



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
T: 732.383.1950
F: 732.383.1984
www.maserconsulting.com

September 5, 2019

VIA UPS

Borough of Wallington Planning Board
Ms. Paula Gilbert, Planning Board Secretary
54 Union Boulevard
Wallington, NJ 07057

Re: Traffic Assessment Letter
Umdasch Real Estate USA, LTD.
Block 70.01, Lots 1.01, 1.02, 4.02, 4.03 & 4.04
Borough of Wallington, Bergen County, New Jersey
MC Project No. 16002631A

Dear Board Members:

This letter has been prepared in support of the site plan application to The Borough of Wallington (“Borough”) for Umdasch Real Estate USA, LTD (“Applicant”) in association with a proposed office and warehouse development within the Borough of Wallington, Bergen County, New Jersey. The subject property is situated within Block 70.01, Lots 1.01, 1.02, 4.02, 4.03 & 4.04 and is located along Main Avenue northbound, south of its intersection with Saddle River Avenue. The site is currently developed with 246,292 SF of warehouse, located within six (6) buildings. It is proposed to demolish the existing buildings and construct 27,846 SF of office space and 35,918 SF of warehouse, located within three (3) buildings. Access to the site is proposed via three (3) full movement driveways along Main Avenue northbound. The site location map and Site Plan are included as **Figures 1 and 2** of **Appendix A**.

Main Avenue is an urban principal arterial under the borough of Wallington jurisdiction with a general east/west orientation. Main Avenue provides one (1) travel lane in each direction and has a posted speed limit of 25 MPH.

Trip Generation

The impact of any development to the adjacent street network is typically dependent upon the number of site generated trips the development is anticipated to generate. Trip generation estimates for the existing and proposed development were made utilizing data as published under Land Use Code 150 – Warehousing and Land Use Code 710 – General Office Building in the Institute of Transportation Engineers’ (ITE) publication, *Trip Generation, Tenth Edition*. This publication sets for the trip generation rates based on traffic counts conducted at research sites throughout the country. **Table 1** details the anticipated trips for the existing development versus the proposed development.



Table 1 – Trip Generation Comparison

Land Use		Size	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Existing	150 – Warehousing	246,292 SF	32	10	42	13	34	47	8	4	12
Proposed	150 – Warehousing	35,918 SF	5	1	6	2	5	7	1	1	2
	710 – General Office Building	27,846 SF	45	8	53	5	29	34	8	7	15
	Total	63,764 SF	50	9	59	7	34	41	9	8	17
Difference			+18	-1	+17	-6	0	-6	+1	+4	+5

As illustrated from the table above, the proposed development would generate a maximum of 17 additional peak hour trips. It is noted NJDOT and ITE define a significant increase in traffic as 100 or more peak hour trips added to the adjacent network. As the project would generate less than 100 trips during the weekday morning, evening and Saturday midday peak hours, it is considered not a significant increase in traffic on the adjacent roadway system.

Additionally, based on the anticipated operations of the site, a maximum of 17 trucks will access the site between 7:00 AM and 5:00 PM. This equates to approximately two (2) trucks per hour, which will not significantly impact the adjacent roadway network.

Trip Distribution

It is anticipated a majority of the site generated traffic will utilize the northern and central driveways. It is noted there is a railroad overpass just north of the site along Main Avenue with a 13’-4” height restriction. All trucks accessing the site will be under the aforementioned height restriction, thus trucks will be able to utilize routes north and south of the site.



Conclusion

In summary, given this project does not generate a significant increase in site generated traffic, it is our opinion that this project will not have a negative impact on the adjacent roadway system. Should you have any questions, or require any additional information, please do not hesitate to contact this office.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink that reads 'Michelle R. Briehof'. The signature is written in a cursive style with a large, prominent 'M' and 'B'.

