

## Traffic Impact Statement

**Tenon Auto Service Inc.**  
**Block 428, Lots 1, 2 & 2.01**  
Borough of Sayreville  
Middlesex County, New Jersey



Prepared for:

**Tenon Auto Service Inc.**  
1641 Loretta Ave, Suite A  
Trevose, PA 19053

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Michael Drobny, PE  
NJPE License No. 24GE04617800

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## 1.0 PROJECT BACKGROUND

The project site is known as Block 428, Lots 1, 2 and 2.01 in the Borough of Sayreville. The project site is located along the southbound side of Route 35. The subject property contains a total of 1.977 acres and is located within the B-3 (Highway Business) zoning district.

The Lots are currently developed with a two-story structure, a garage, and a one-story shop and storage area that was previously used as a landscaping yard. An existing driveway is located on Route 35 and will remain as part of the proposed development. The applicant is proposing to utilize the existing structures for storage, bus service, and maintenance, as well as maintain a gravel bus storage area on the west side of the property.

## 2.0 TRIP GENERATION

Based on data published in ITE's Trip Generation Manual, 11<sup>th</sup> edition, the following table provides a comparison of the anticipated site-generated traffic between the existing and proposed conditions.

For the existing condition, ITE Land use code 818 – Wholesale Nursery best classifies the current use. ITE defines Lane Use Code 818 as follows: *"A wholesale nursery is a free-standing building with an outside storage area for planting or landscape stock. The nurseries surveyed primarily serve contractors and suppliers. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities."* ITE Land use code 942 – Automobile Care Center best classifies the use of the site for trip generation purposes. ITE defines Lane Use Code 942 as follows: *"An automobile care center houses numerous businesses that provide automobile-related services, such as repair and servicing, stereo installation, and seat cover upholstery."*

	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
<b>Existing Land Use Code 818 – Nursey (Wholesale)</b>	8	11	19	17	16	33
<b>Proposed Land Use Code 942 – Automobile Care Center</b>	10	9	19	11	12	23
<b>Change</b>	<b>+2</b>	<b>-2</b>	<b>0</b>	<b>-6</b>	<b>-4</b>	<b>-10</b>

As demonstrated in the above table, the proposed change in site use will result in a minimal change in traffic during the AM peak period, with a reduction of approximately 30% during the PM peak period.

Based on NJDOT State Highway Access Management Code, the development is not considered to be a Major Traffic Generator (500 or more trips per day) nor results in a significant increase in traffic (100 or more trips in any peak hour). The low traffic volumes associated with the proposed development will have a de minimus impact on the overall operation of Route 35.

### **3.0 PARKING AND CIRCULATION**

The proposed development includes construction of a new parking lot with the existing entrance on Route 35, which will provide a total of twelve (12) parking spaces. The proposed parking stalls will measure 9ft x 18ft, conforming to current Borough design standards. There is one (1) proposed ADA compliant handicap parking space in the parking lot. The proposed use is not listed in the parking schedule I of the Borough ordinance, so the number of parking spaces required was determined based on site operations. The site will provide a parking space for each of the five (5) employees anticipated to be onsite during peak operations, leaving seven (7) available for the public. In addition, a gravel lot is being provided for storage of 10 busses while they are waiting to be serviced.

The existing two-way drive aisle in the parking lot is 30ft wide, which is adequate for vehicles maneuvering in and out of the parking spaces. The driveway and site circulation pattern will not be changed as part of this development.

### **4.0 CONCLUSION**

As described above, the proposed redevelopment of Block 428, Lots 1, 2 and 2.01 will result in a slight decrease in overall traffic generated by the site, therefore will not impact the operation of Route 35 and the adjacent roadway network.

The onsite parking provided has been calculated based on the operations of the proposed use since the use is not listed in the Borough ordinance. The 12 parking spaces proposed are expected to be adequate for the maximum number of employees and visitors to the site. A gravel lot is being installed for storage of up to 10 vehicles while they are awaiting service.

The existing site circulation is being maintained to continue to provide a safe two-way means of ingress/egress for the parking lot.

