

REFUSAL OF PERMIT
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
TOWNSHIP OF TEANECK

ZB 2019-17

Date: 03/10/2020
Re: Application#: 20180877

To:
189 THE PLAZA LLC (JONATHAN VOGEL)
141 AYERS COURT, SUITE 1B
TEANECK NJ 07666

Voucher/Receipt#
Check #: 3218/3222
Amount collected \$ 325.00

Your application for a permit to:

A NEW 6 STORY 48 UNIT BUILDING WITH 2 FLOORS OF PARKING (96 PARKING SPACES) AND 4 RESIDENTIAL STORIES
ABOVE AS PER PLANS DATED 02-28-2020.

on the property at 189 STATE STREET (168-174) TEANECK Block : 5005 Lot : 2 (1 & 11)
has been denied for noncompliance with provisions of Article (s) : V Sections :33-17 , 33-24(c)(4)(a) , 33-24(c)(4)(b) of the
Municipal Zoning Ordinance for the following reasons:

DENIAL: See attached letter dated 03-10-2020.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary
of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed
with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment
and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Community Development Office / Construction
Code Department / Zoning Department. Please contact this office to reactivate the permit.

Denied by:

Daniel A. Melfi

Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
Daniel A. Melfi, Zoning Official

06-23-2020

189 The Plaza (B1 Zone)

33-17 SITE PLAN APPROVAL REQUIRED

33-24(c)(1) USE VARIANCE REQUIRED

Proposed building is a residential building only.

Apartments are only permitted as a conditional use if located over retail uses.

BUILDING SETBACK TO REAR PROPERTY LINE

33-24(c)(4)(a)

Proposed rear setback of building to property line is 8 feet.

Permitted minimum rear setback of building to property line is 20 feet

BUILDING COVERAGE

33-24(c)(4)(b)

Proposed building coverage is 24530 sq. ft. (97%)

Maximum permitted building coverage is 6311 sq. ft. (25%)

LOT COVERAGE

33-24(c)(4)(b)

Proposed lot coverage is 24530 sq. ft. (97%)

Maximum permitted lot coverage is 20195.2 sq. ft. (80%)

BUILDING HEIGHT

33-24(c)(4)(b)

Proposed building height is 70 feet. (Building height unclear see below)

Proposed building height to bulkhead is 85 feet.

Maximum permitted building height is 35 feet.

PARKING STALL SIZE

There are 4 handicapped spaces with a width of 8 feet.

Of the 95 spaces provided, 16 spaces are 8.42 feet wide.

Minimum parking stall size is 9 feet wide by 18 feet deep.

COAH PROVISIONS

Proposed provisions are not listed.

INCOMPLETE:

Height of the building at its highest point is required on the plans, and height irregularities must be clarified.

On page 201 Average height is listed at 86.3'

On page 201 height of elevator bulkhead is shown as 85' (scales out to only 78')

Height is listed at 70' but the height lines on the elevation drawings don't correlate to top of building.

ZB 2019 #17

TOWNSHIP OF TEANECK

Form T-13

DO NOT WRITE IN THIS SPACE
FILED: 3-12-2019
120 Days
from filing _____ 20 ____

APPEAL FOR VARIANCE FROM CERTAIN PROVISIONS
OF THE ZONING ORDINANCE

Lot <u>1, 2 & 11</u>	Block <u>5005</u>	Tax Map Sheet _____
Street Address <u>189 The Plaza & 168-174 State Street, Teaneck, NJ 07666</u>		
Name of Applicant <u>189 The Plaza LLC</u>		
Address of Applicant <u>141 Ayers Court, #1B, Teaneck, NJ 07666</u>		

1. Name of Owner See above
(If different from applicant)* (If a corporation, furnish name of president or secretary)
2. Address of Owner See above
3. Dimensions of subject premises 125 x 230 Ft.
4. Area of subject premises 25,244 Sq. Ft.
5. Area of existing structures to remain on subject premises N/A Sq. Ft.
6. Area of proposed structures 259,194 Sq. Ft.
7. Total area of subject premises to be occupied by structures 24,530 Sq. Ft.
8. Percentage of subject premises to be occupied by structures 97 Percent
9. Zone in which premises are located B-1 (Business Retail) - West Englewood Plaza District
10. State whether there have been any previous development applications involving these premises (variance, subdivision, site plan, other) Yes _____ No _____
 - a) Nature of application OPRA Request submitted - December 5, 2018
No resolutions available - only sign approvals granted.
 - b) Date of Decision _____
 - c) Disposition _____
11. State whether there are any covenants or easements imposed by the Township of Teaneck, or imposed by other governmental agencies, or relating to utilities. Attach a copy of any such covenants, deed restrictions, exceptions or easements. The granting of this application does not modify or rescind any
Yes X No _____

*If applicant is not the owner, Owner Authorization Form

TOWNSHIP OF TEANECK

12. State whether there are any taxes or assessments for local improvements due or delinquent on the property which is the subject of this application:

Yes _____ No X

APPLICATION IS HEREBY MADE TO THE BOARD OF ADJUSTMENT/
PLANNING BOARD FOR VARIANCE RELIEF AS FOLLOWS:

The applicant hereby request permission to (circle whichever applies) erect, alter, move, convert, use -

a. 13-story residential building including three (3) levels of parking, a lobby and amenity space

contrary to the requirement of Sections See attached statement of principal points.

of the Teaneck Zoning Ordinance 1811, as amended and supplemented, upon the premises know as

189 The Plaza & 168-174 State Street Block 5005 Lot 1, 2 & 11
Street and Number

The proposed building or structure or use is contrary to the ordinance in the following particulars: State Specifically)

1. See attached statement of principal points.
2. _____
3. _____
4. _____
5. _____
6. _____

State whether the Construction Official/Administrative Officer has examined the application for the proposed uses and refused a certificate of occupancy/use.

Yes _____ No X

State whether the Construction Official/Administrative Officer has examined the plans for the proposed building or structure and refused building permit.

Yes X No _____

Date of denial by Construction Official/Administrative Officer December 18, 2018

I hereby certify that the foregoing
statements are true to the best of
my knowledge and belief:

Jason R. Tule

Signature of Applicant ATTORNEY FOR
APPLICANT

Dated: 2/6/19

TOWNSHIP OF TEANECK

DO NOT WRITE IN THIS SPACE

 Filed 3-12 2019
 45 Days from Filing 20 1

APPLICATION FOR APPROVAL OF FINAL SITE PLAN

Application is hereby made to the Planning Board/Board of Adjustment of the Township of Teaneck for approval of final site plan of the major subdivision shown and described on the accompanying maps and documents:

Lot 1, 2 & 11 Block 5005 Tax Map Sheet
 Street Address 189 The Plaza & 168-174 State Street, Teaneck, NJ 07666
 The above premises are owned by 189 The Plaza LLC
 Whose address is 141 Ayers Court, #1B, Teaneck, NJ 07666

1. Applicant's Name 189 The Plaza LLC

Address 141 Ayers Court, #1B Phone (201) 578-1578
Teaneck, NJ 07666

2. Name and address of present owner (If other than above)

Name Hillside Union LLC & SNOER Associates LLC
 Address Hillside Union LLC - 141 Ayers Court, Suite 1A, Teaneck, NJ 07666
SNOER Associates LLC - 534 Standish Road, Teaneck NJ 07666

3. Amount of Performance Guarantee \$ TBD4. Accompanying this Application is Final Site Plan Prepared by

G. Gloede and Associates a licensed engineer and
 Surveyor of New Jersey drawn in accordance with Section 33-17(c)(2) of the
 Teaneck Township Code.

5. Date of Preliminary Approval N/A

Form T-19

I hereby certify that the following
statements are true, to the best of
my knowledge, information and belief.

**** If applicant is not the owner,
Owner Authorization Form must
be completed by owner and the
submitted herewith.**

Jason R. Tuvel

Signature of Applicant* Jason Tuvel, Esq. Attorney for
Applicant

141 Ayers Court, #1B, Teaneck, NJ 07686
Address of Applicant

201-578-1578 c/o Jason Tuvel, Esq.

Telephone Number of Applicant

If represented by an Attorney

Jason R. Tuvel, Esq.

Attorney's Name

141 Ayers Court, Suite 1B, Teaneck, NJ 07686

Attorney's Address

201-578-1578 ext 1019

Attorney's Telephone Number

Filing Date _____

Hearing Date _____

Disposition Date _____

Fee Receipt No. _____

TOWNSHIP OF TEANECK
SITE PLAN CHECKLIST

Name of Applicant: 189 The Plaza LLC Development Name: 189 The Plaza
 Plan Prepared By: Waters Architects Date: 12/3/2023 Latest Rev. Date: 12/3/2023
 DATE: X = Completed; W = Waiver Requested; N/A = Not Applicable
 _____ First blank to be checked by applicant or applicant's surveyor and/or engineer (A)
 _____ Second blank to be checked by Township Engineer (T)

ADMINISTRATION AND PROCEDURES:

<u>A</u> <u>T</u>	<u>A</u> <u>T</u>
<u>✓</u> 22 prints of Plan	<u>✓</u> Escrow Fund: \$ ~~300.00~~ 300.00
<u>✓</u> 1 Application Form	<u>✓</u> 3 copies covenants, deeds, easements
<u>✓</u> Fee Paid \$ <u>2,265.00</u>	<u>✓</u> 2 copies drainage calculations
<u>✓</u> Owner's Authorization Form	<u>✓</u> 2 copies soil erosion & sediment control data
<u>✓</u> Taxes Paid to Date: <u>1/1</u>	<u>N/A</u> Environmental Impact Statement
<u>✓</u> Affidavit of Publication from To be provided	<u>✓</u> Names/Address of Stockholders/Partners (10% interest or more)
<u>✓</u> Official Newspaper	<u>✓</u> Variance Application Form (if required)
<u>✓</u> Affidavit of Proof of Service To be provided	<u>✓</u> Copy of Plan to County Planning Board
<u>✓</u> with Notice Form & P. O. Receipts	

PLAN DETAILS: (Applicant may request Approving Authority to waive any of following items)

<u>A</u> <u>T</u>	<u>A</u> <u>T</u>	<u>A</u> <u>T</u>
<u>✓</u> Clearly and legibly drawn	<u>✓</u> Existing Natural Features:	
<u>✓</u> Graphics scale 1" = 50' (Min.)	<u>✓</u> Soil Types	
<u>✓</u> North Arrow on Plat	<u>✓</u> Rock Outcroppings	
<u>✓</u> Key Map within 1,000 feet w/ North Arrow	<u>✓</u> Slopes Over 20%	
<u>✓</u> Certified boundary survey including distances measured along right-of-way lines of existing streets abutting property, to nearest intersections	<u>✓</u> Wooded Areas	
<u>✓</u> Sheet size: 30x42, 24x36, 18x21	<u>✓</u> Other	
<u>✓</u> Elevations with exterior facade specs	<u>✓</u> Other Features:	
<u>✓</u> Existing and proposed contours with at least 5 ft. intervals, based on U. S. Const & Geodetic Survey	<u>✓</u> Existing:	<u>✓</u> Proposed:
<u>✓</u> Area to nearest 0.1 acre	<u>✓</u> Streets*	<u>✓</u>
<u>✓</u> Existing structures to be demolished	<u>✓</u> Buildings*	<u>✓</u>
<u>✓</u> Each lot line dimension to nearest 0.01 sq. ft.	<u>✓</u> Bldg. setback lines	<u>✓</u>
<u>✓</u> Dimensions of properties within 200 ft.	<u>✓</u> Railroad right-of-way*	<u>✓</u>
<u>✓</u> Lot area to nearest 0.01 ft.	<u>✓</u> Public easements	<u>✓</u>
<u>✓</u> Approx. grading plan, if elevations changed more than 2 feet	<u>✓</u> Fences and walls	<u>✓</u>
	<u>✓</u> Watercourses*	<u>✓</u>
	<u>✓</u> Bridges*	<u>✓</u>
	<u>✓</u> Culverts*	<u>✓</u>
	<u>✓</u> Land to be dedicated	<u>✓</u>
	<u>✓</u> Signage	<u>✓</u>
	*These require spot elevations	

Title Block:

✓ Name of Development/Applicant
✓ Block and Lot Numbers & Zoning District
✓ Preparation & Revision Dates
✓ Person(s) preparing plan with seal, No., signature

Zoning Table:

✓ Set forth comparison of ordinance and proposed development with respect to area, width and depth of lots; yard dimensions; height; floor area ratios; lot coverage; building coverage; on-site parking

Off-trail Improvements:

✓ Streets
✓ Storm drains and/or sanitary sewers
✓ Other

Proposed Sewer & Utility Layouts:

✓ Water
✓ Sanitary Sewer
✓ Telephone & Cable T. V.
✓ Pole tests and soil logs
✓ Storm Drains
✓ Gas
✓ Electricity
✓ Other
✓ All systems underground
✓ Dry sanitary sewer line

REQUIRED LEGENDS:

Approved by the Planning Board/Zoning Board of Adjustment of the Township of Teaneck, N. J.

_____	_____
Date	Chairperson

	Secretary

It is hereby certified that this site plan meets all codes and ordinances under my jurisdiction.

_____	_____
Date	Township Engineer
_____	_____
Date	Construction Official

It is hereby certified that all required improvements have been installed or that a performance guarantee has been posted in accordance with municipal ordinances.

_____	_____
Date	Construction Official
_____	_____
Date	Township Engineer

It is hereby certified that tax payments are current.

_____	_____
Date	Tax Collector

CERTIFICATE OF COMPLETENESS

This is to certify the completeness of the above referenced development application.

_____	_____
Date	Township Engineer

TOWNSHIP OF TEANECK

File Number 2B2019-17

DO NOT WRITE IN THIS SPACE

Filed 3-12-2019
 45 Days from Filing 20
 (10 acres or less)
 95 Days from Filing 20
 (more than 10 acres)

SITE PLAN APPLICATION/DISPOSITION REPORT BY
SITE PLAN REVIEW ADVISORY BOARD

(Submit with required fee and _____ copies of site plan
 containing information listed on site plan checklist)

1. Name of applicant 189 The Plaza LLC Phone # 201-578-1578 c/o Jason Tuvel, Esq.
2. Address of applicant 141 Ayers Court, #1B, Teaneck, NJ 07666
3. If subject premises is owned by a corporation, furnish name of president and secretary
Jonathan Vogel
4. Existing _____ New X Expansion _____ Alternation _____
5. Zone B-1 Estimated Cost TBD Estimated Date of Compliance TBD
6. What is building or site used for now? Commercial retail and vacant space
7. What is proposed to be done Construction of 13-story residential building including parking and amenity space
8. Describe what is proposed to be done Construction of 13-story residential building including three (3)
stories of parking, as well as communal amenity space on the seventh floor.
9. Are there any deed restrictions, covenants, exceptions, variances or easements on this property?
 Yes X No _____
 If "yes", a copy of such covenants, deed restrictions, exceptions, variances or easements shall be
 submitted
 with the application. The granting of a subdivision does not modify or rescind any such
 provisions.

Date 2/6/19

Signature of Applicant



Jason R. Tuvel, Esq. - Attorney for Applicant
 Page 1 of 2

To Be Completed By Site Plan Review Advisory Board

10. Recommended for approval without conditions _____

11. Recommended for denial for the following reasons: _____

12. Recommended for approval subject to the following conditions: _____

Date of Meeting Action Taken _____

Chairman of Site Plan Review Advisory Board

ADDITIONAL DETAILS AS REQUIRED BY SUPPLEMENT 78

In accordance with Section 33-17(c) (2) s of the Township Development Regulations the following will be required:

Proposed location, direction of illumination, power and time of proposed outdoor lighting, type of standards to be employed, radius of light and intensity in foot candles.

In accordance with Section 33-17 (c) (2) t of the Township Development Regulations the following will be required:

Proposed screening, landscaping and planting plan, indicating natural vegetation to remain and type of vegetation to be utilized. All trees which are to be removed as the result of the construction of proposed buildings and other structures on site shall be clearly designated. The applicant shall certify the necessity of the removal of the so-designated trees and why alternative locations for construction of proposed buildings and other structures are not feasible on site. Every tree at least five (5) inches in caliper shall be specifically and clearly identified.

