

March 1, 2022

Donna L. Messina, Planning Board Secretary
Borough of Alpha Land Use Board
Municipal Building
1001 East Boulevard
Alpha, New Jersey 08865

Traffic Statement
Woodhill Alpha, LLC
Block 100.02, Lots 1, 1.08, & 1.09
Borough of Alpha, Warren County, New Jersey
Colliers Engineering & Design Project No. 19004898B

Dear Ms. Messina,

Colliers Engineering & Design, Inc. has prepared this traffic statement in support of a site plan application to the Borough of Alpha, Warren County, New Jersey by Woodhill Alpha, LLC ("Applicant"). The Applicant proposes to raze the site to construct a 134,400 SF warehouse building ("Project"). The project site is designated as Block 100.02, Lots 1, 1.08, & 1.09 on the Borough of Alpha Tax Maps and is located within the Industrial (I) zoning district. The site is bounded by New Brunswick Avenue (Route 122) to the north, Edge Road to the east, Industrial Drive to the west, and industrial land uses to the south. Access to the site is proposed via one (1) full-movement driveway along Edge Road for passenger vehicle use and one (1) full-movement driveway along Industrial Drive for truck use. A site location map and overall dimension plan are enclosed as **Figures 1 and 2**.

It is noted the Borough of Alpha previously granted conditional site plan approval for a similarly sized manufacturing building located on this site. A *Traffic Assessment Letter* prepared by our office, dated June 20, 2017, was submitted as part of the prior approval.

Trip Generation

Trip generation estimates for the previously approved development and the proposed development were made utilizing data published under Land Use Codes 140 – Manufacturing and 150 – Warehousing in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation Manual, 11th Edition*. This publication sets forth trip generation rates based on traffic counts conducted at research sites throughout the country. A comparison between the trip generation of the previously approved development to the proposed development is provided in **Table 1**.

Table 1 – Trip Generation Comparison

| ITE Land Use | | Size | Vehicle Classification | AM Peak Hour | | | PM Peak Hour | | |
|---------------------|-------------------------|------------|------------------------|--------------|------|-------|--------------|------|-------|
| | | | | Enter | Exit | Total | Enter | Exit | Total |
| Previously Approved | LUC 140 – Manufacturing | 99,953 SF | Vehicle | 52 | 16 | 68 | 23 | 51 | 74 |
| | | | Truck | 2 | 1 | 3 | 1 | 2 | 3 |
| | | | Total | 54 | 17 | 71 | 24 | 53 | 77 |
| Proposed | LUC 150 – Warehousing | 134,400 SF | Vehicle | 25 | 10 | 35 | 6 | 27 | 33 |
| | | | Truck | 3 | 5 | 8 | 4 | 4 | 8 |
| | | | Total | 28 | 15 | 43 | 10 | 31 | 41 |
| Difference | | | | -26 | -2 | -28 | -14 | -22 | -36 |

It is noted both the Institute of Transportation Engineers (ITE) and the New Jersey Department of Transportation (NJDOT) consider a significant increase in traffic to be 100 or more new peak hour trips added to the adjacent roadway network. As shown in **Table 1**, the Project will generate a maximum of 43 peak hour trips. Therefore, it is our opinion the Project will not generate a significant increase in traffic on the adjacent roadway network and a Traffic Impact Study is not required. Further, the Project will generate a minimum of 2 fewer peak hour trips as compared to the previously approved development.

Parking Requirements

The Borough of Alpha Ordinance §410-43 sets forth an off-street parking requirement of 1 space per 1,000 SF of floor area for warehouse and storage buildings. For the proposed 134,400 SF warehouse, this equates to a parking requirement of 135 spaces. It is proposed to provide 136 parking spaces, thus satisfying the Ordinance requirement. The parking calculations are detailed in **Table 2**.

Table 2 – Ordinance Parking Requirements

| Land Use | Size | Ordinance Requirement | | Proposed Parking Supply |
|----------------------------------|------------|-------------------------|------------|-------------------------|
| Warehouses, Storage Buildings | 134,400 SF | 1 space per 1,000 SF | 135 spaces | 136 spaces |

The ITE publication, *Parking Generation Manual, 5th Edition*, sets forth parking generation rates based on counts conducted at research sites throughout the country. Under Land Use Code 150 – Warehousing, the average parking rate is 0.39 spaces per 1,000 SF. For the proposed 134,400 SF warehouse, this equates to a parking demand of 53 spaces. As such, the proposed parking supply of 136 spaces will be sufficient based on published industry standards.

