the north side of Lot 1 will remain. One additional angled parking space is proposed in front of the proposed Jersey Mike's store front.

- e. Parallel parking spaces are generally longer than standard spaces for backing maneuvers. These should be at least 22 ft. long, with 20 ft. at the end spaces. Since the applicant has excess parking spaces, the removal of one parallel space can satisfy this need.*

The parallel parking spaces are proposed at 22-foot long.

- f. The applicant should provide testimony on the existing use (post office) in Lot 1 and its parking needs.*

Previously, the post office parked some of their vehicle at the commuter parking lot. There are 11 striped parking spaces proposed on the post office (lot 1). With more options for purchasing stamps and mailing packages, post offices are becoming less busy. We met with the Post Master of this post office, as well as the landlord, to discuss the proposed site plan. The current site plan was received favorably by both the Post Master and the landlord. Therefore, it is my professional opinion that the parking demand of the post office would continue to be accommodated by the 11 parking spaces.

- g. Lots 1 & 2 are owned by the same party. 'Shared use' parking is permitted under Section 3190-57B under specific conditions. The applicant should explain whether a formal parking agreement/lease exists between Lots 1 and 2 for shared use parking.*

According to conversations with the landlord, there are no formal agreements for cross access or for shared parking between Lot 1 and Lot 2. From the customers' perspective, the property appears to operate as one lot, with no separate designations for driveway use nor any signing or marking to designate parking spaces for each use and should continue to operate this way.

- h. There appears to be two electric meters located along the west side of the building that will be in jeopardy of being hit by motor vehicles. Therefore, protective bollards may be required by the utility provider.*

These electric meters have been located in this location for many years and should continue to be located here.

- i. Parking Space #10 is directly in front of the exit stairs and must be removed.*

The stairs to/from the rear of the subject property are being reconstructed to better accommodate parking spaces 10 and 11. The applicant is proposing one trash enclosure for both lots in the corner of the building between the post office and the apartment stairs.

- 7. Full sized SUV's and pickup trucks are 6.5 ft. to 7 ft. wide. Passenger vehicles are 6 ft. to 6.5 ft. wide.*

The width of the drive aisle on the west side of the site is 18 feet 7 inches wide. The existing parallel parking spaces along the west are 8-foot wide, adequate to accommodate a 7-foot wide SUV and for another car to pass between the parallel parked car and the building.

8. *Although the proposed use is a permitted use, we note that the subject property is often busy with vehicular traffic. Entering and exiting the site can be challenging at times.*

The driveway on Hillsdale Ave currently has no posted turning restrictions. The driveway on Patterson Street also has no posted turning restrictions. The sight distances from both the Hillside Avenue and Patterson Street driveways are adequate. The pavement markings and signing indicating one-way, clockwise, vehicular circulation of the existing site is safe and efficient.

9. *The application materials did not indicate proposed signage. All proposed signs should be shown to confirm compliance with the ordinance requirements and be discussed with the Board.*

A Do Not Enter sign is proposed on the northwest corner of the building so traffic entering from Hillsdale Avenue does not go the wrong way. There are One-Way signs on the southeast corner of the building directing traffic that enters from Patterson Street to circulate clockwise around the rear of the site.

I look forward to providing expert testimony at the October 26 public hearing, via Zoom or some other virtual connection.

Please contact me if you have any questions.

Sincerely,



Lee D. Klein, P.E., PTOE

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