A T

____ ____ All trees 5" and over in caliper

____ ____ All trees to be removed

____ ____ Lighting location, intensity



PLANNING
MEMORANDUM

To: Township of Teaneck Zoning Board of Adjustment

From: Kathryn M. Gregory, PP, AICP
Principal

Re: 189 The Plaza, LLC
Block 5005, Lots 1, 2, and 11
189 The Plaza & 168-174 State Street

Date: August 15, 2019; revised March 18, 2020; revised June 30, 2020

INTRODUCTION

The applicant, 189 The Plaza, LLC, has submitted a revised application for preliminary and final site plan approval, as well as "d", and "c" variance approval for the property located at 189 The Plaza and 168-174 State Street, otherwise known as Block 5005 Lots 1,2, and 11. The property in question (PQ) is located in the B-1 Business-Retail District. The applicant proposes to demolish the existing development on site and construct a 6-story, residential building with associated parking.

Variances required include:

- D(1) Use Variance –Residential not above commercial
- D(6) Height Variance
- "C" Variances
 - Maximum Building Coverage
 - Front Yard Setback
 - Rear Yard Setback

Waivers

- Parking Stall Size

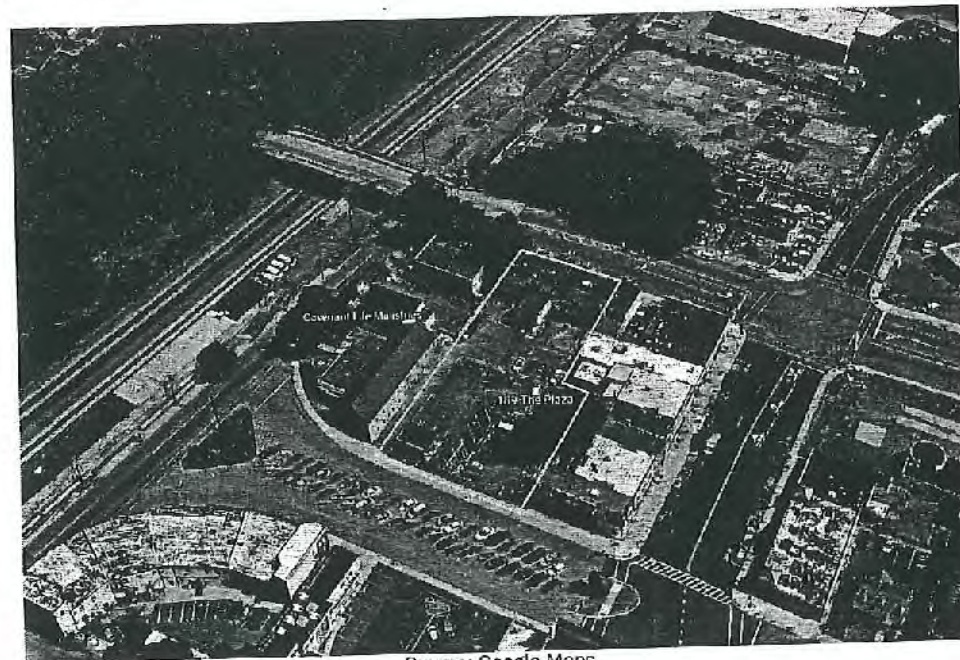
The application consists of the following:

1. Cover letter, prepared by Jason R. Tuel, Esq., dated May 3, 2019.
2. Township of Teaneck Board of Adjustment Filing Instructions and Variance Application.
3. Tax and Assessment Payment Report.
4. Application for Approval of Final Site Plan.
5. Township of Teaneck Site Plan Checklist.
6. Site Plan Application/Disposition Report by Site Plan Review Advisory Board.
7. Additional Details as Required by Supplement 78.
8. Copy of e-mail from Rosiland McClean to Benjamin Wine, dated January 16, 2019.
9. Copy of OPRA Request dated 12/04/2018.
10. List of Variances Requested.
11. Exhibit A, Legal Description.

12. Refusal of Permit, Office of the Zoning Enforcement Officer, dated 4/17/19.
13. Affidavit of Ownership and Consent.
14. Corporate Ownership Disclosure Statement.
15. State of New Jersey's Seller's Residency Certification/Exemption, 189 The Plaza, LLC.
16. Copy of Deed, Block 5005, Lot 11
17. Copy of Deed, Block 5005, Lots 1 & 2
18. Schedule A Legal Description.
19. State of New Jersey's Seller's Residency Certification/Exemption, The Plaza 191, LLC.
20. State of New Jersey, Affidavit of Consideration for use by buyer
21. Preliminary Major Site Plan, 189 the Plaza, sheets G-100 through G-103; A-001, A-100 through A-108; A-200, A-201; A-300 through A-303; prepared by Nastasi Architects, dated April 25, 2019; revised to 02.28.20; revised to 5.15.20.
22. Storm Water Management Drawings, Sheets 1 and 2, prepared by G. Gloede Associates, dated Nov. 13, 2018.
23. Storm Water Management Report, prepared by G. Gloede Associates, dated December 17, 2018.
24. Cover letter, prepared by Jason R. Tuvel, Esq., dated March 4, 2020.
25. Traffic Impact Study, prepared by Maser Consulting, P.A., dated April 4, 2020, revised to March 3, 2020.
26. Cover letter, prepared by Jason R. Tuvel, Esq., dated June 1, 2020.
27. Grading and Utility Plan, and Construction Details, Sheets 1 and 2, prepared by G. Gloede and Associates, dated May 19, 2020.
28. Supplemental Parking Assessment, prepared by Maser Consulting, dated May 22, 2020.
29. Letter to the Board from Nastasi Architects, dated May 14, 2020.
30. Letter to the Board from Nastasi Architects, dated May 21, 2020.

EXISTING CONDITIONS

The site is located between The Plaza to the south and State Street to the north. The site is occupied by commercial buildings aligning State Street, with a parking lot and bank drive-thru flanking The Plaza. An aerial of the site is below.



Source: Google Maps
Outline of property is approximate

PROPOSED DEVELOPMENT

The applicant's revised plans show a proposed 6-story residential building, consisting of 48 residential units. The residential units have been re-allocated into a different bedroom distribution. The prior proposal was for a 15-story, mixed-use development consisting of 147 residential units, 5,900 SF of commercial space, and 177 parking spaces.

The residential units will consist of 8 (was 16) 1-bedroom, 32 (was 24) 2-bedroom, and 8 3-bedroom units. Vehicular access is proposed via a two-way driveway from The Plaza. A two-way drive allows a driver to enter into a 2-story parking garage. The first floor of the garage will include a total of 41 parking spaces, including 4 electric vehicle charging stations, 4 accessible spaces, and space for motorcycle parking. The second story of the parking garage is proposed to include a total of 54 spaces.

~~It should be noted that on each of the residential floors, there is a "1 bedroom unit with a study". This unit on each floor is 1,037 SF in size—comparable to other 2-bedroom units in the building at 1,070 SF. Furthermore, the 1-bedroom units range from 612 SF to 787 SF. The study is also in a location with 2 windows, more than the actual bedroom in the unit. While the study does not contain a closet, one could easily place a wardrobe in the room as a closet. We believe these units should be counted as 2-bedroom units. This would change the bedroom distribution to 12 1-bedroom units, 28 2-bedroom units, and 8 3-bedroom units. This may have a slight impact on the required number of parking spaces. With regard to the above paragraph, the applicant has relabeled these units as 2-bedrooms. Comment addressed.~~

Pedestrian Access is proposed from The Plaza. A lobby is proposed along The Plaza, including a package room, mail room, and seating. A bicycle storage room is located off the Plaza lobby for 26 bicycles. A lounge, yoga studio, and a gym are located on the 2nd floor. The residential floors span from the 3rd floor to the 6th floor. Each of the residential floors are proposed to have individual terraces for the majority of the units. The 3rd floor is proposed to have both indoor and outdoor amenity space.

ZONING ORDINANCE

The property is located in the B-1 Business-Retail District. The following uses are permitted in the B-1 District:

(1) Permitted principal uses.

- a. Retail sales of goods and services, except as specifically prohibited in Section 33-26 of this chapter.
- b. Offices, financial institutions and business schools; provided, however, that offices and business schools shall not be permitted on the first floor along Cedar Lane frontage between Elm Street and the railroad.
- c. Restaurants, including fast-food restaurants, but such fast-food restaurants shall be limited to the following areas:
 1. The B-1 District which fronts upon Cedar Lane, between Elm Avenue and the railroad right-of-way only.
 2. The B-1 District in the West Englewood Plaza, in its entirety.
 3. The B-1 District which fronts upon Queen Anne Road and/or DeGraw Avenue.In all other portions of the B-1 District, fast-food restaurants shall be conditional uses.
- d. Funeral homes.
- e. Theaters, assembly halls and bowling alleys.
- f. Apartments over commercial uses.
- g. Single-family dwellings, detached or attached, with frontage on Beverly Road.

Apartments must be located over commercial uses. The applicant is proposing an exclusively residential building, so therefore a D(1) variance is required.

"d" Variances

D(1) or Use Variance. A d (1) variance must meet 2 types of criteria, as follows:

- 1) The applicant must meet the Positive Criteria of the statute, where the variance may be granted only "in particular cases for special reasons." Those "special reasons" are satisfied by either showing that proposed use "inherently serves the public good" or that it promotes the general welfare because proposed site is particularly suited for that use.

Site Suitability

A particularly suitable site is one in which there is a special and appropriate fit between the use proposed, and the subject property especially accommodating to the proposed use and distinguish it from other properties in the immediate area. The focus is exclusively on the characteristics of the property and imposes on the applicant the burden of establishing either that the general welfare is served because the use is peculiarly fitted to the particular location for which the variance is sought; Kohl v. Fair Lawn, 50 N.J. 268, 279 (1967) (the use fits well w/ the surrounding area, Funeral Home Mgmt. Inc. v. Basrallian) or that undue hardship exists because the property for which the use variance is sought cannot be reasonably adapted to a conforming use. Medici at 17, n.9. The correct focus must be on whether the strict enforcement of the ordinance would cause undue hardship because of the unique or exceptional conditions of the specific piece of property. Lang v. Bd. North Caldwell, 160 NJ 41 (1999).

Special Reasons

It was held in Medici v. B.P.R. Co., 107 NJ 1 (1987) that the only "special reasons" which can be considered are those which promote the general purposes of zoning, as listed in N.J.S.A. 40:55D-2. The court emphasized in Burbridge v. Mine Hill Twp., 117 NJ 376 (1990), however, that the MLUL includes all the zoning purposes listed in N.J.S.A. 40:55D-2, not only the promotion of the general welfare. Therefore, each of these listed purposes may support an application for a "d" variance.

- 2) The applicant must also meet the Negative Criteria of the statute, wherein a variance can be granted only "without substantial detriment to the public good" and "will not substantially impair the intent and the purpose of the zone plan and zoning ordinance." Additionally, the applicant must show how the proposed use meets the "enhanced burden of proof" with clear and specific findings that the use variance sought is not inconsistent with the intent and purpose of the master plan and zoning ordinance under the Medici case regarding use variances. Specifically, the applicant must reconcile the omission of the use from the zone.

In the case of a use variance, certain case law applies. Pulejo v. North Brunswick ZBA, decided March 11, 2005, in the Appellate Division of the Superior Court of NJ found that if an application is for a use not permitted in the zone, the bulk regulations designed for that use cannot be applicable to the intended use. A Zoning Board, in considering a "use" variance, must consider the overall site design. In essence, the "c" variances are subsumed in the "d" variance.

It would be more appropriate to compare the proposed use to regulations that apply to that use if other regulations exist in the zoning ordinance for that use. There are no comparable

D(6) Height Variance – where the height proposed is 10' or 10% greater than the permitted height, whichever is greater.

- 35' permitted
- 70' proposed
- 100% variance

When considering a d(6) height variance it is the *Coventry Square v. Westwood* case and not the *Medici* case that is utilized when analyzing the request for a variance. Instead of showing that the site is particularly suited for more "intensive" development the applicant must show that the site can accommodate the potential problems associated with a height greater than that permitted by the ordinance. In other words, can the problems that the ordinance, by restriction intended to address, be accommodated in this particular location?

In 2004, another case was decided that relates to a d(6) height variance. It is the case of *Grasso v. Spring Lake Heights*, 2004, that is utilized when analyzing the request for a height variance. The court found that special reasons could be proven if the applicant could persuade the Board that a taller structure than that permitted by ordinance would none the less be consistent with the surrounding neighborhood.

In addition, a showing of the Negative Criteria is necessary to obtain a "d" Variance. The applicant must demonstrate that the proposed variance can be granted "without substantial detriment to the public good and will not substantially impair the intent and the purpose" of the Master Plan and Zoning Ordinance.

"c" Variances

N.J.S.A. 40:55D-70c sets forth the criteria for a planning board to grant variance from bulk requirements of zoning ordinance. Two types of "c" variances can be granted:

- 1) (c) 1: in cases of hardship, such as "exceptional narrowness, shallowness or shape of specific piece of property," or by reason of exceptional or unique topographic conditions, physical features, or an exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
- 2) (c) 2: where the purposes of zoning would be advanced and the benefits derived by the variance would outweigh any detriments.

The applicant must also meet the negative criteria of the statute for the granting of a "c" variance, wherein a variance can be granted only "without substantial detriment to the public good" and where it "will not substantially impair the intent and the purpose of the zone plan and zoning ordinance."

Maximum Building Coverage

- 80% permitted
- 97% proposed
- 17% variance required

Front Yard Setback

- 8' required from The Plaza
- 2' required from State Street
- 0' proposed for each
- 8' and 2' variance required, respectively

Rear Yard Setback

- 20' required

- Varying setbacks of 0' to 8' proposed
- 12' variance required

WAIVERS

MLUL C.40:55D-51 Exception in application of subdivision or site plan regulation

- b. The planning board, when acting upon applications for preliminary site plan approval shall have the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval of an ordinance adopted pursuant to this article, is the literal enforcement of one or more of the provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

Parking Stall Size

- 9' x 18' required
- 8' – 5" x 18' proposed (Compact spaces)

AFFORDABLE HOUSING REQUIREMENT

The Township of Teaneck has an affordable housing ordinance. Ordinance No. 4-2019 outlines the requirements for affordable housing for development projects as follows:

C. Township-wide Mandatory Set-Aside

(1) A multi-family or single-family development providing a minimum of five (5) new housing units created through any future development application, municipal rezoning or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan is required to include an affordable housing set-aside of 20% if the affordable units will be for sale and 15% if the affordable units will be for rent. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of Teaneck Township to grant such rezoning, variance or other relief. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement.

Based on this requirement, the applicant will need to provide 7.2 or 8 affordable housing units if the units are rentals, and 9.6 or 10 if the units are for sale.

The units will also be subject to all affordable housing requirements outlined in Ordinance 4-2019, including bedroom distribution, affirmative marketing, etc.

The bedroom distribution required for the affordable housing units is as follows:

- [1.] The combined number of efficiency and one-bedroom units shall be no greater than 20 percent of the total low- and moderate-income units;

Up to 1.6 or 2 units permitted for rental units; up to 2 units permitted for for-sale units.

- [2.] At least 30 percent of all low- and moderate-income units shall be two-bedroom units;

A minimum of 2.4 or 3 units required for rental units; a minimum of 3 units required for for-sale units.

- [3.] At least 20 percent of all low- and moderate-income units shall be three-bedroom units; and

A minimum of 1.6 or 2 units required for rental units; a minimum of 2 units required for for-sale units.

[4.] The remaining units may be allocated among two- and three-bedroom units at the discretion of the developer.

We reserve the right to make additional comments and determine additional variances during the course of testimony.