Loading Requirements

The Borough of Alpha Ordinance §410-44 sets forth an off-street loading requirement of three (3) bays for commercial and industrial buildings with an aggregate floor area of 40,000 SF or greater. The proposed 134,400 SF warehouse, it is proposed to provide 20 loading bays, thus exceeding the Ordinance requirement. The loading calculations are detailed in **Table 3**.

Table 3 – Ordinance Loading Requirements

| Land Use | Size | Ordinance Requirement | | Proposed Loading Supply |
|-------------------------------------|------------|-------------------------------------|--------|-------------------------|
| Commercial and Industrial Buildings | 134,400 SF | 3 bays for buildings over 40,000 SF | 3 bays | 20 bays |

Conclusion

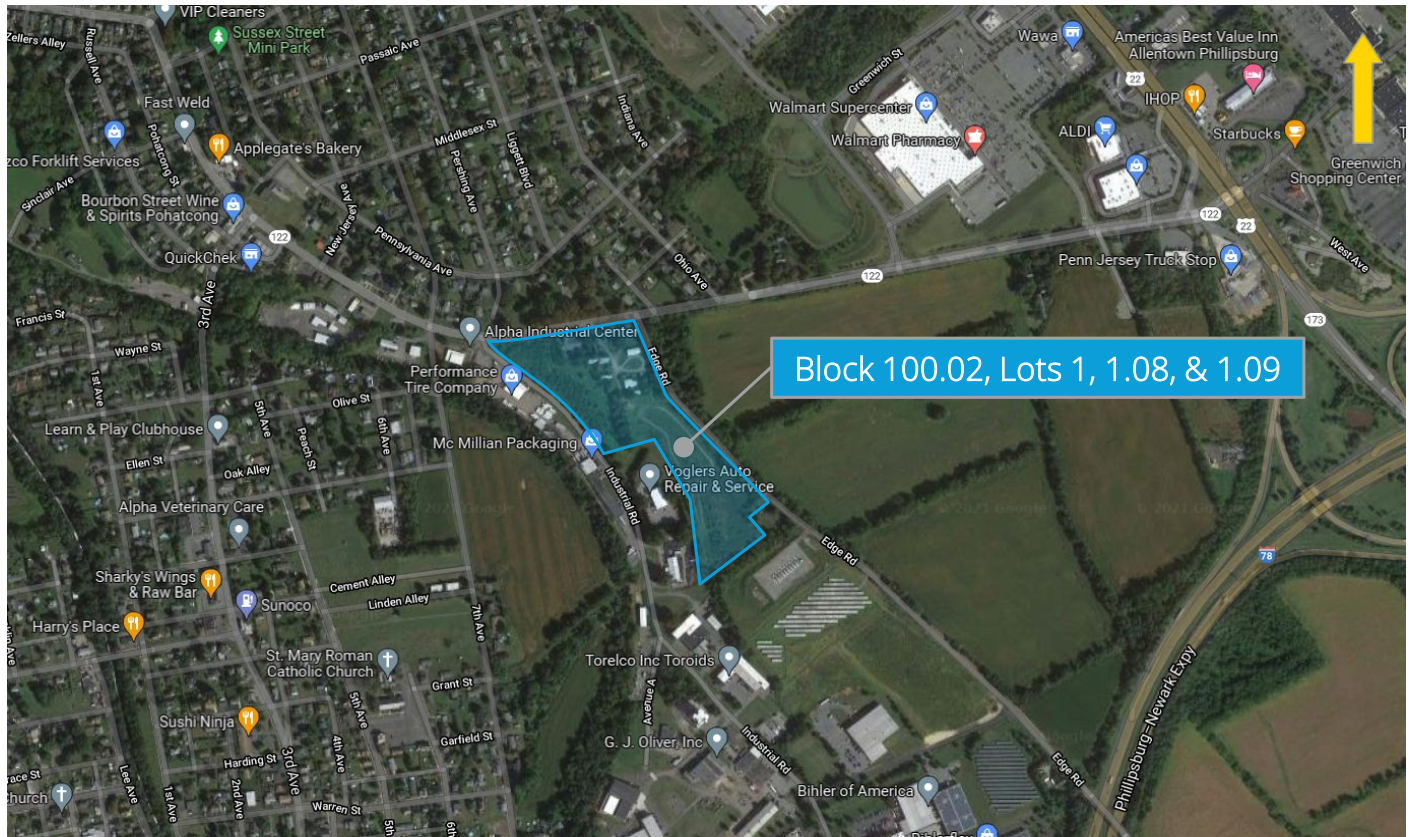