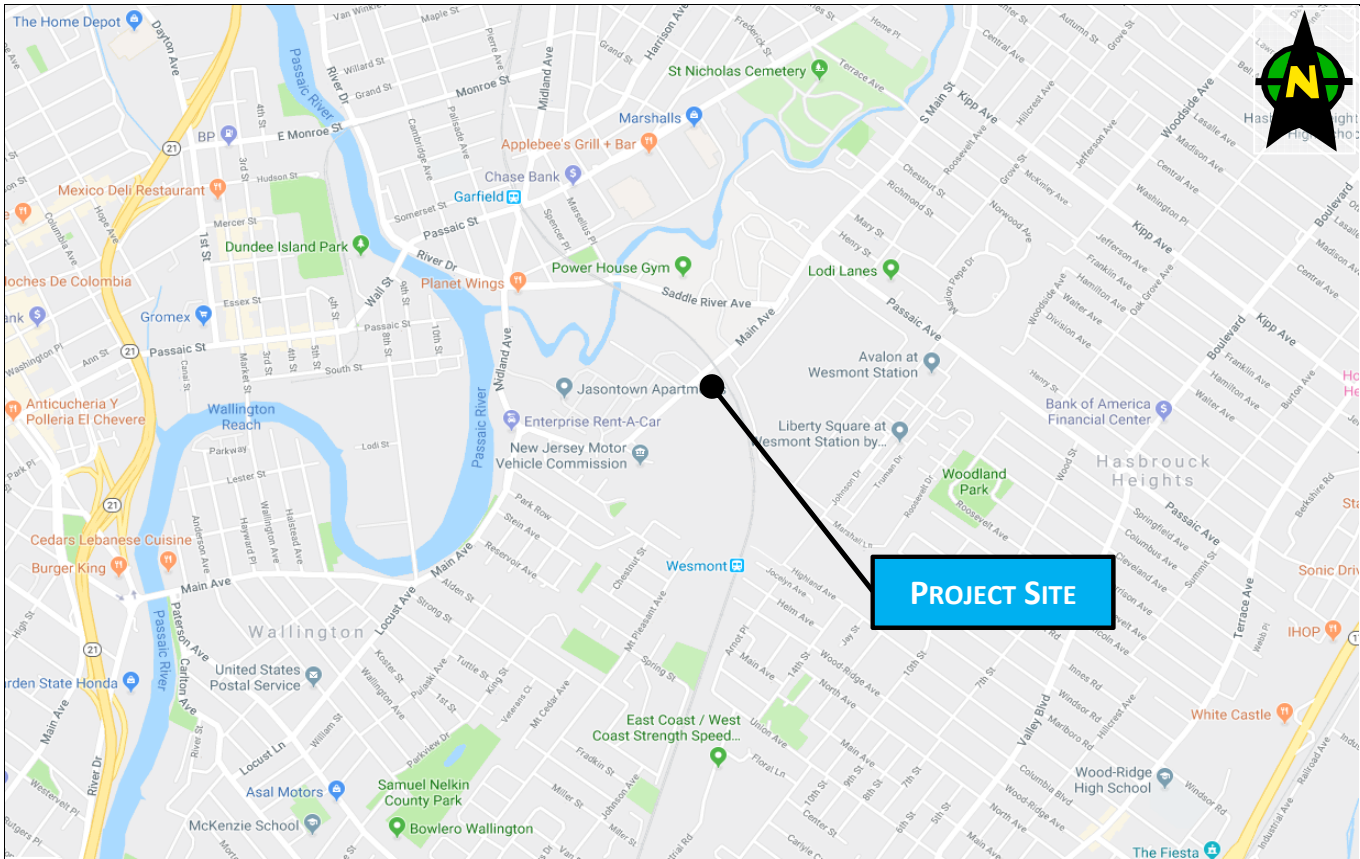
Michelle Briehof, P.E.
Transportation Project Manager

KMC

Enclosures

cc: Jesse Cokeley, P.E. Maser Consulting, P.A. (via email w/enclosures)

R:\AllOffices\Montvale\Projects\2016\16002631A\Reports\Traffic\Docs\190905_kmc_Traffic Assessment.docx



Umdasch Real Estate USA, LTD.