KMG

Schwanewede / Hals Engineering

9 Post Road
Suite M11
Oakland, New Jersey 07436
E-Mail: staff@halsengineering.net

Professional Engineering and Land Surveying
(201) 337-0053
Fax (201) 337-0173

April 14, 2020

Zoning Board of Adjustment
818 Teaneck Road
Teaneck, NJ 07666

Re: Technical Review
Site Plan Application – ZB-2019-0017
189 The Plaza
Block 5005 – Lots 1, 2, & 11
Teaneck, NJ

Dear Board Members:

The applicant has submitted revised materials for the above referenced application. We have reviewed the following items since our October 17, 2019 review letter:

- A partial set of Architectural & Engineering Plans entitled "Preliminary Major Site Plan, 189 The Plaza, Lots 1, 2 & 11, Block 5005, Township of Teaneck, County of Bergen, New Jersey 07666" prepared by Nastasi Architects on January 9, 2019 and last revised on February 28, 2020, containing Sheets G100, G101, G103, G105, G107, A101, A102, A103, A104, A105, A201, A202, A203, and A204.

General Comments & Design Comments

1. The owner/applicant is:

189 The Plaza, LLC
141 Ayers Court, #1B
Teaneck, NJ 07666

2. The property is commonly known as 189 The Plaza and 168-174 State Street and is Lots 1, 2, and 11 in Block 5005 on Sheet 50 of the Township Tax Map.
3. The property is located in the B-1 Business Retail District.
4. The property is located within the West Englewood/The Plaza Business District.
5. The total combined lot size is 25,244 s.f. or 0.58 acres.
6. The combined lots have frontage along State Street and The Plaza.
7. The properties are currently fully developed with a commercial building and a parking lot. The site is currently covered 100 percent by impervious surfaces.
8. The proposed project consists of constructing a new six (6) story building. The bottom two (2) stories are to contain parking. Four (4) stories of residential units are proposed above the parking. A total of 96 on-

- site parking spaces are proposed. The building is to be accessed via a 2-way access driveway from The Plaza. A loading area for the building is proposed on The Plaza. The building is to contain an exercise room and various gathering areas. The third story is to include an open outdoor gathering space which is to be landscaped.
9. The residential portions of the building is to contain a total of 16 one-bedroom units, 24 two-bedroom units, and 8 three-bedroom units for a total of 48 residential units.
10. Testimony shall be provided regarding whether COAH affordable housing units are proposed.
11. A density of 82.8 units per acre is proposed.
12. The overall footprint of the building is 24,530 s.f.
13. A residential apartment building is not a permitted use within the B-1 Business Retail District. A ‘d(1)’ use variance is required in accordance with the Municipal Land Use Law at NJSA 40:55D-70.d(1).
14. The proposed building exceeds the maximum permitted height by more than 10 feet or 10% of the allowable height; therefore, a ‘d(6)’ variance is required in accordance with the Municipal Land Use Law at NJSA 40:55D-70.d(6).
15. In addition to the ‘d’ variances, the applicant is seeking Preliminary and Final Site Plan Approval and approvals for various bulk ‘c’ variances associated with the site plan.
16. The following zoning table provides the required and proposed bulk zoning requirements for the B-1 Business Retail District:

	Required	Proposed
Minimum Lot Area	N/A	25,244 s.f. = 0.58 Ac.
Minimum Lot Width	N/A	125 ft.
Minimum Lot Depth	N/A	230 ft.
Maximum Building Coverage	80% *	97 % (V)
Maximum Lot Coverage	100% *	97 %
Maximum Building Height	35 ft.	70 ft. Roof (V) 80 ft. Bulkhead (V)
Minimum Front Yard	0 ft. The Plaza ** 0 ft. State Street **	0 ft. The Plaza 0 ft. State Street
Minimum Side Yard	N/A	0 ft.
Minimum Rear Yard	20 ft.	0 ft. (V)

* - Off-street parking is not required in West Englewood Plaza per §33-28.(b)(1)a.2.
** - Average of existing setbacks along same side of street to nearest intersections
(V) – Variance Required

17. Average front yard setback calculations shall be provided by a licensed land surveyor in order to determine the required front yard setback distance and confirm that no front yard setback variances are required.
18. Average grade and building height calculations in accordance with Section 33-3 of the Township’s Ordinance shall be submitted to verify the proposed building height.

19. The previous plan required a design waiver from Section 33-18(4) of the Township's Ordinance is required because the proposed site lighting levels exceed a maximum average of 0.5 foot candle and a maximum of 1.0 foot candle at any given point. The revised plans did not include a lighting plan. A lighting plan shall be provided to confirm whether or not this waiver is required.
20. The following de minimis exceptions from the NJ Residential Site Improvements are required:
 - a. N.J.A.C. 5:21-4.15 – Parking Space Size – Parking spaces shall have minimum dimensions of 9 feet wide by 18 feet long. Approximately 55 of the proposed parking spaces propose a width of 8'-4". The proposed length of the parking spaces scale approximately 17'-6" to 17'-9".
 - b. N.J.A.C. 5:21-4.16(c) – Drive Aisle Width – Several drive aisles scale approximately 23.5 feet where a minimum drive aisle width of 24 feet is required.
21. The parking requirements for the site are calculated per the NJ Residential Site Improvement Standards for a mid-rise building as follows:

16 One Bedroom Units X 1.8 spaces/unit = 28.8 spaces
24 Two Bedroom Units X 2.0 spaces/unit = 48.0 spaces
<u>8 Three Bedroom Units X 2.1 spaces/unit = 16.8 spaces</u>
Total = 94 spaces Required
22. A total of 96 parking spaces are proposed.
23. The driveway access to The Plaza shall be a concrete sidewalk apron style rather than curbed.
24. The sidewalk along the entrance driveway should extend around the corner of the stair tower. There shall be an ADA curb ramp at the end of the sidewalk.
25. Access to parking space 92 appears to be restricted. We differ to the Board's traffic consultant.
26. A column is located within parking space 40 which is an ADA space. The column will reduce the width of the space to less than 8 feet. The proposed space does not meet ADA regulations.
27. A full detailed grading plan shall be submitted for the exterior of the site and each of the floors containing parking.
28. The access driveway grade is too steep within close proximity of The Plaza. The driveway profile shall be no greater than 5 percent within 25 feet of The Plaza right-of-way.
29. A drainage plan showing roof drains, parking lot drains, and the connection to the municipal drainage system shall be submitted. No storm drains shall be connected to the sanitary sewer.
30. Grades shall be provided for ADA parking spaces and paths of travel in order to confirm compliance with applicable regulations.
31. The grading shown on the plans have the alley at a lower elevation than The Plaza and the site does not have positive drainage. The grading needs to be revised.
32. A landscaping schedule and detailed landscaping plan shall be submitted.

33. A lighting plan shall be submitted.
34. Sanitary sewer calculations shall be provided. An analysis of the capacity of the Township's existing sanitary sewer system is required.
35. The Applicant shall confirm that there will be no light glare on adjacent properties or roadways from the proposed lights. We recommend that the township reserve the right to require modifications and changes to the lighting if light spillage or glare is detected for a period of 1 year following the issuance of a Certificate of Occupancy.
36. We recommend any approval be conditioned upon the curb and sidewalk being replaced along the site frontage as directed by the Township Engineer.
37. Any tree removal within the Township's right-of-way shall be approved by the Township Manager.
38. Any site plan approval shall be subject to, but not limited to, an approval or exemption from:
 - a. Bergen County Planning Board
 - b. Bergen County Soil Conservation District
 - c. NJDEP Treatment Works Approval

Technical Comments

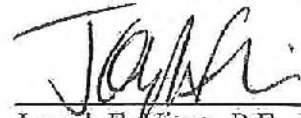
39. The aisle widths shall be properly dimensioned.
40. The required Township of Teaneck signature blocks and legend shall be added to the cover sheet of the plan set per Form T-11 of the application forms package.
41. A north arrow shall be added to the location map, survey, and site plans.
42. A scaled copy of the referenced survey, printed to a standard engineering scale, shall be submitted.
43. The survey shall be revised to depict all improvements, striping, utilities, and topography on both sides of State Street and The Plaza within the right-of-way.
44. The survey shall be revised to show the existing sanitary and other utility connections for the existing buildings.
45. All traffic and handicapped parking signs shall be mounted on breakaway style posts. A detail of breakaway style posts shall be added to the plans.
46. An ADA parking space striping detail shall be added to the plans.
47. The asphalt pavement detail shall be revised to indicate a 2 inches asphalt surface course, 4 inches asphalt intermediate course, and 6 inch DGA base course.
48. Curb details shall be revised to be in accordance with NJ RSIS standards.
49. Sewer and water connection details shall be added to the plans.

50. All proposed utilities shall be located underground. A note shall be added to the plans.
51. All hatched areas within the parking lot shall be dimensioned.
52. The lengths of the parking spaces shall be dimensioned.
53. The inverts, type of pipe, slope, and size of the proposed sanitary sewer lateral shall be shown on the plans.
54. The plans shall be revised to confirm that the proper ADA height clearances within the parking garage are being provided.
55. The storm and sanitary sewer labels for the utilities in The Plaza are incorrect on Sheet A101 of the plans. The plans shall be revised accordingly.

Please contact our office if you have any questions or need any additional information.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



Joseph F. Vince, P.E., L.S., P.P., C.M.E.
Office of the Zoning Board Engineer

June 30, 2020

Mr. Jan Meyer, Chairman
Teaneck Zoning Board of Adjustment
818 Teaneck Road
Teaneck, NJ 07666

Attention: Ms. Rosalind McLean
Board Secretary

Re: Traffic Review
189 The Plaza LLC
189 The Plaza, 168-174 State Street
Block 5005, Lots 1, 2 & 11
Township of Teaneck
Bergen County, New Jersey
Our File No. 2020-TN-01

Dear Chairman Meyer and Members of the Board:

On behalf of the Board, we have performed a traffic review of the above referenced application. The documents reviewed at the current time consist of the following:

1. Architectural Plans entitled, "Preliminary Major Site Plan, 189 The Plaza, Lots 1, 2 & 11, Block 5005, Township of Teaneck, County of Bergen, New Jersey," dated October 7, 2019, revised through May 15, 2020 and prepared by Nastasi Architects of Hoboken, New Jersey (14 sheets).
2. "Traffic Impact Study, 189 The Plaza, Block 5005, Lots 1, 2, & 11, Township of Teaneck, Bergen County, New Jersey," dated April 4, 2019, revised through March 3, 2020 and prepared by Maser Consulting, PA.

3. Site/Civil Plans entitled, "Grading & Utility Plan 189 The Plaza Block 5005 Lots 1, 2 & 11, Township of Teaneck, Bergen County, New Jersey," dated November 13, 2018, revised through May 19, 2020 and prepared by G. Gloede and Associates of Oak Ridge, New Jersey (2 sheets).
4. A June 1, 2020 transmittal letter from Prime & Tuvel representing the applicant.
5. A May 22, 2020 Supplemental Parking Assessment prepared by Maser Associates, PA (2 pages).
6. A May 14, 2020 letter from Nastasi Architects responding to the April 13, 2020 Board Engineer review letter.
7. A May 21, 2020 letter from Nastasi Architects responding to the April 13, 2020 letter from this office.

The following document was utilized as a reference as part of project review:

- "Traffic Impact Study, State Street Area Impact Study, Township of Teaneck, Bergen County, New Jersey," prepared for the Township of Teaneck by Stonefield Engineering and Design, LLC, dated July 31, 2019.

Based on our review, we offer the following comments for consideration by the Board:

Traffic Circulation

1. A yield to pedestrians (R1-6a) sign should be added at the crosswalk location. ***This comment has been addressed.***
2. A STOP (R1-1) sign and stop bar should be added at the exit driveway. ***This comment has been addressed.***
3. A right turn only (R3-5R) should be added under the STOP sign described above. ***This comment has been addressed.***
4. The curb cutout along the site frontage should be extended approximately five (5) feet so that two cars can fit. ***This comment has been addressed.***

5. The ability of a vehicle to pull out of parking space #92 should be evaluated. *This item should be addressed during testimony.*
6. It appears that residents will either need to bring recycling items to the ground floor or containers be provided in the garbage room on each floor. Provisions for recycling collection should be clarified during testimony. *This comment has been addressed.*
7. Testimony on how garbage and recycling dumpsters are to moved to the curb for pickup should be provided. The location along the sidewalk where dumpsters are to be positioned for pickup should also be identified. *Testimony on this item will be provided.*
8. Additional information regarding the pedestrian access onto State Street to be provided focusing on access control, screening and security. *This comment has been addressed.*
9. Additional intersection, speed limit, warning signage and striping should be added on the first level of the parking structure between entrance driveway and ramp to the second level. This would provide better guidance to motorists. Examples of this would be the following:
 - A STOP sign (R1-1) and accompanying stop line striping adjacent to parking space #1
 - Centerline striping at the curve between stair #1 and parking space #1.
 - Centerline striping defining the curve between the handicapped parking spaces and the bottom of the ramp toe the second parking level.
 - Additional controls as deemed appropriate by the designer.*This comment has been addressed.*
10. The parking spaces need to be dimensioned individually. The building columns adversely affect maneuverability into those spaces involved. We would also suggest that the column line be moved in such a way that any door swing from vehicles are not in conflict with the columns. *This comment has been addressed.*

11. We suggest that hairpin striping be used in the parking areas to provide better guidance for motorists entering the parking spaces. *This comment has been addressed.*
12. Consideration should be given to creating a location for motorcycle parking between spaces 57 and 58. *This comment has been addressed.*

Pedestrians

13. Based on the plans available, we did not observe a means for people on the second level of the garage to access the lobby and/or the elevator. This implies that people would need to go to the first floor via the stair #2 to access the elevator to go to the upper floors. This would be a means of pedestrian ingress/egress can be provided. *This comment has been addressed.*
14. The access door from the ground floor parking area to the lobby should be shifted to the other side of the hallway closer to stair #1. *This comment has been addressed.*

Traffic Impact Study

Two (2) traffic impact studies (TIS) were examined as part of this evaluation. These were the Maser TIS submitted with the site plan application and the Stonefield Engineering TIS prepared for the Township of Teaneck. The Stonefield study was prepared to assess the overall State Street area. The two studies employed different design years (Maser 2022 and Stonefield 2021) and different annual growth rates (Maser 1.75% and Stonefield 2%). The traffic counts were taken in January 2019 and June of 2019 for the Maser and Stonefield studies respectively.

The results of the Maser and Stonefield traffic studies were compared for intersections near the project sites. These intersections were the intersection of Queen Anne Road with State Street and Ayers Court/The Plaza.

15. The Queen Anne Road and State Street intersection shows a relatively slight increase in LOS which is representative of a project of this type. *Statement, no response required.*

16. While the Level of Service (LOS) letter grade results are different, they are in agreement that the side street approaches for the Queen Anne Rd/Ayers Ct/The Plaza intersection will result in increases in vehicular delay. *Statement, no response required.*
17. The average stopped delay on the westbound approach is listed to increase by almost 10% for the AM peak hour and over 16% for the PM peak hour. The applicant should provide testimony into ways to ameliorate this degradation. *Testimony on this item will be provided.*
18. The applicant should consider implementing some of the improvements recommended in the Stonefield report as a means to improve traffic flow in the area. *Testimony on this item will be provided.*

If you have any questions or comments on this, please do not hesitate to contact me.

Very truly yours,

HYECRAFT LLC



Berge V. Tombalakian, P.E., P.P.

BVT

cc: Daniel Melfi
Jason Tuvel, Esq.