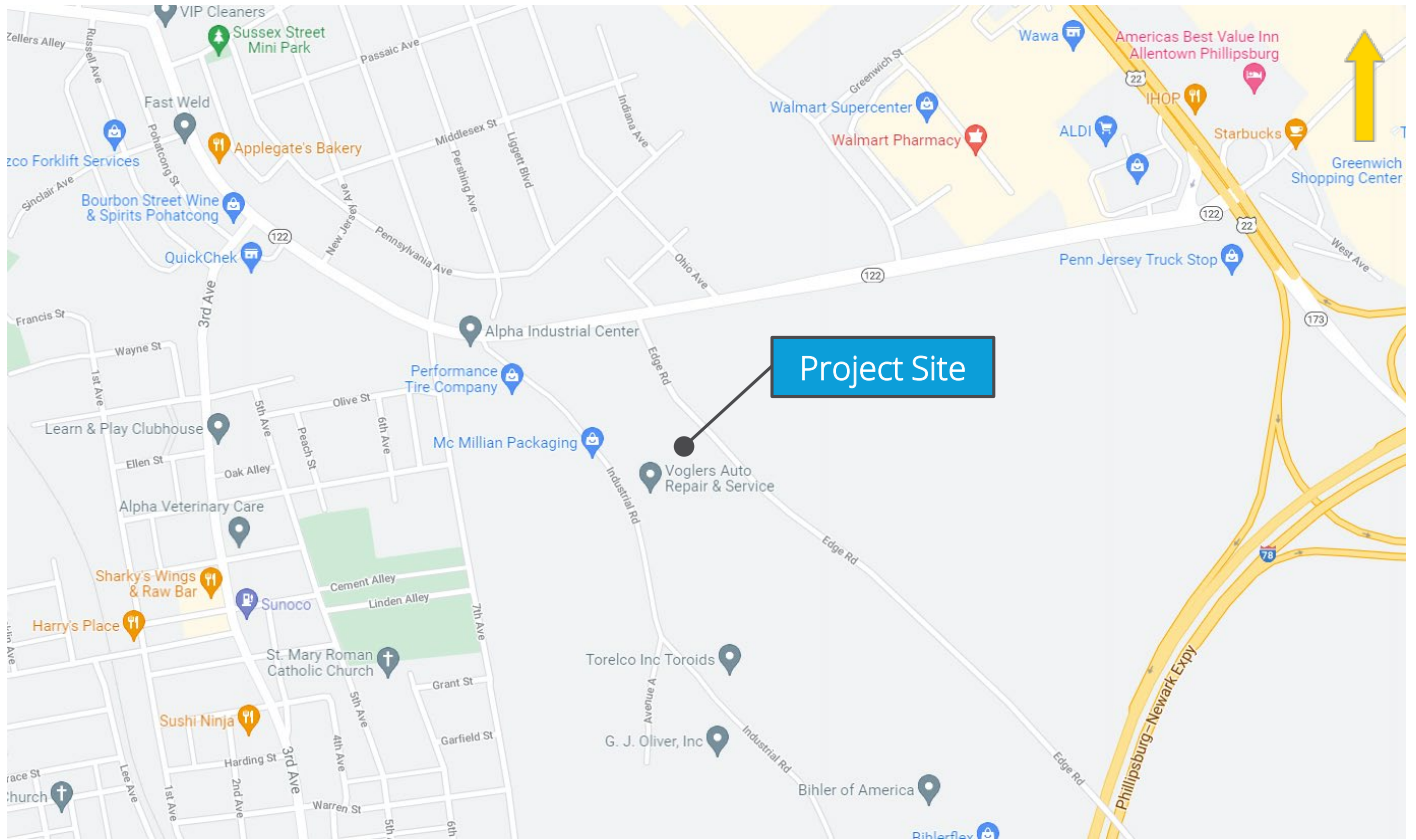
The proposed warehouse development will generate a maximum of 43 peak hour trips, which represents a decrease compared to the previously approved manufacturing development. As previously discussed, both ITE and NJDOT consider a significant increase in traffic to be 100 or more new peak hour trips added to the adjacent roadway network. Therefore, it is our opinion the Project will not generate a significant increase in traffic on the adjacent roadway network and a Traffic Impact Study is not required. The proposed supply of parking spaces will satisfy the Ordinance requirement. The proposed supply of loading bays will satisfy the Ordinance requirement. If you have any questions, please do not hesitate to contact this office.

