

# CHRISTOPHER P. STATILE, P.A.

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NEW YORK, NY

July 16, 2021

Chairman Dewey Burluson  
and Members of the Planning Board  
Borough of Hillsdale  
380 Hillsdale Ave.  
Hillsdale, NJ 07642

Regarding: **Block 1106, Lot 2, Borough of Hillsdale**  
**453 Hillsdale Ave.: Minor Site Plan with Waiver Application PZ-05-21**  
**Bill Mulholland: Applicant**  
**WLM Associates, LLC: Owner**

Dear Chairman Burluson and Members of the Board:

To supplement our June 14, 2021 review of the above application, our staff undertook parking occupancy observations during the weekday period to understand the traffic operations currently on the site. Staff was already assigned in the Borough for other oversight of various on-going utility work.

The Post Office has the right to park up to 12 employee or postal vehicles in the West Commuter Parking Lot on Hillsdale Avenue. The Post Office desk is open 10am – 6pm weekdays, and the lobby is open 6am to 6pm. The tract has 20 parking spaces available between the two tax lots (subject + post office) which are under common ownership. Here is the summary:

Traffic Volume Entering Site:

9:00am – 9:15am	7 vehicles
9:15am – 9:30am	3 vehicles
9:30am – 9:45am	6 vehicles
9:45am – 10:00am	5 vehicles
<b>10:00am – 10:15am</b>	<b>15 vehicles Peak Period</b>
10:15am – 10:30am	6 vehicles
10:30am – 10:45am	8 vehicles

Parking Space Occupancy at Assumed Restaurant Peak Period:

11:45am-12:00pm	7 vehicles
12:00pm - 12:15pm	8 vehicles
12:15pm – 12:30pm	6 vehicles
12:30pm – 12:45pm	5 vehicles
12:45pm – 1:00pm	8 vehicles

The roadway peak hours on Hillsdale Avenue is generally 7am -9am and 4pm-6pm based on past studies, neither time period coincidental with the Post Office or fast food restaurant peak demand periods.

We trust that these comments will assist the Board members in their review of the application.

Very truly yours,

C. P. STATILE, P.A.

(original signed)

Christopher P. Statile, P.E.  
Planning Board Engineer

CPS/mr

cc: Nylema Nabbie, Esq.

Bill Mulholland, Applicant/Owner

Joshua J. Koodray, Esq.

Lee Klein, P.E., Traffic Consultant

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