PRELIMINARY MAJOR SITE PLAN
189 The Plaza
Lots 1, 2, & 11 Block 5005
TOWNSHIP OF TEANECK
COUNTY OF BERGEN, NEW JERSEY 07666



ZONING BOARD FORM T-1

SECTION 1: PRELIMINARY INFORMATION

1. PROJECT NAME: 189 The Plaza

2. PROJECT ADDRESS: 189 The Plaza, Teaneck, NJ 07666

3. PROJECT OWNER: [Name]

4. PROJECT ARCHITECT: [Name]

5. PROJECT ENGINEER: [Name]

6. PROJECT CONSULTANT: [Name]

7. PROJECT DESCRIPTION: [Description]

8. PROJECT PURPOSE: [Purpose]

9. PROJECT LOCATION: [Location]

10. PROJECT ZONING: [Zoning]

11. PROJECT PERMIT: [Permit]

12. PROJECT STATUS: [Status]

13. PROJECT DATE: [Date]

14. PROJECT SIGNATURE: [Signature]

15. PROJECT TITLE: [Title]

ZONING NOTES:

1. The project is located in the [Zoning] zone.

2. The project is a [Type] building.

3. The project is [Height] feet tall.

4. The project is [Area] square feet.

5. The project is [Lot] feet wide.

6. The project is [Lot] feet deep.

7. The project is [Lot] feet from the street.

8. The project is [Lot] feet from the property line.

9. The project is [Lot] feet from the adjacent property.

10. The project is [Lot] feet from the adjacent property.

11. The project is [Lot] feet from the adjacent property.

12. The project is [Lot] feet from the adjacent property.

13. The project is [Lot] feet from the adjacent property.

14. The project is [Lot] feet from the adjacent property.

15. The project is [Lot] feet from the adjacent property.

DRAWING LIST:

NO.	DESCRIPTION	DATE
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12	189 The Plaza	10/1/2023
13	189 The Plaza	10/1/2023
14	189 The Plaza	10/1/2023
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REVISIONS

NO.	DESCRIPTION	DATE
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189 The Plaza
10/1/2023

189 The Plaza

10/1/2023

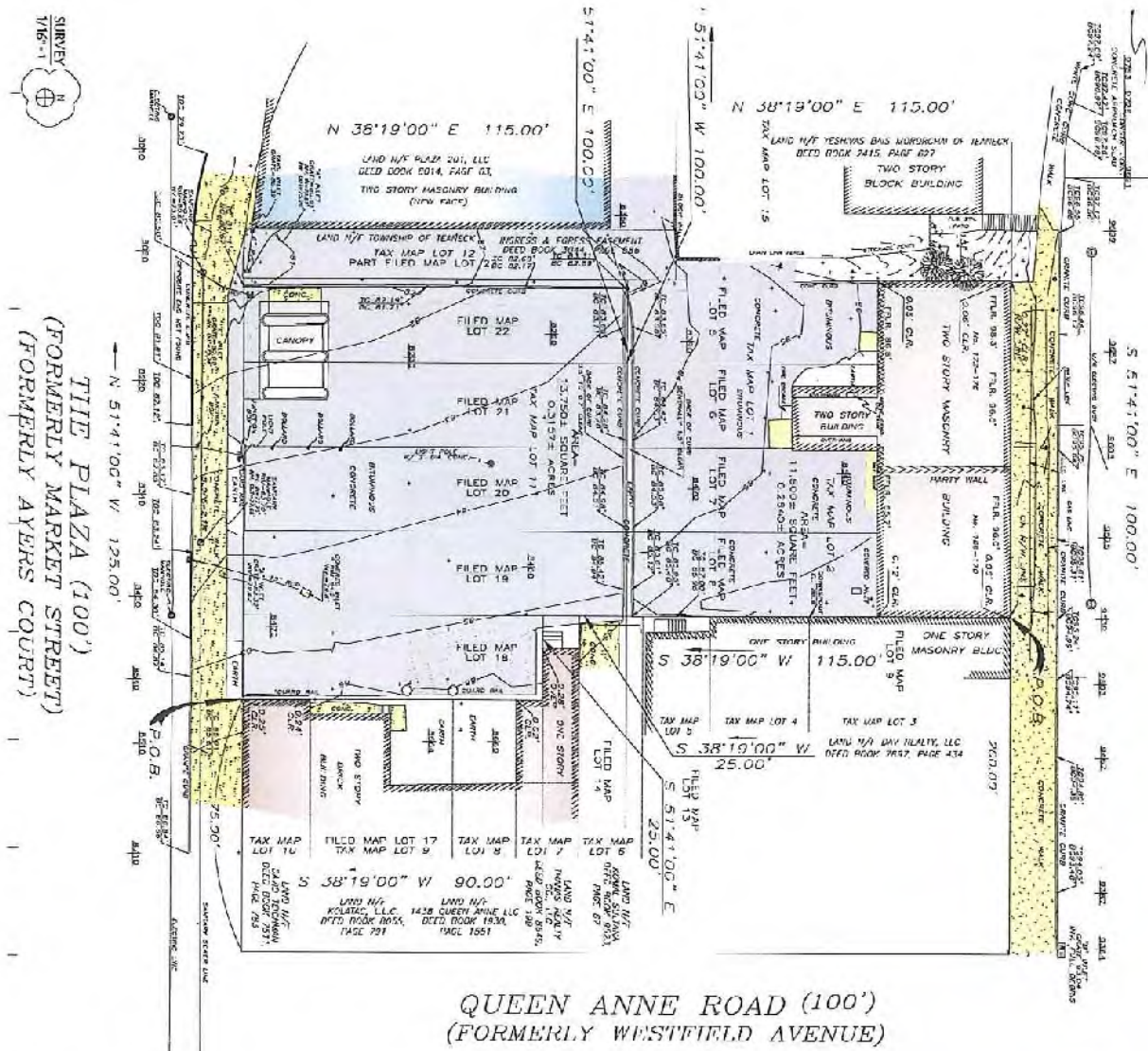
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10/1/2023

10/1/2023

10/1/2023

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QUEEN ANNE ROAD (100')
(FORMERLY WESTFIELD AVENUE)

189 The Plaza

Survey
200 Foot List

 **G103**
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GENERAL NOTES:

- 1. ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTION UNDER THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE LATEST EDITION AS AMENDED BY THE NJ UNIFORM CONSTRUCTION CODES AS WELL AS ALL REGULATIONS OF THE TOWNSHIP OF TOWNSHIP, NEW JERSEY.
- 2. ALL EXISTING AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE CONFORMANCE WITH THE BUILDING CODES, PLUMBING CODE, ELECTRICAL CODE, MECHANICAL CODE, AND ALL OTHER CODES AND REGULATIONS OF THE TOWNSHIP OF TOWNSHIP, NEW JERSEY.
- 3. ALL EXISTING AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE CONFORMANCE WITH THE BUILDING CODES, PLUMBING CODE, ELECTRICAL CODE, MECHANICAL CODE, AND ALL OTHER CODES AND REGULATIONS OF THE TOWNSHIP OF TOWNSHIP, NEW JERSEY.
- 4. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAD83).
- 5. ALL EXISTING DRAINAGE SYSTEMS MUST BE CLEARED PRIOR TO THE START OF CONSTRUCTION.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION SO THAT THE UTILITY WORKS CAN BE SCHEDULED.

PRE-CONSTRUCTION NOTES:

- 1. UTILITY LOCATION SHOWN ON PLANS ARE FOR REFERENCE ONLY AND MUST BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL:
 - a. INVESTIGATE AND LOCATE ALL EXISTING UTILITIES.
 - b. REVIEW THE SURVEY & SITE PLANS FOR ACCURACIES WITH ACTUAL CONDITIONS.
 - c. VERIFY THE LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - d. VERIFY LOCATION, DEPTH & ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 3. STATE OUT NEW BUILDING & VERIFY THE LOCATION TO PROPERTY LINES WITH RESPECT TO DRAINAGE SHOWN ON PLANS.
- 4. WORK LIMIT OF SOIL DISTURBANCE & ALL ANY TREES TO BE REMOVED.
- 5. REVIEW ALL LOCAL, COUNTY, STATE, FEDERAL REQUIREMENTS FOR THE PROJECT.
- 6. ALL SEWER & RAIN WATER PIPES TO BE CLEARED PRIOR TO CONSTRUCTION.

UTILITY NOTES:

- 1. GENERAL:
 - 1.1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE TOWNSHIP OF TOWNSHIP, NEW JERSEY.
 - 1.2. LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION OF CONSTRUCTION BEGINS. ON THE LOCATION OF CONSTRUCTION ARE TO BE IN ACCORDANCE WITH LOCAL CODES.
- 2. WATER:
 - 2.1. WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING CODES.
 - 2.2. WHERE WATER MAIN IS LOCATED WITHIN 10' OF EXISTING UTILITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITY.
- 3. SEWER & RAIN SEWER:
 - 3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - 3.2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - 3.3. SEWER CONNECTIONS TO THE SEWER MAIN SHALL BE MADE IN ACCORDANCE WITH LOCAL CODES.

NO.	REVISIONS	DATE
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1	ISSUED FOR PERMIT	08/13/2024
2	ISSUED FOR PERMIT	08/13/2024
3	ISSUED FOR PERMIT	08/13/2024
4	ISSUED FOR PERMIT	08/13/2024
5	ISSUED FOR PERMIT	08/13/2024
6	ISSUED FOR PERMIT	08/13/2024
7	ISSUED FOR PERMIT	08/13/2024
8	ISSUED FOR PERMIT	08/13/2024
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10	ISSUED FOR PERMIT	08/13/2024

189 The Plaza
Trenton, NJ 08611
800.892.1234

189 The Plaza

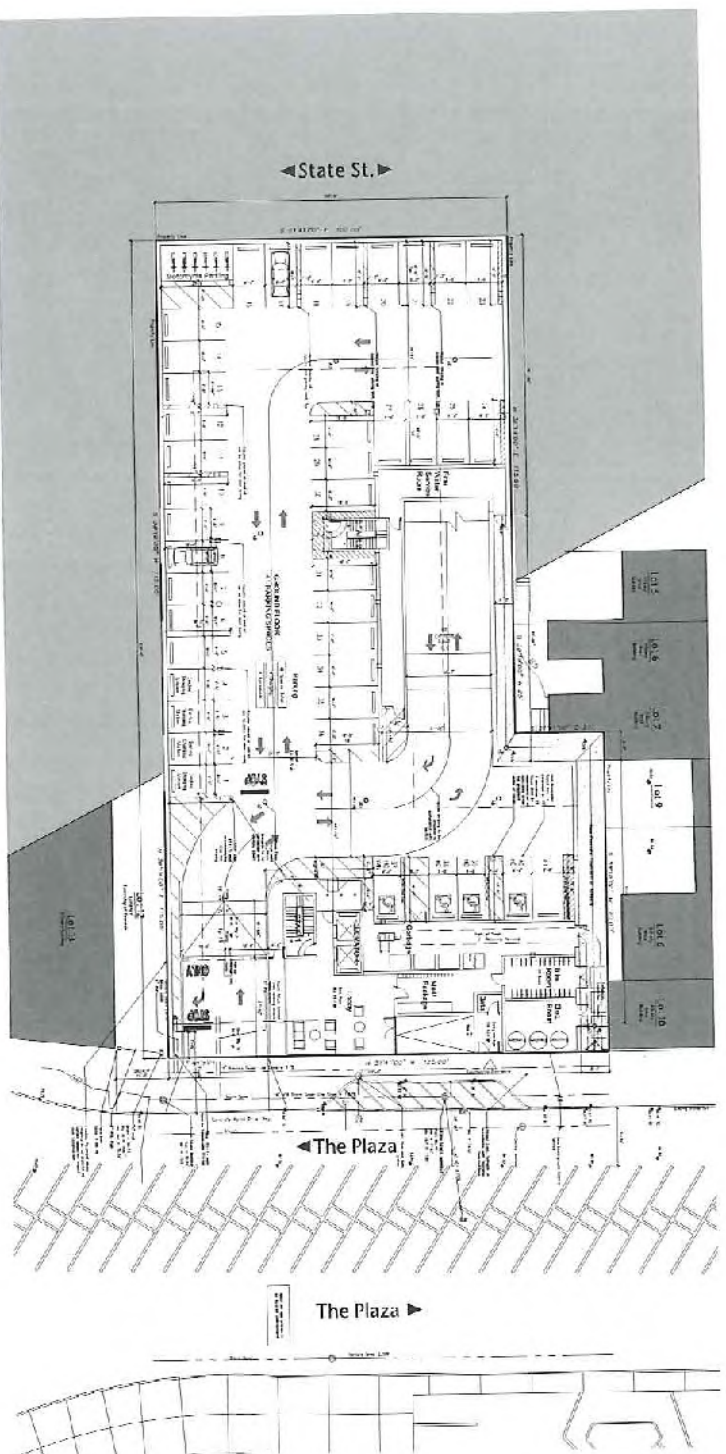
189 The Plaza
Trenton, NJ 08611
800.892.1234

189 The Plaza

189 The Plaza
Trenton, NJ 08611
800.892.1234

General Notes
Lighting Schedule

189 The Plaza
Trenton, NJ 08611
800.892.1234



P. Ground Floor Plan The Plaza
 $S_1 A_1 = 1/16 = 1/0$

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3.	NUMBER 21 AND 22 OF 1940	1940
4.	FOR THE YEAR 1940	1940

2010
Tobacco Products
M/A/AMCO "SERIAL"
Sgt. - M.
"Lance" H. 02-006
4107301-5772

189 The Plaza

85 Time Plaza
Teaneck, NJ 07605
Block 3003, Lots 1, 2, & 11

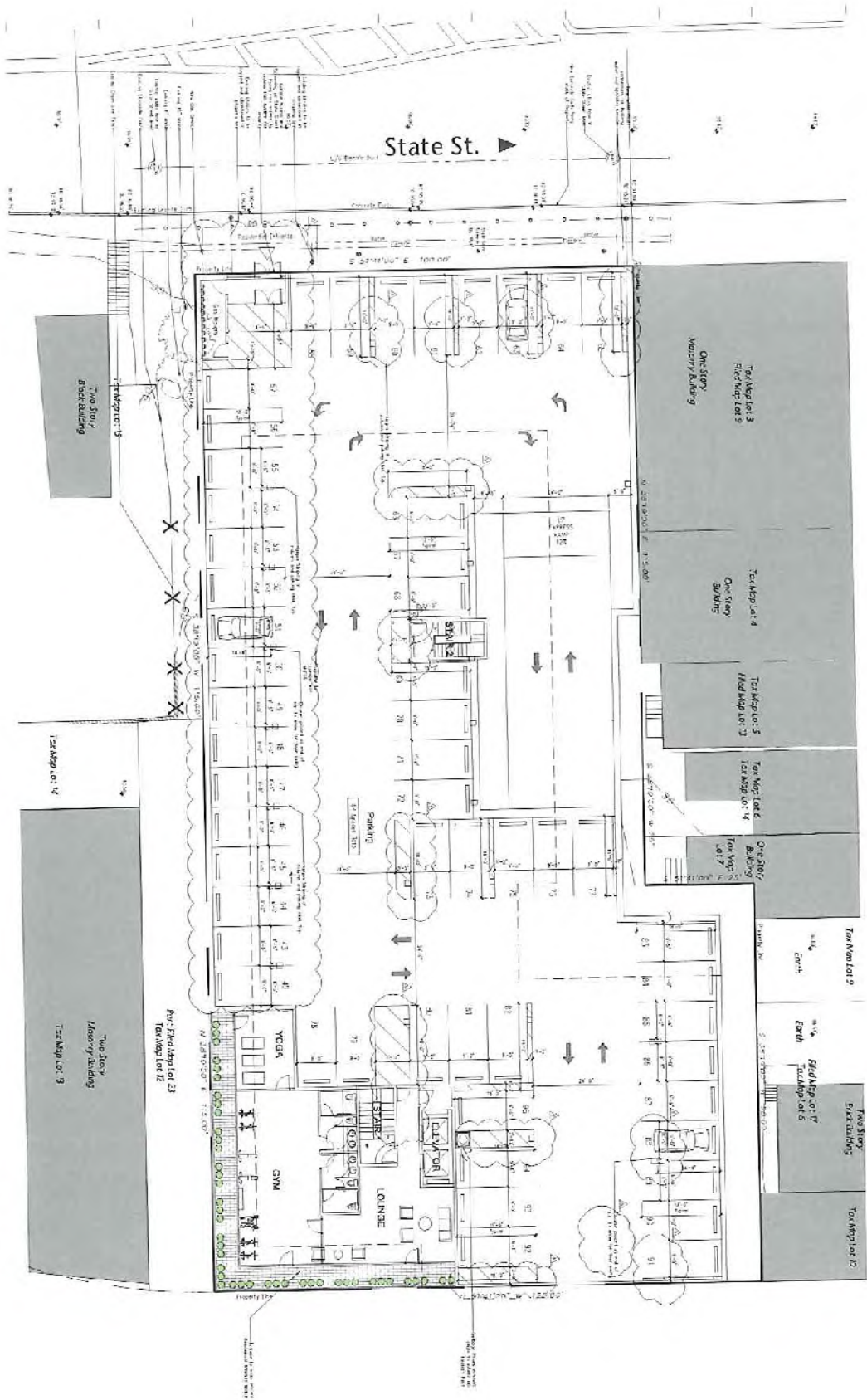
121 New York Street
Hempstead, NY 07640
Tel: 201.431.2578
Fax: 201.521.2642
E-Mail: SA11825@NY.Ricardo.com
NY License: 8021574