Nursery (Wholesale)

(818)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 6

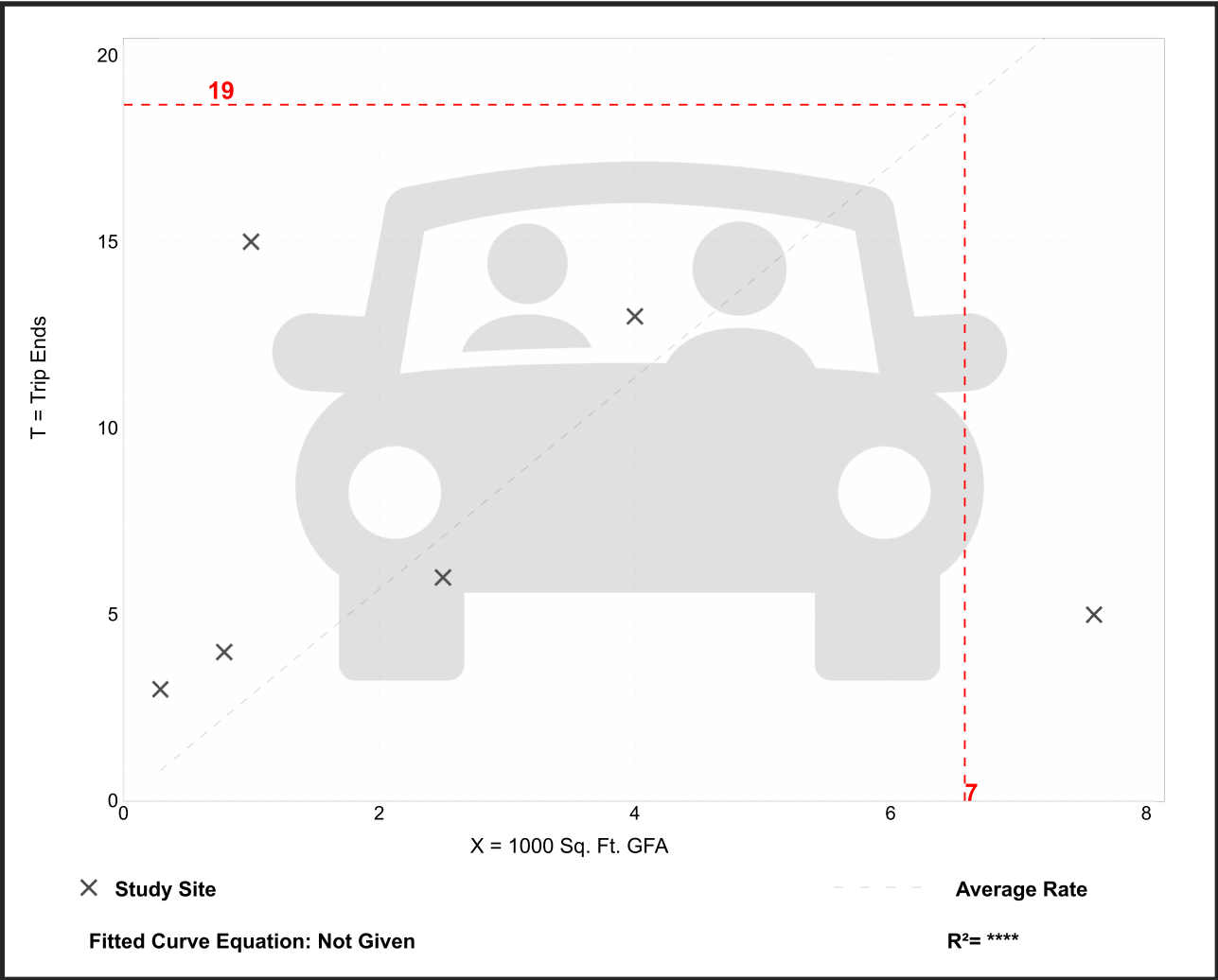
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.84	0.66 - 15.00	3.90