Figure 1

Borough of Wallington, Bergen County, New Jersey

Site Location Map

16002631A

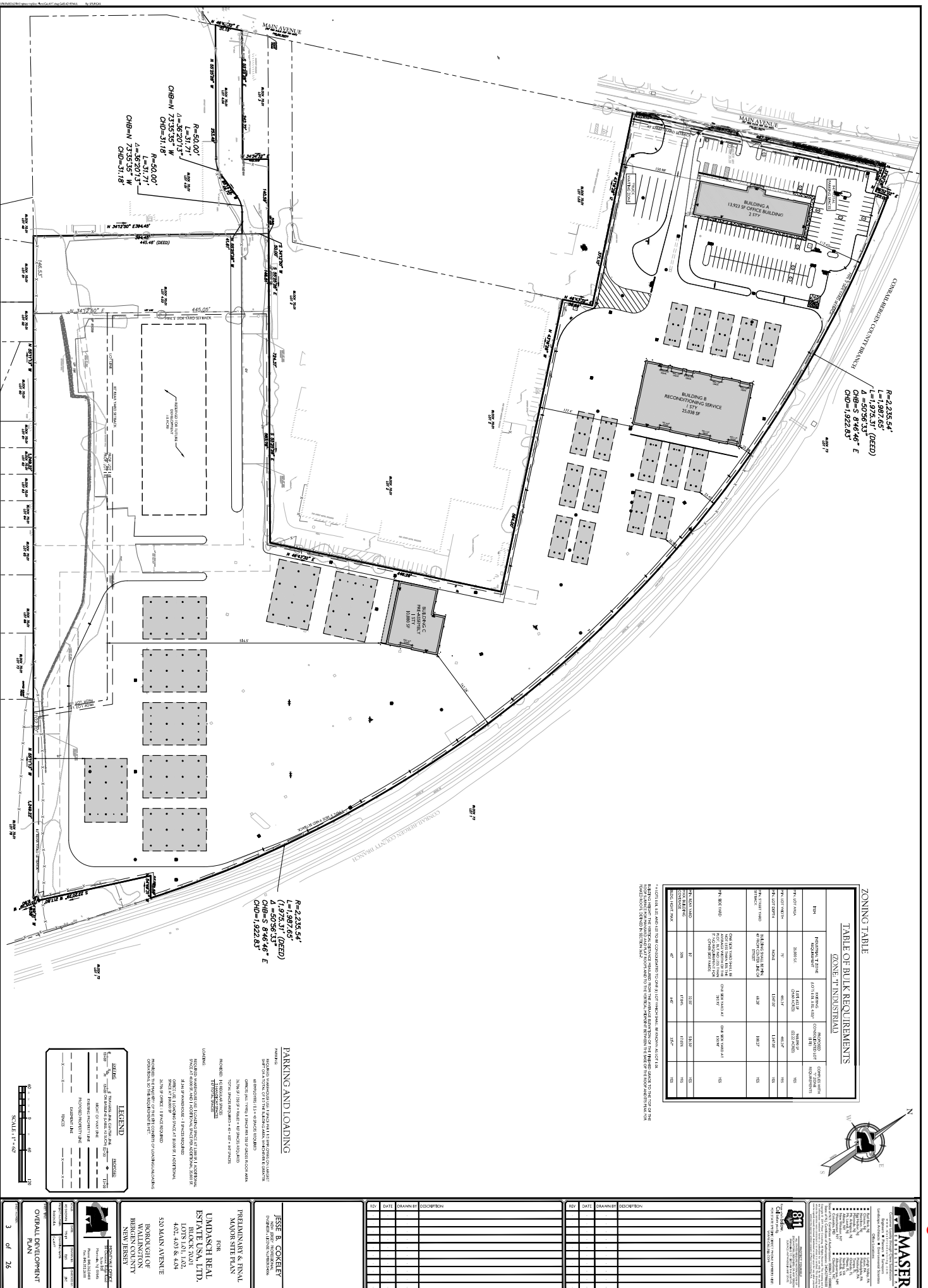


Figure 2