Ground Floor Plan The Plaza

Date: _____ / ____ / ____
 Name: _____
 Section: _____
 Grade: _____
 Period: _____
 Teacher: _____



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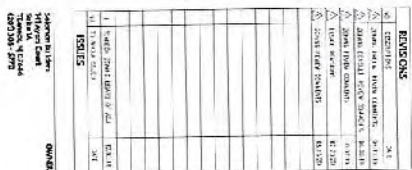
Second Floor / Site Plan / Utility Plan

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189 The Plaza

Second Floor Site Plan

A102

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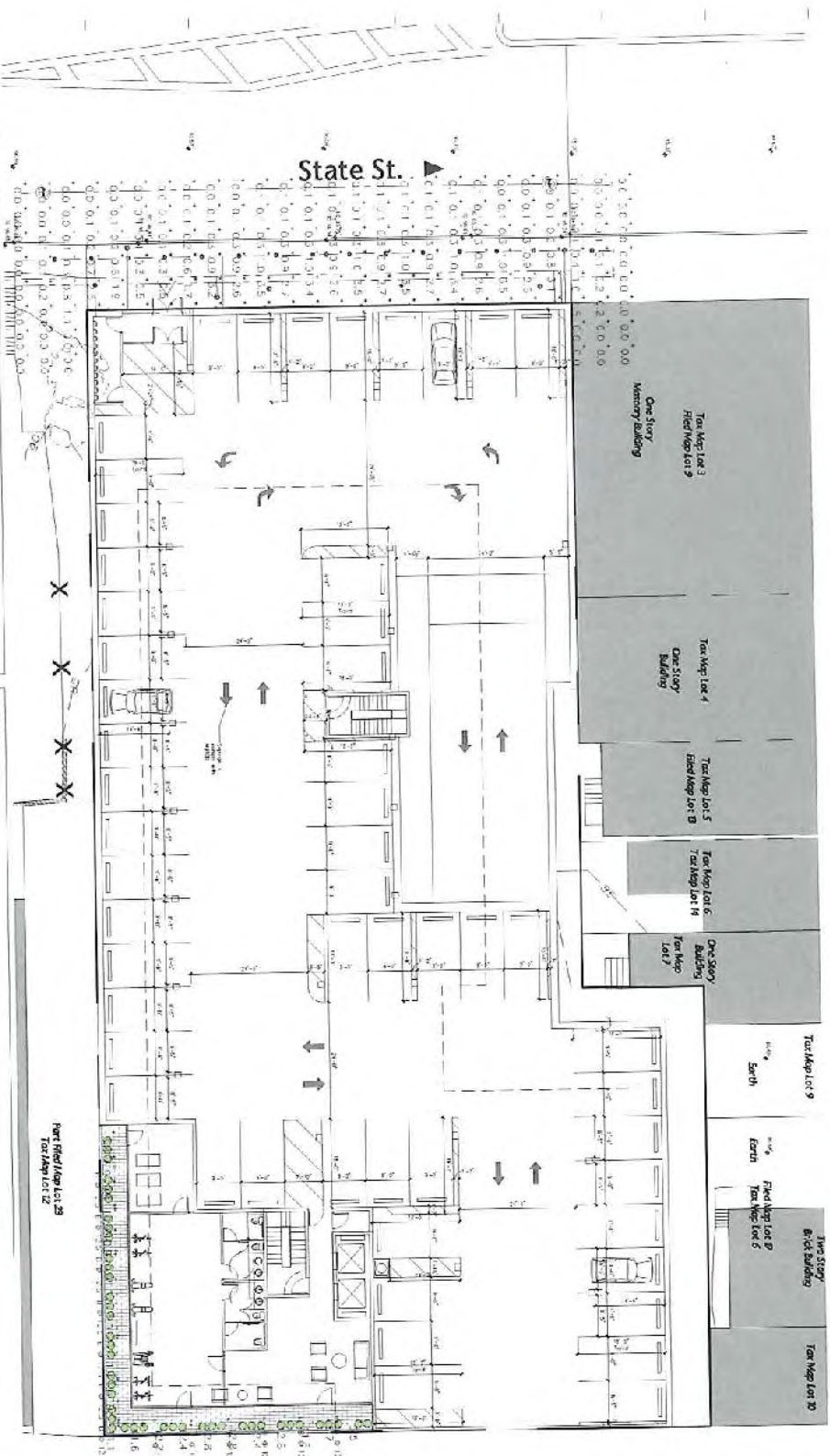
Name _____ Grade/Sec _____
 Roll No. _____ / 100
 Date _____
 Class _____
 Page No. _____
 Teacher's Signature _____
 Date _____



A101.1

Group A: 100 marks each

189 The Plaza



SCHEDULE							
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	LOUPE	LT	WARRANTY
	E	Q1	825A	61-929 A3	EP 25-06	0.3	1-YR
	G	5	825A	23-008 A3	EP 17-06	0.3	1-YR
	H	3	825A	22-002 A3	EP 17-06	0.3	1-YR
	I	1	825A	21-001 A3	EP 17-06	0.3	1-YR

[illegible]

Second Floor Lighting Plan

[illegible][illegible]

Suburban Builders
3435 Ayers Court
Salem, VA
Telephone: 919-664-6666
4300 JCS • 5773

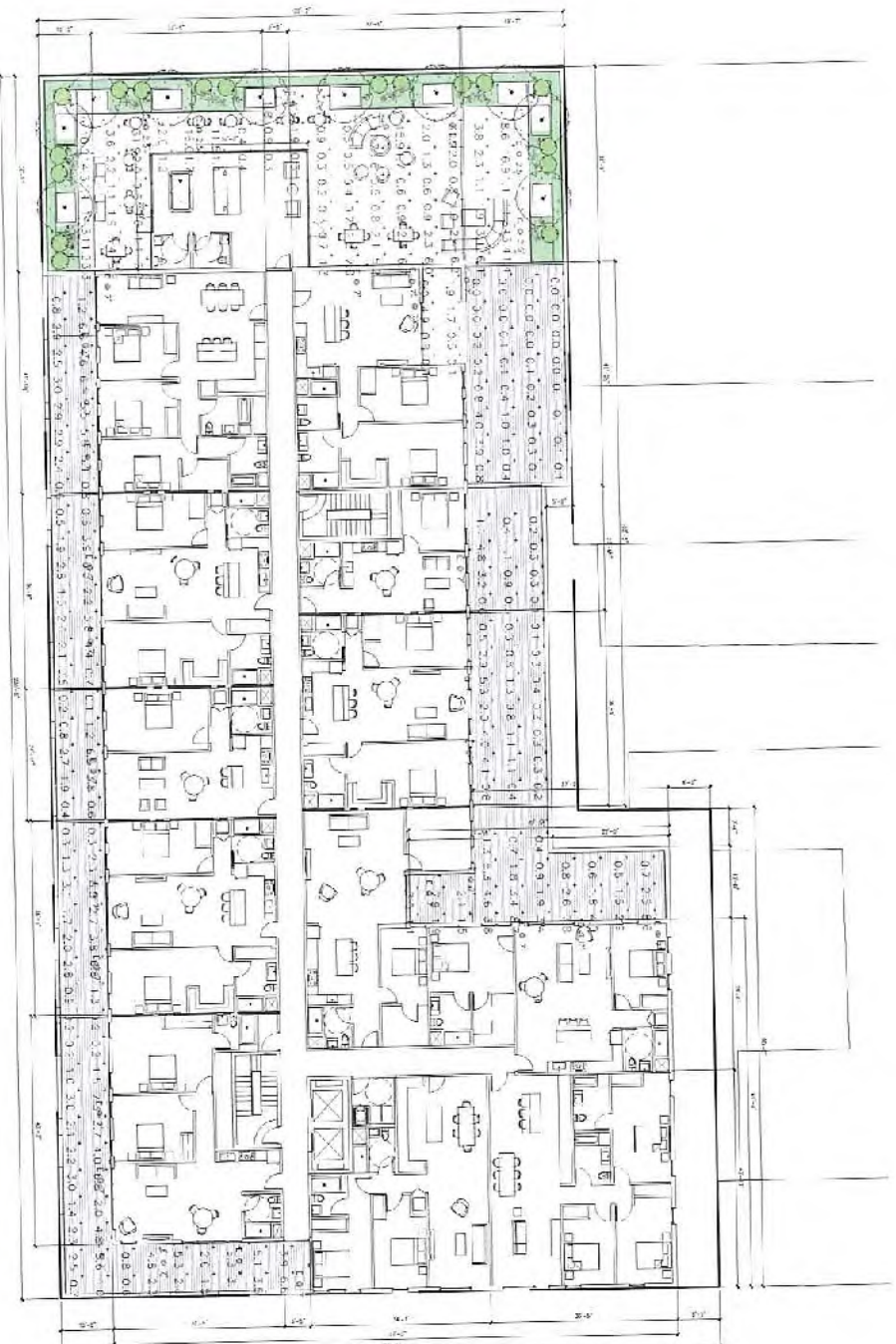
189 The Plaza

189 The Plaza
Tenned, NJ 07605
Elle 5005, lots 1, 2, & 3
M P H I C E T

328 Newark Street
Hoboken, NJ 07030
Tel. 201.871.2577
Fax. 201.871.2647
NJ license #A11858

Second Floor Lighting Plan

Date _____ Location 72° N
 Name _____ Age _____
 Country _____
 Gender _____
 First Name _____
 A102.



SCHEDULE							
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	UAMP	U/P	ANALOGIC
	B	25	SEDA	42 978 42	173 1.25W	0.9	10.6
_____	C	36	WTA	75 478 42	110 1.75W	0.9	11
	D	40	WTA	22 295 1.5	LED 7.5W	2.5	7.9
	E	9	WTA	43 523 1.5	110 2.5W	2.6	8

STATISTICS		SYMBOL	ADD	MAX	MIN	MAXIMUM	APPROX.
DISPERSED		+	0.16	3.11	9.07	2.76	10.6
2.50 15.00 20.00 30.00 40.00 50.00		+	0.16	3.11	3.24	2.73	10.01
5.00 10.00 15.00 20.00 25.00 30.00 35.00 40.00 45.00 50.00		+	30.05	12.74	3.81	9.61	2.50
50.00 55.00 60.00 65.00 70.00 75.00 80.00 85.00 90.00 95.00 100.00		+	14.47	4.77	2.21	2.85	2.13
100.00 105.00 110.00 115.00 120.00 125.00 130.00 135.00 140.00 145.00 150.00		+	3.85	4.77	4.07	5.06	10.6
150.00 155.00 160.00 165.00 170.00 175.00 180.00 185.00 190.00 195.00 200.00		+	2.76	3.24	5.11	12.71	28.61
200.00 205.00 210.00 215.00 220.00 225.00 230.00 235.00 240.00 245.00 250.00		+	3.81	3.24	3.02	10.6	10.6
250.00 255.00 260.00 265.00 270.00 275.00 280.00 285.00 290.00 295.00 300.00		+	2.50	3.76	3.02	9.61	6.31
300.00 305.00 310.00 315.00 320.00 325.00 330.00 335.00 340.00 345.00 350.00		+	1.27	3.11	3.02	10.6	3.76
350.00 355.00 360.00 365.00 370.00 375.00 380.00 385.00 390.00 395.00 400.00		+	3.76	3.11	3.24	10.6	3.11

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- 189 The Plaza

139 The Plaza
Tennock, NJ 07605
Block 3003, Units 1, 2, & 77

323 NEWARK STREET
HOBOKEN, NJ 07030
TEL 201 653 2577
FAX 201 651 2642
NJ License #A8156
NY License #023574

Third Floor Lighting

Date _____
 Name _____
 Birth _____
 Gender _____
 Signature _____
 A103

Third Floor Lighting Plan
Scale 3/32" = 1'-0"

Editorial Board
161 Myers Court
Suite 1A
Trenton, NJ 08610
(201) 366-3270

709 The Plaza
Trenton, NJ 07605
Block SC05, lots 1, 2, E-11

South Elevaion

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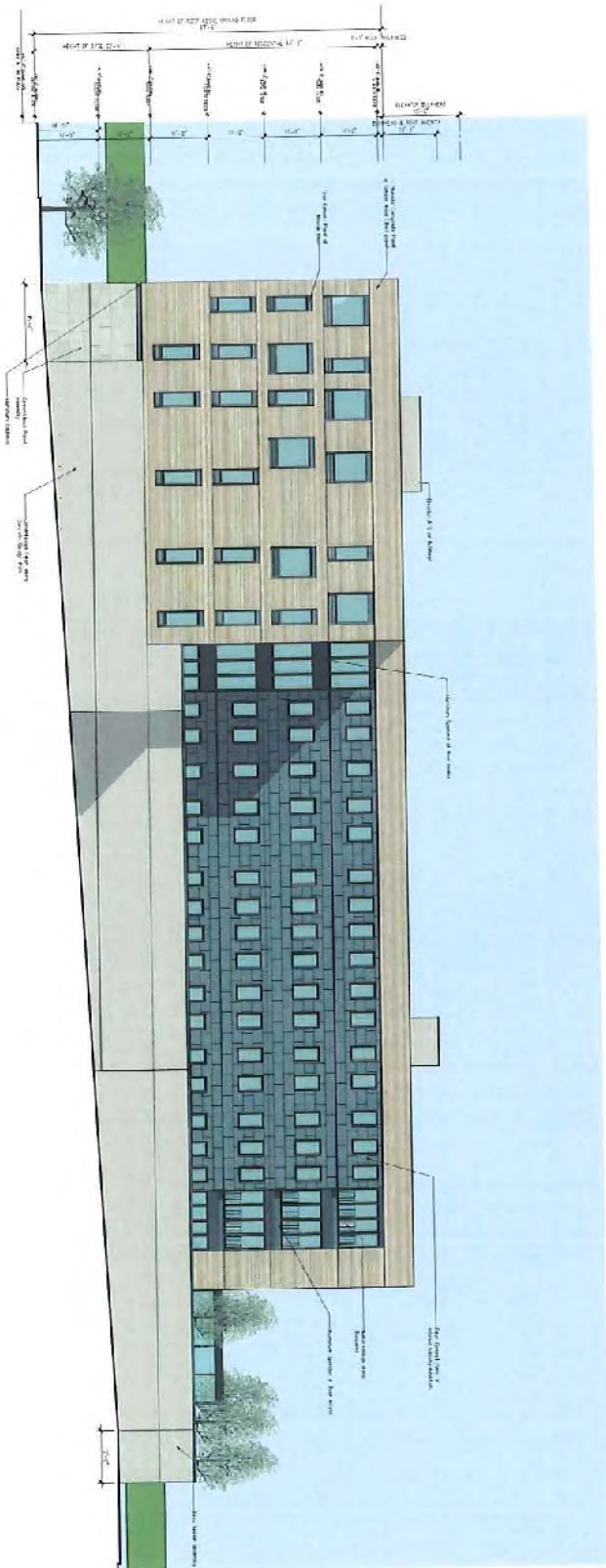
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NO.	DESCRIPTION
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19	ISSUED FOR PERMIT
20	ISSUED FOR PERMIT