Sincerely,

Colliers Engineering & Design



Michelle Briehof, P.E.
Department Manager



Colliers

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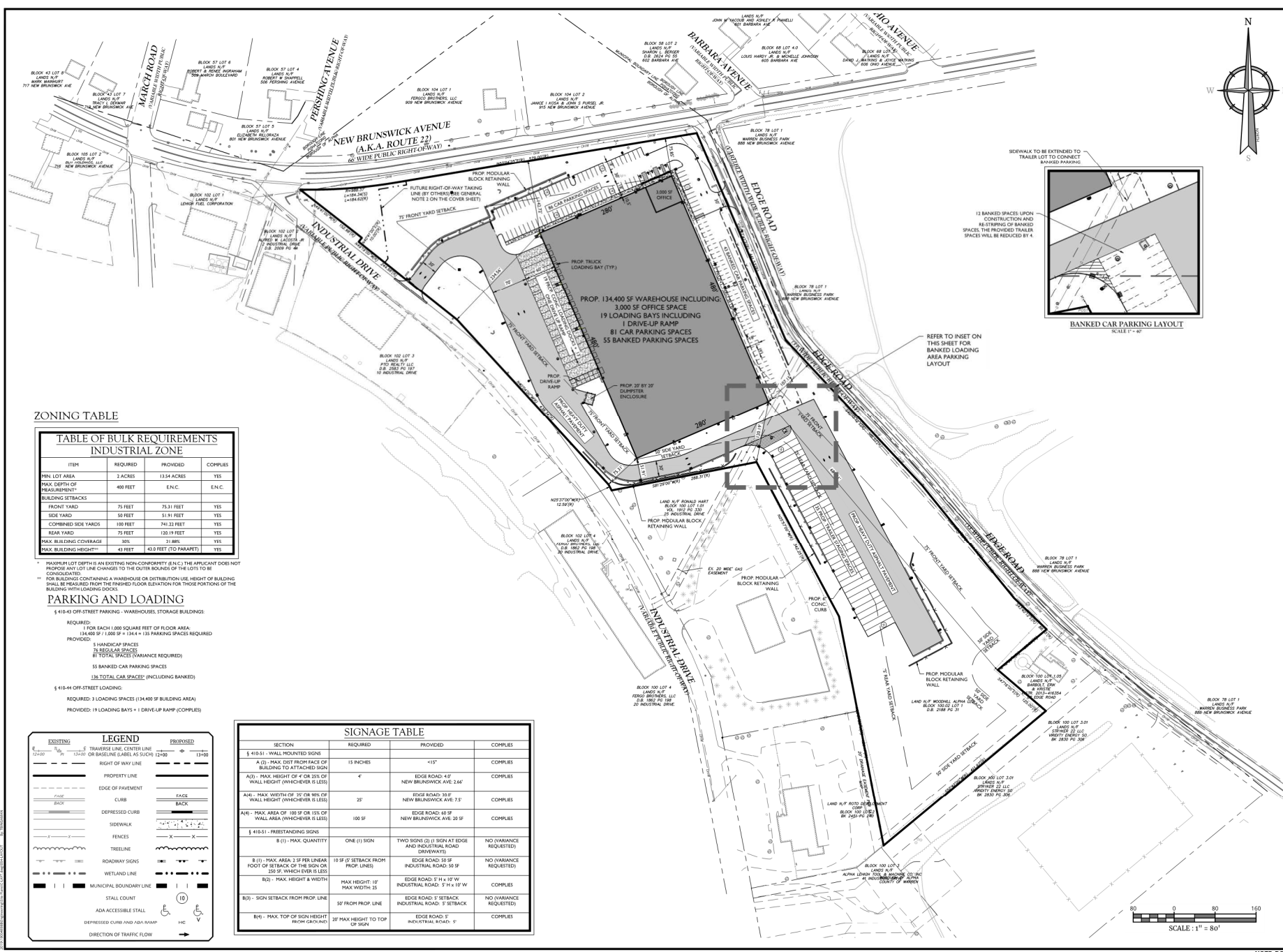
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