Data Plot and Equation



# Nursery (Wholesale)

## (818)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 6

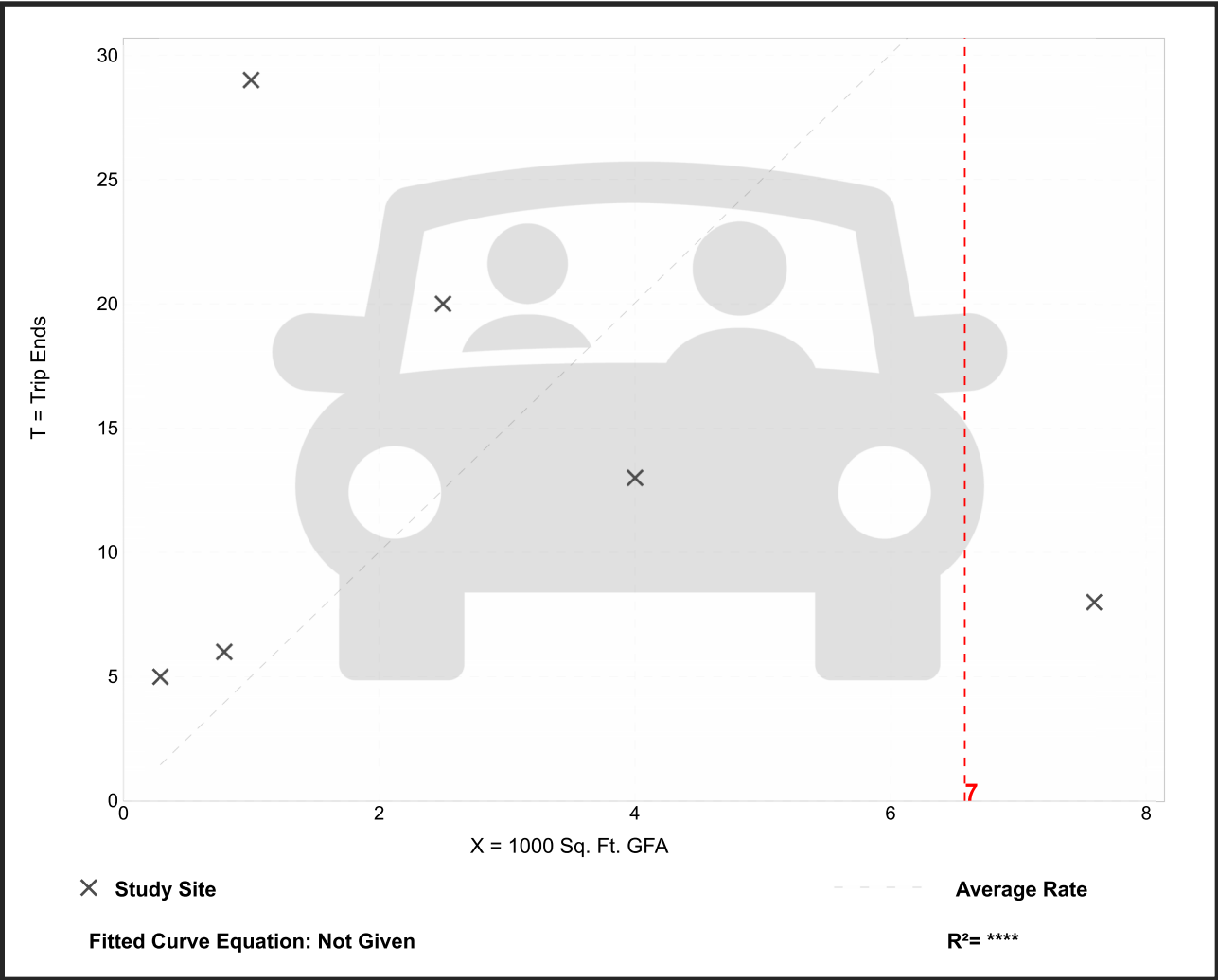
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: Not Available