189 The Plaza
 331 Newark Street
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 Fax: 973.655.1234
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189 The Plaza
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 Newark, NJ 07102
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 Email: info@189theplaza.com



AVERAGE GRADE HEIGHT	
STATION	HEIGHT
0+00	86.50
0+10	86.50
0+20	86.50
0+30	86.50
0+40	86.50
0+50	86.50
0+60	86.50
0+70	86.50
0+80	86.50
0+90	86.50
1+00	86.50
1+10	86.50
1+20	86.50
1+30	86.50
1+40	86.50
1+50	86.50
1+60	86.50
1+70	86.50
1+80	86.50
1+90	86.50
2+00	86.50

East Elevation

A202

Building on Building
344 Ayres Court
Suite 1A
Wood, NJ 07066
201-368-2776

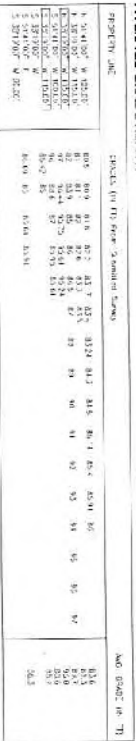
129 The Plaza
Tombect, NJ 07205
Block 5005, Lot 1, 2, & 11
n a s t a s i
a e c h i t e c t s

West Elevation

Date _____ (Month/Day/Year)
 Time _____ At _____
 County _____
 District _____
 Precinct _____
 Precinct Number _____



A203



Quarrels
Solomon Builders
341 Ayres Court
Suite 3A
Tennessee, NJ 07145
(201) 308-1770

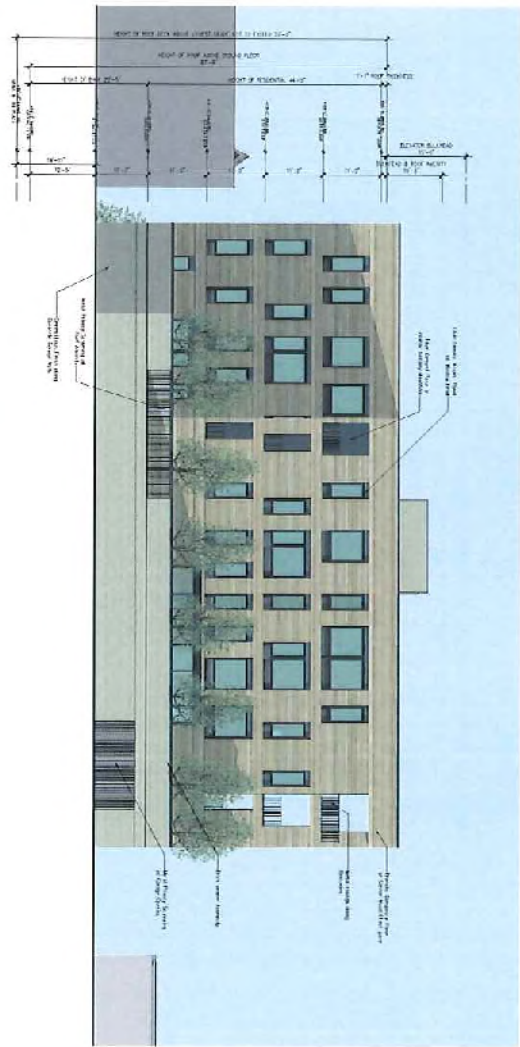
Chris

North Elevation

159 The Plaza
Tennock, NJ 07625
Block 5005, Lots 1, 2, & 11

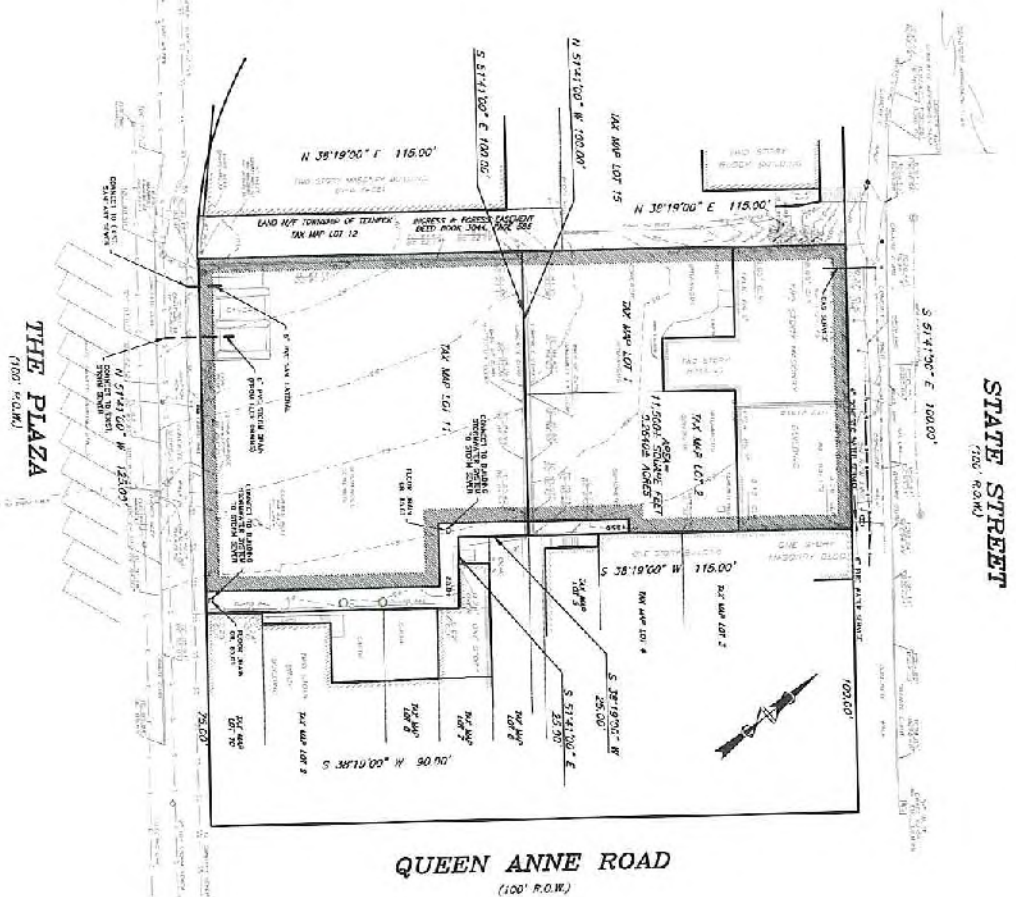
North Elevation

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PROTEIN LIST	Calculated (M) PPI from supervised search										APC-SEARCH (M)
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4. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
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6. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
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10. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
11. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
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26. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
27. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
28. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
29. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
30. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
31. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15
32. 25.07.02	1	0.15	0.25	0.01	0.2	0.17	0.15	0.1	0.1	0.1	0.15

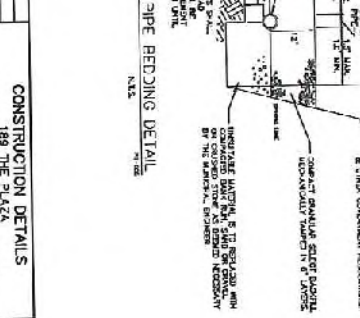
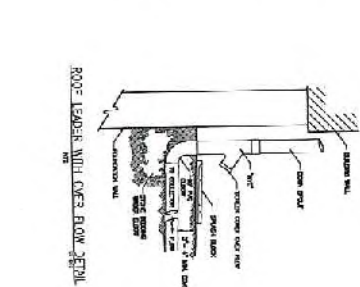
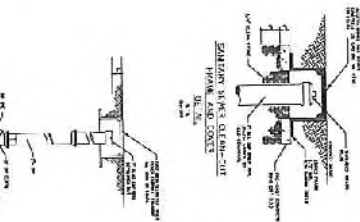
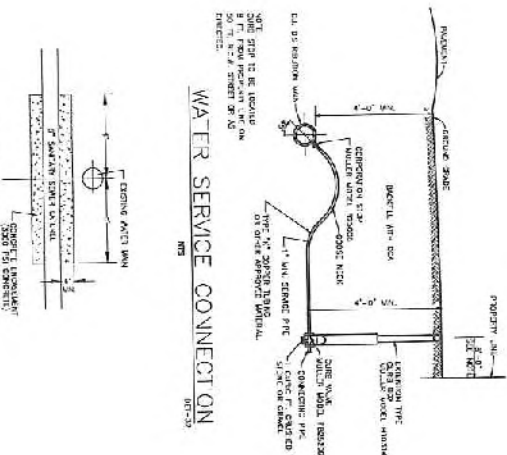
43 North Elevation
S.E.E. 3/32" = 1'-0"



SANITARY SEWER CALCULATION

1 BEDROOM	8	UNITS X 1.50 GPD =	12.00 GPD
2 BEDROOM	32	UNITS X 1.25 GPD =	40.00 GPD
3 BATHROOM	8	UNITS X 2.00 GPD =	16.00 GPD

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DATE	REVISIONS	NO.	DESCRIPTION
10/10/2023	ENDING & JURY PLAN	1	
		2	
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CONSTRUCTION DETAILS
189 THE PLAZA
BLOCK 5005 LOT 1, 2, 11
TOWNSHIP OF BURLINGTON, ONTARIO
G. Glode and Associates
189 THE PLAZA, UNIT 101
BURLINGTON, ONTARIO L7R 4K1
TEL: 905.335.1111
FAX: 905.335.1112
WWW.GLODEANDASSOCIATES.COM



Traffic Impact Study

189 The Plaza
Block 5005, Lots 1, 2, & 11
Township of Teaneck
Bergen County, New Jersey

April 4, 2019

REVISED March 3, 2020

Prepared For
Solomon Builders
141 Ayers Court
Teaneck, NJ 07666

Prepared By
Maser Consulting P.A.
Corporate Headquarters
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
732.383.1950

A handwritten signature in blue ink, appearing to read 'Jeffrey M. Fiore', is written over a faint circular stamp.

Jeffrey M. Fiore, P.E.
N.J.P.E. License No. 46428

A handwritten signature in blue ink, appearing to read 'Michelle R. Briehof', is written over a faint circular stamp.

Michelle R. Briehof, P.E.
N.J.P.E. License No. 51939

MC Project No. 18008205A





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APPENDICES

Appendix A	Traffic Figures
Appendix B	Traffic Count Data
Appendix C	Trip Generation
Appendix D	Capacity Analysis



I. INTRODUCTION

This Traffic Impact Study has been prepared for Solomon Builders (“Applicant”) in association with a proposed 48-unit multi-family 6 story residential building within the Township of Teaneck, Bergen County, New Jersey. The subject property is located along The Plaza, between its intersections with Palisade Avenue and Queen Anne Road, and is designated as Block 5005, Lots 1, 2, and 11 on the Township of Teaneck tax maps. The site is currently developed with a mix of commercial uses. The subject property is located within the West Englewood Plaza District (B-1). A site location map is included as **Figure 1** in **Appendix A**.

The Applicant proposes to raze the existing buildings and develop a 48-unit multi-family 6 story residential building consisting of 16 1-bedroom units, 24 2-bedroom units, and 8 3-bedroom units. Access is proposed via a right-in/right-out only driveway along The Plaza. The proposed Site Plan is provided as **Figure 2** in **Appendix A**.

This study presents an evaluation of the current and future traffic conditions in the vicinity of the site. Specific elements included in this study are:

- An inventory of the roadway facilities in the vicinity of the project, including the existing physical and traffic operating characteristics;
- Determination of the Existing Conditions;
- Site Generated Trips described in the ITE Trip Generation Manual, 10th Edition;
- Trip Distribution and Assignment;
- Forecast of 2022 No-Build Traffic Volumes;
- Peak Hour Capacity Analysis for the 2022 No-Build Conditions;
- Forecast of the 2022 Build Traffic Volumes;
- Peak Hour Capacity Analysis for the 2022 Build Conditions;
- Site Access and Parking Assessment; and
- Summary and Conclusions.



II. EXISTING ROADWAY CONDITIONS

A field investigation was conducted adjacent to the project site to obtain an inventory of existing roadway conditions, posted traffic controls, adjacent land uses, lane configurations, and existing vehicular/pedestrian traffic patterns.

Roadways

Queen Anne Road is an urban minor arterial with a general north-south orientation under the Township of Teaneck jurisdiction. Within the project vicinity, the roadway supports one travel lane in each direction. The posted speed limit is 25 MPH.

Palisade Avenue is an urban major collector with a general north-south orientation under the Township of Teaneck jurisdiction. Within the project vicinity, the roadway supports one travel lane in each direction. The posted speed limit is 35 MPH.

The Plaza is a local road with a general east-west orientation under the Township of Teaneck jurisdiction. Within the project vicinity, the roadway supports one travel lane in each direction, which is separated by angled on-street parking in its median. There is no posted speed limit.

Unsignalized Intersections

Queen Anne Road with The Plaza/Ayers Court is an unsignalized four-way intersection with the eastbound and westbound approaches of The Plaza/Ayers Court under stop control. All intersection approaches provide one shared lane for all turning movements.

Palisade Avenue with The Plaza is an unsignalized T-intersection with the westbound approach of The Plaza under stop control. All intersection approaches provide one shared lane for all turning movements.



III. EXISTING TRAFFIC CONDITIONS

Traffic volume data for the roadway network adjacent to the subject property was obtained through manual turning movement counts (MTMC) conducted at the intersections of Queen Anne Road with The Plaza/Ayers Court and Palisade Avenue with The Plaza. The traffic counts were conducted on Tuesday, January 8, 2019 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM. The following table details the data collection efforts and peak hours.

Table 1 – Data Collection Efforts and Established Peak Hours

Peak Period	Date Collected	Traffic Count Time Frame	Established Peak Hour
Weekday Morning	Tuesday, January 8, 2019	7:00 AM – 9:00 AM	8:00 AM – 9:00 AM
Weekday Evening		4:00 PM – 6:00 PM	5:00 PM – 6:00 PM

Figure 3, located in **Appendix A**, details the existing traffic volumes. The MTMC summary sheets are provided in **Appendix B**.



IV. TRIP GENERATION & DISTRIBUTION

Trip Generation

The ability of any roadway network to serve anticipated traffic volumes is measured by comparing peak hour traffic volumes to roadway capacities. Thus, it is essential to determine the hourly traffic volumes to be generated by The Project and add them to the No Build traffic volumes for the peak hours.

Trip generation estimates for the development of The Project were made utilizing data published under Land Use Code 221 – Multifamily Housing (Mid-Rise) in the Institute of Transportation Engineers’ (ITE) publication, *Trip Generation, Tenth Edition*. This publication sets forth the trip generation rates based on traffic counts conducted at research sites throughout the county. **Table 2** details the anticipated trips for The Project.

Table 2 – Site Generated Trips

Land Use	Size	AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
221 - Multifamily Housing (Mid-Rise)	48 units	4	13	17	13	8	21

As illustrated from the table above, the proposed development would generate a maximum of 21 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 and evening peak hours, it can be considered not a significant increase in traffic on the adjacent roadway system. Thus, the impact to local roadways will be minimal.

Trip Distribution

Trip distribution methodology is developed based on a variety of factors. These factors include the existing travel patterns within the adjacent roadway network, adjacent land uses, proposed land use, development locations, driveway locations and the proximity of major arterials within the project vicinity.

The following trip distribution patterns were established upon a review of the existing roadway volumes, adjacent land uses, and anticipated travel patterns.



Table 3 – Trip Distribution

To/From	Distribution	
	Entering	Exiting
Queen Anne Road (North)	50%	25%
Queen Anne Road (South)	50%	25%
Palisade Avenue (North)	-	25%
Palisade Avenue (South)	-	25%
Total	100%	100%

The site generated trips were implemented into the roadway network based upon the anticipated distributions and are illustrated as **Figures 4 - 5 in Appendix A.**

V. FUTURE TRAFFIC CONDITIONS

To determine the traffic impact of the development, an estimation of the traffic operational characteristics at the Build date without the construction of the project (or “No Build” condition) is made. The existing volumes have been projected to the Build year of 2022.

2022 Base Conditions

The NJDOT Annual Background Growth Rate Table recommends a rate of 1.75% for urban minor arterials, 1.00% for urban major collectors, and 1.00% for local roadways within Bergen County, therefore a conservative growth rate of 1.75% was utilized. This forecast accounts for general increases in local traffic volumes each year in the study area.

Adjacent Developments

Maser Consulting contacted the Township of Teaneck Planning Board to determine if there are any planned or approved developments in the vicinity of the project site. The following projects have been approved.

- **Avalon Teaneck** – It is proposed to construct a 248-unit multi-family residential development along Vesey Street. The subject site is designated as Block 5201, Lots 1 & 2 on the Township of Teaneck Tax Maps. A copy of the *Traffic Study* prepared by Maser Consulting, P.A., dated September 30, 2015 was obtained. These volumes are illustrated as **Figure 7 in Appendix A**.
- **Proposed Residential Tower** – It is proposed to construct a 150-unit residential building along Queen Anne Road southbound. The subject site is designated as Block 5001, Lot 3.01 on the Township of Teaneck Tax Maps. A copy of the *Traffic Study* prepared by Dynamic Traffic, dated July 16, 2013 was obtained. These volumes are illustrated as **Figure 8 in Appendix A**.
- **Proposed Residential Building** – It is proposed to construct a mixed-use development consisting of a six-story residential building with retail space located on the ground floor. A copy of the *Traffic Study* prepared by Dynamic Traffic, dated July 16, 2013 was obtained. These volumes are illustrated as **Figure 9 in Appendix A**.
- **Multi-Family Development** – It is proposed to construct a 68-unit residential development along the south side of State Street, midblock between Queen Anne Road and Teaneck Road. A copy of the *Traffic Study* prepared by Dynamic Traffic, dated February 5, 2019 was obtained. These volumes are illustrated as **Figure 10 in Appendix A**.
- **Verizon Building Redevelopment** – It is proposed to construct a 228-unit multifamily residential development along the west side of Teaneck Road at 1500 Teaneck Road, formerly known as the Verizon Building. The subject site is designated as Block 5002, Lot



18.01 on the Township of Teaneck Tax Maps. A copy of the Traffic Study prepared by Bowman Consulting Group, LTD, dated April 7, 2016 was obtained. These volumes are illustrated as **Figure 11 in Appendix A.**

It should be noted in order to provide a conservative analysis, it is assumed the site generated trips from the adjacent developments would be thru movements on Queen Anne Road.

2022 No Build Conditions

An estimation of the traffic operational characteristics at the build date, *without* the construction of the project (or "No Build" condition) is made to determine the traffic impact of the development. The existing volumes are forecasted to the build year of 2022. The 2022 Build traffic volumes are summarized as **Figure 12 of Appendix A.**

2022 Build Conditions

The 2022 Build volumes were forecasted by adding the site generated traffic from the proposed development to the 2022 No Build traffic volumes within the roadway network. The 2022 Build Condition traffic volumes are summarized as **Figure 13 of Appendix A.**



VI. HCM CAPACITY ANALYSIS

The peak hour traffic operations within the project vicinity were evaluated at the study intersections. The analyses were performed using *Synchro Trafficware*; a traffic analysis and simulation program. The results of these analyses provide Levels of Service (LOS), volume/capacity descriptions and average seconds of delay for the intersection movements.

The efficiency with which an intersection operates is a function of volume and capacity. The capacity of an intersection is the volume of vehicles it can accommodate during a given time period. LOS is a qualitative measure describing operational conditions within a traffic stream in terms of traffic characteristics such as freedom to maneuver, traffic interruption, comfort and convenience. Six LOS are defined for each type of facility with analysis procedures available. Levels of Service range from "A" through "F", with "A" representing excellent conditions with no delays and failure and deficient operations denoted by Level "F". The HCM LOS criteria for intersections are summarized in **Table 4**.

Table 4 – HCM: Unsignalized LOS/Delay Criteria

Level of Service	Average Control Delay (sec/vch)
	Unsignalized Intersection
A	< 10
B	> 10 – 15
C	> 15 – 25
D	> 25 – 35
E	> 35 – 50
F	> 50

The level of services for the 2022 No-Build and Build conditions are detailed in **Table 5**. The capacity analysis calculation worksheets are provided in **Appendix D**.



Table 5 – Level of Service Summary

Intersection	Lane Group		2022 No-Build				2022 Build			
			AM Peak		PM Peak		AM Peak		PM Peak	
			LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Queen Anne Road (NB/SB) with The Plaza (EB) & Ayers Court (WB)	EB	L/T/R	E	39.3	F	70.9	F	43.1	F	82.6
	WB	L/T/R	D	27.5	D	32.3	D	28.2	D	33.8
	NB	L	A	9.1	A	8.3	A	9.1	A	8.3
	SB	L	A	8.3	A	8.8	A	8.3	A	8.8
Palisade Avenue (NB/SB) with The Plaza (WB)	WB	L/R	C	15.9	C	16.4	C	16.1	C	16.5
	SB	L	A	8.3	A	8.3	A	8.3	A	8.3
Site Driveway (SB) with The Plaza (WB)	SB	R	-	-	-	-	A	9.0	A	8.9

The following are discussions pertaining to each of the intersections analyzed. All capacity analysis calculation worksheets are appended. It should be noted the existing percentage of trucks and peak hour factors were used in all analysis. The following is a summary of the findings for each location.

Queen Anne Road with The Plaza/Ayers Court

2022 No-Build Analysis

Under the No-Build condition, all intersection movements will operate at Levels of Service “E” or better with the exception of the eastbound approach which will exceed capacity during the weekday evening peak hour.

2022 Build Analysis

Under the Build Condition, all intersection movements will continue to operate at or near No Build levels of service. Additionally, the following table illustrates the impact of the site generated trips on the total volume at the intersection.

Table 6 – Queen Anne Road with The Plaza/Ayers Court Intersection Volume Comparison

Peak Period	2022 No Build Volume	Site Generated Volume	2022 Build Volume	Percent Impact
Weekday Morning Peak Hour	1,125	11	1,136	0.98%
Weekday Evening Peak Hour	1,201	17	1,218	1.42%



As illustrated from the table above, the site generated traffic is equivalent to or less than 2% of the overall traffic at the intersection of Queen Anne Road with The Plaza/Ayers Court, which is approximately 1 vehicle every 3 minutes and 30 seconds; therefore, the impact of the site generated traffic at the intersection is negligible.

Palisade Avenue with The Plaza

2022 No-Build Analysis

Under the No-Build condition, all intersection movements will operate at Levels of Service "C" or better during both peak hours studied.

2022 Build Analysis

Under the Build Condition, all intersection movements will continue to operate at or near No Build levels of service.

Site Driveway with The Plaza

2022 Build Analysis

Under the Build condition, all intersection movements will operate at Levels of Service "A" during both peak hours studied with calculated 95th percentile queue lengths of less than one (1) vehicle on the site driveway approach, which can be accommodated within the layout of the site.



VII. SITE ACCESS AND PARKING ASSESSMENT

Access to the site is proposed via a right-in/right-out only driveway along The Plaza, which provides access to a structured parking garage. The layout of the parking structure provides sufficient circulation for vehicles to maneuver efficiently.

The Residential Site Improvements Standards (RSIS) sets forth a mid-rise parking requirement of 1.8 spaces per 1-bedroom dwelling unit, 2.0 spaces per 2-bedroom dwelling unit, and 2.1 spaces per 3-bedroom dwelling unit. For the proposed 16 1-bedroom dwelling units, 24 2-bedroom dwelling units, and 8 3-bedroom dwelling units this equates to a parking requirement of 94 spaces. It is proposed to provide 96 spaces, thus satisfying the RSIS requirements.



VIII. SUMMARY AND CONCLUSIONS

This Traffic Impact Study evaluated a proposed multi-family residential building within the Township of Teaneck, Bergen County, New Jersey. The findings of the Traffic Impact Study are summarized as follows:

1. The Applicant proposes to raze the existing buildings and develop a 48-unit multi-family mid-rise residential building.
2. Access to the sites is proposed via a right-in/right-out only driveway along The Plaza, which provides access to a structured parking garage.
3. The intersection of Queen Anne Road with The Plaza/Ayers Court will continue to operate at or near No-Build levels of service. The site generated traffic is equivalent to approximately 1 trip every 3 minutes and 30 seconds at the intersection of Queen Anne Road with The Plaza/Ayers Court; therefore, the impact of the site generated traffic at the intersection is negligible.
4. The intersection of Palisade Avenue with The Plaza will continue to operate at or near No-Build levels of service.
5. The proposed site driveway along The Plaza will operate at Level of Service "A" during both peak hours studied.
6. The Residential Site Improvements Standards (RSIS) requires 94 parking spaces for the proposed development. It is proposed to provide 96 parking spaces, satisfying the RSIS requirement.



189 The Plaza
Township of Teaneck, Bergen County, New Jersey
MC Project No. 18008205A
Appendix

189 THE PLAZA

TRAFFIC IMPACT STUDY

APPENDIX A

TRAFFIC FIGURES



Site

Palisade Avenue

337 (348)
7 (6)
23 (24)
36 (47)
8 (28)

The Plaza

(120) 77

108 (92)

Queen Anne Road

95 (62)
442 (302)
23 (21)
19 (24)
8 (16)
38 (29)

Ayers Court

(31)
(16)
(23)
35
13
26
(14)
5
(457) 287
(34) 28

Queen Anne Road

Palisade Avenue



189 The Plaza
MC Project No. 18008205A
Township of Teaneck, Bergen County, New Jersey

Legend

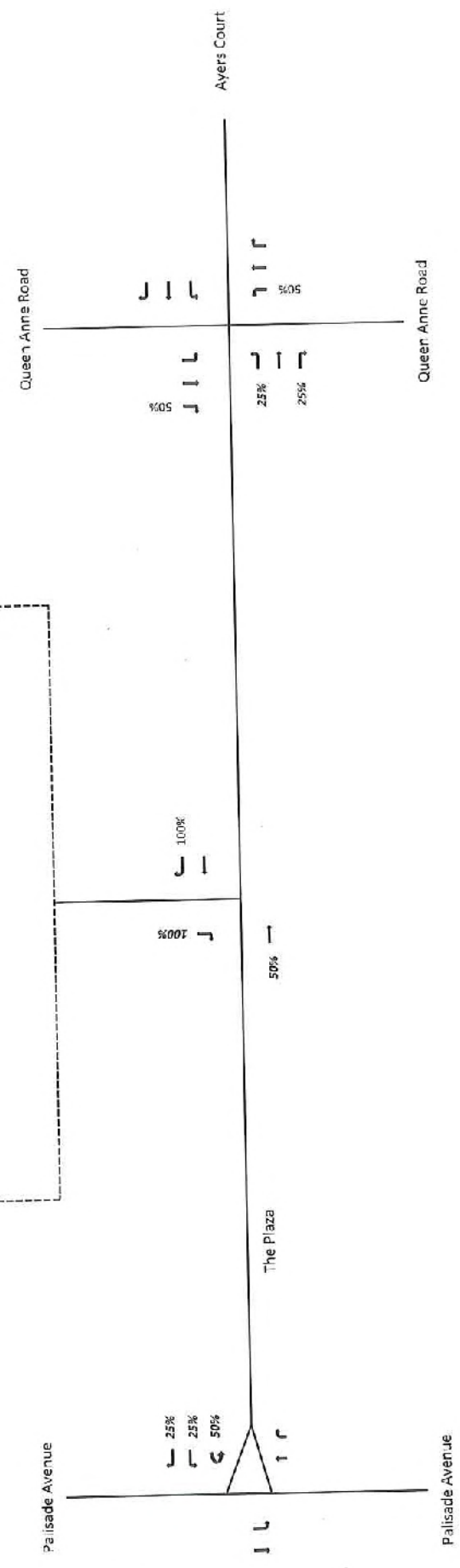
AM Peak Hour: #/H
PM Peak Hour: #/H

Thru Movement: —
Turning Movement: L

Figure 3

2019 Existing Volumes

AM & PM Peak Hours



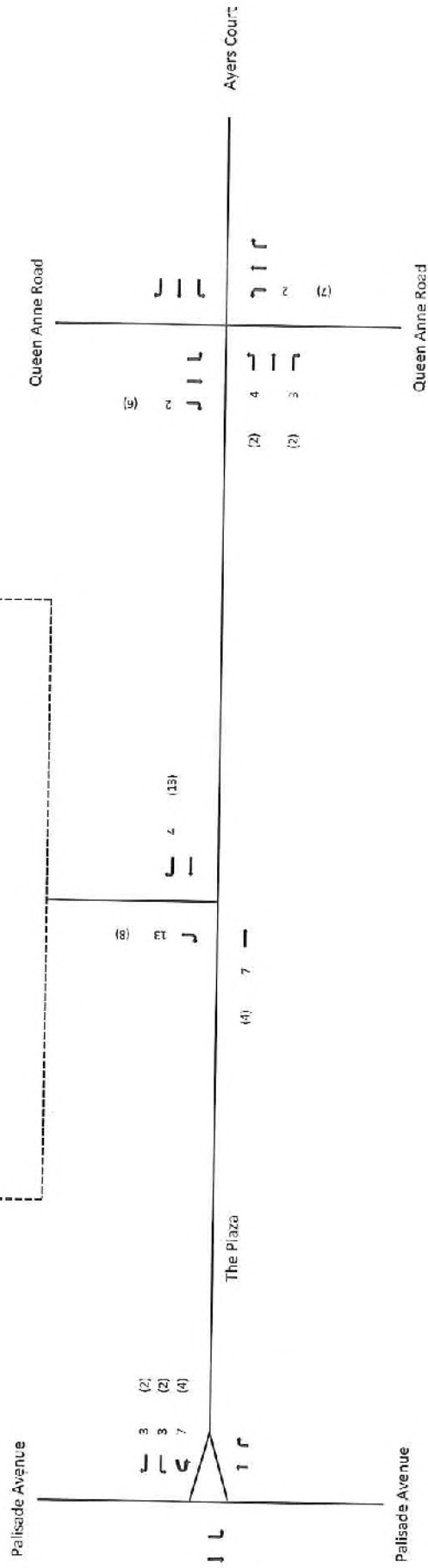
180 The Plaza
MC Project No. 18008205A
Township of Teaneck, Bergen County, New Jersey

Legend
Entering XXX
Exiting XXX
Thru Movement: -
Turning Movement: -

Figure 4
Trip Distribution
AM & PM Peak Hours



Site



PEAK HOUR	ENTER	EXIT	TOTAL
AM	4	13	17
PM	13	8	21



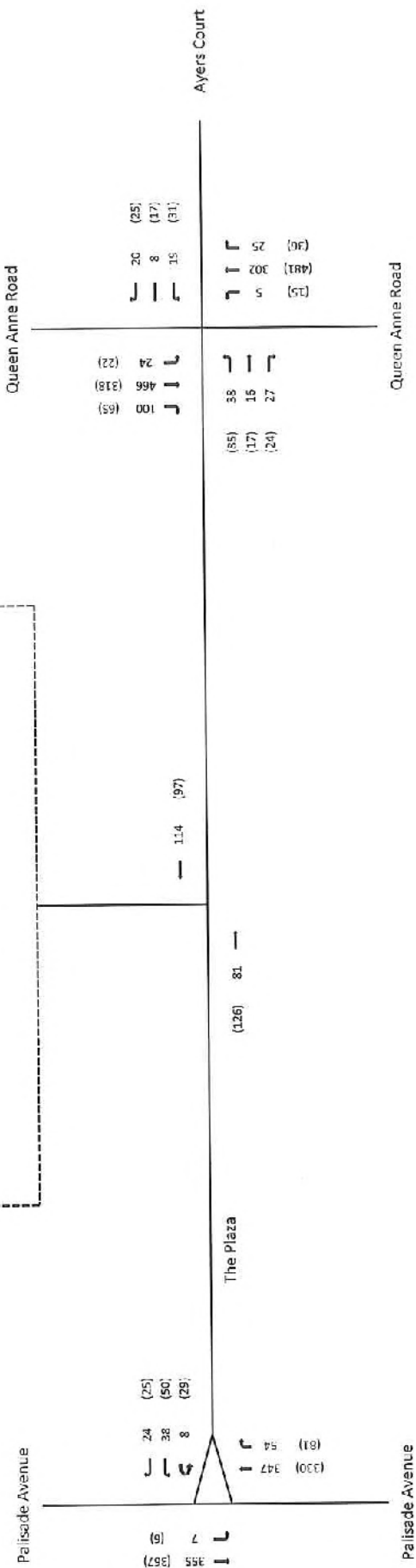
189 The Plaza
MC Project No. 18008205A
Township of Teaneck, Bergen County, New Jersey