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.01	1.05 - 29.00	7.60

### Data Plot and Equation



# Automobile Care Center

## (942)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 6

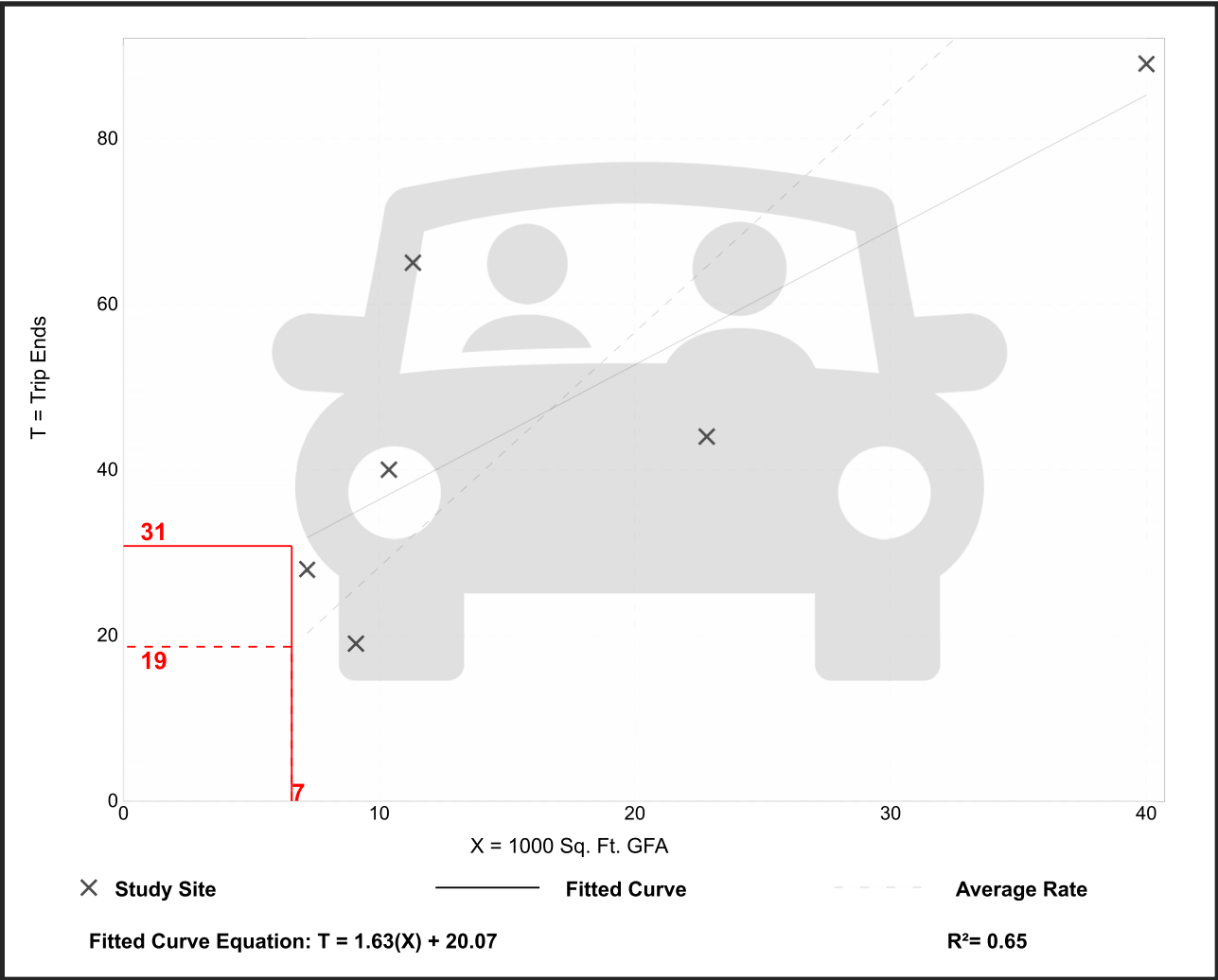
Avg. 1000 Sq. Ft. GFA: 17

Directional Distribution: 56% entering, 44% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.83	1.93 - 5.74	1.35

### Data Plot and Equation



# Automobile Care Center

## (942)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 6

Avg. 1000 Sq. Ft. GFA: 17

Directional Distribution: 49% entering, 51% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.51	2.75 - 7.15	1.51

### Data Plot and Equation