Legend

AM Peak Hour: ### PM Peak Hour: ###	Thru Movement: - Turning Movement: -
--	---

Figure 5

Site Generated Trips
AM & PM Peak Hours



BUILD-YEAR GROWTH RATE

GROWTH RATE:	1.75%
YEARS:	3
GROWTH FACTOR:	1.053



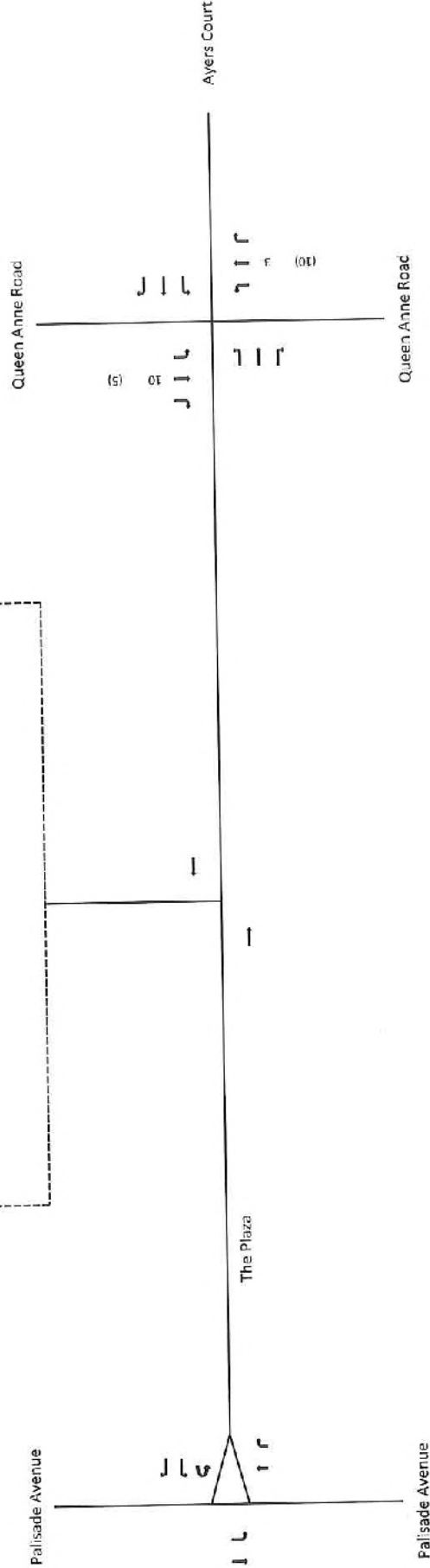
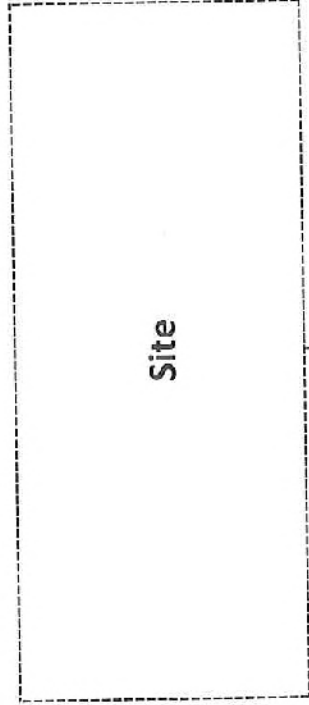
189 The Plaza
MC Project No. 18008205A
Township of Teaneck, Bergen County, New Jersey

Legend

AM Peak Hour: ###	Thru Movement: —
PM Peak Hour: (###)	Turning Movement: —

Figure 6

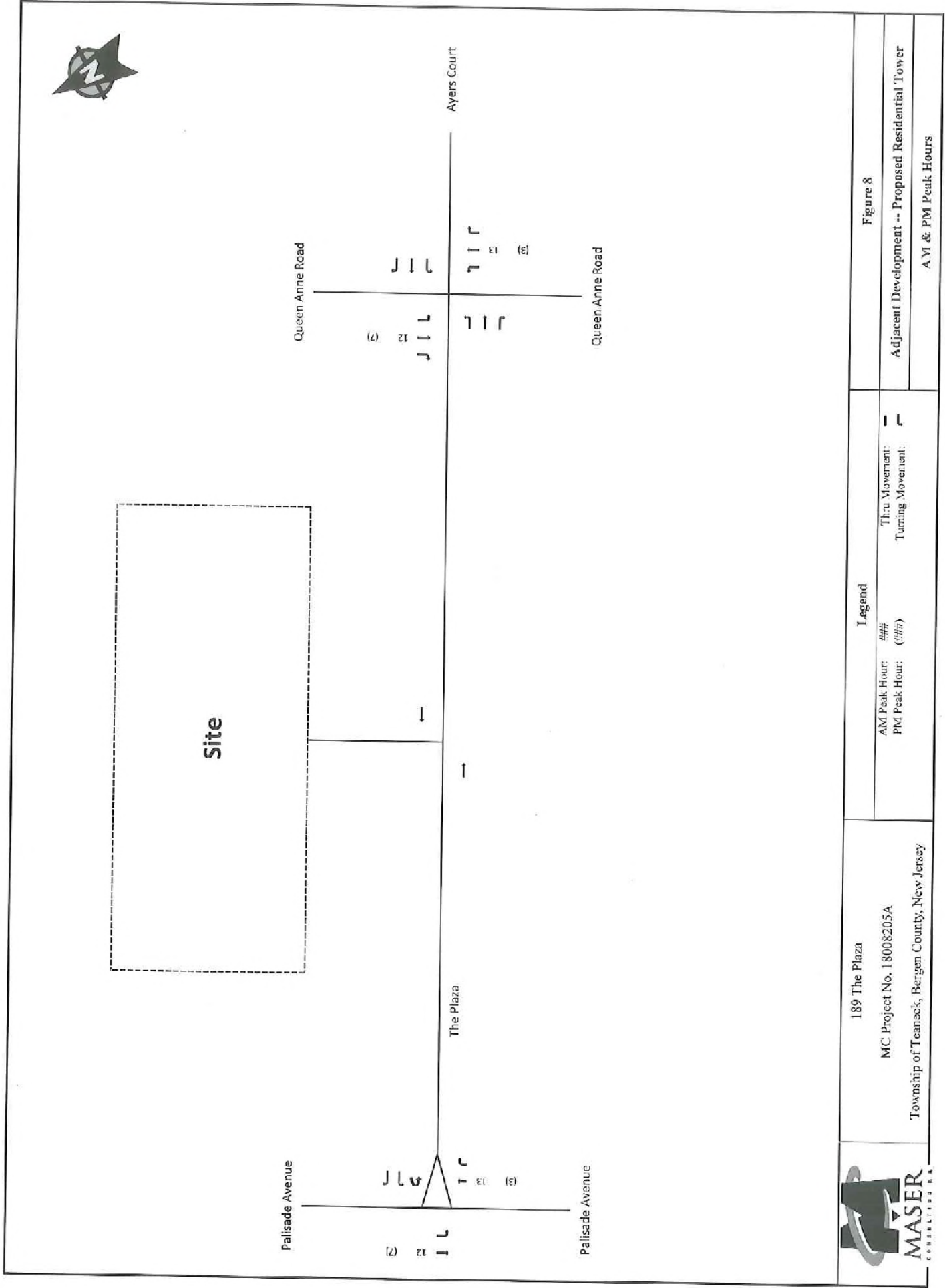
2022 Base Conditions
AM & PM Peak Hours

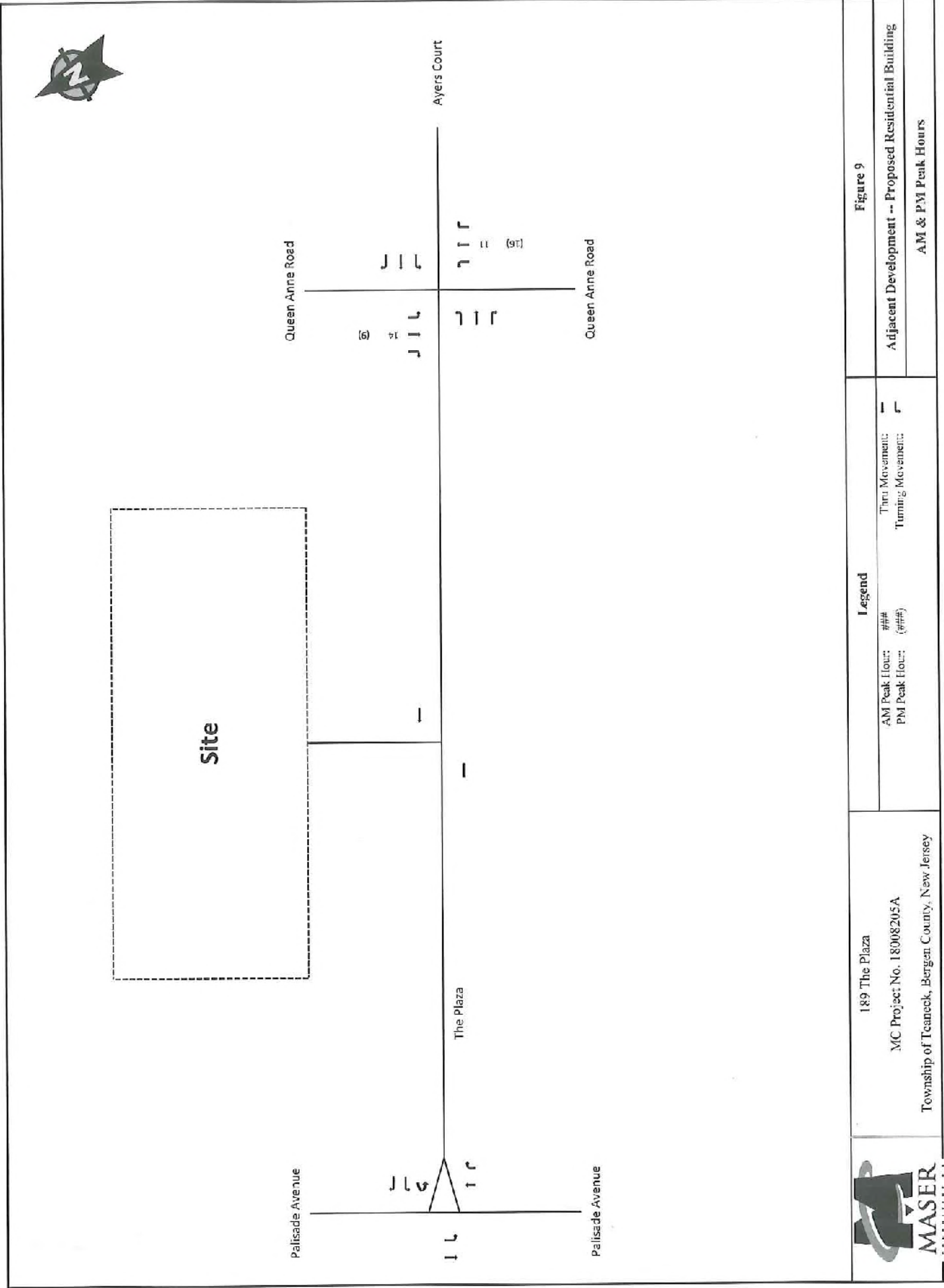


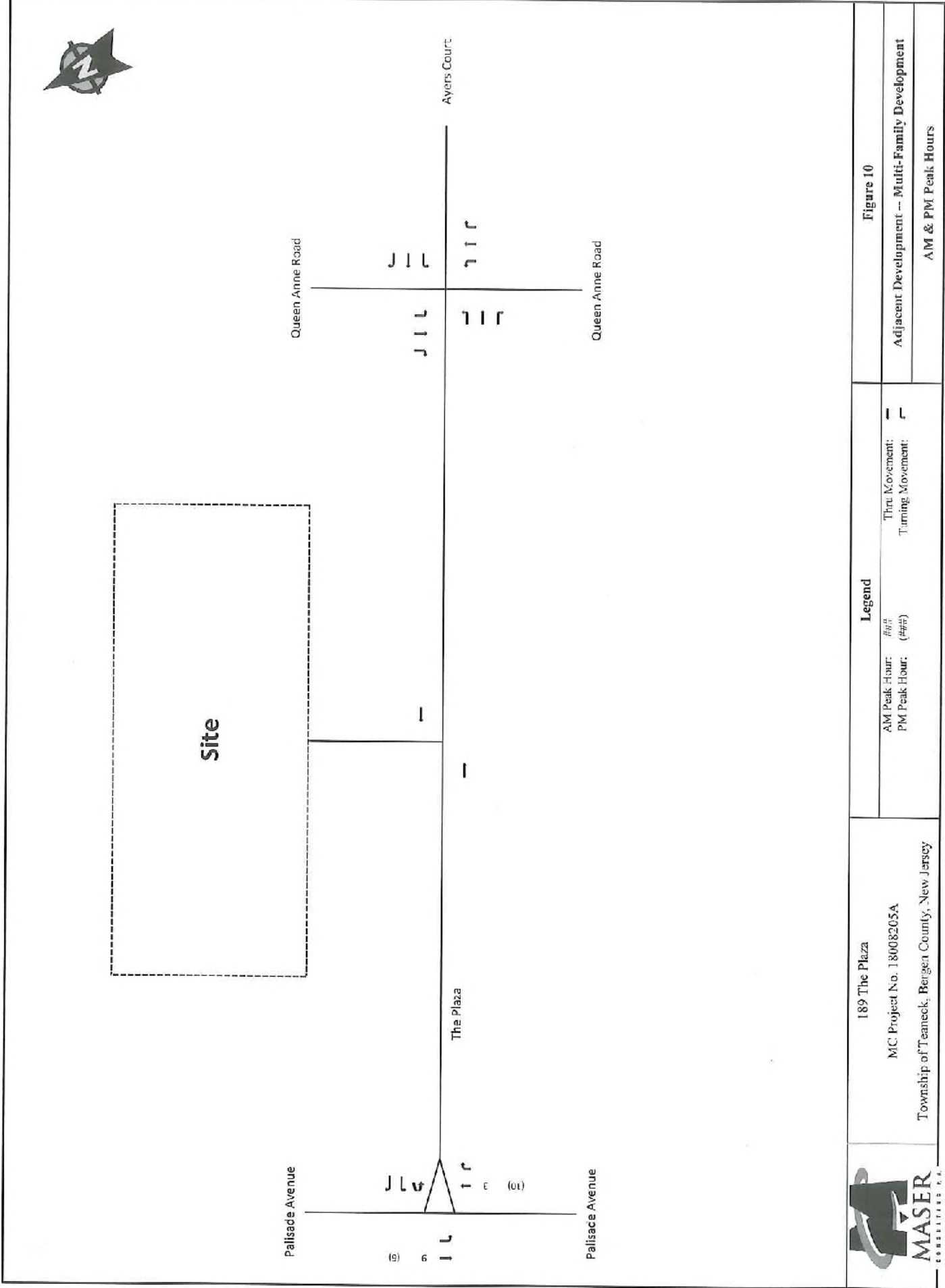
189 The Plaza
MC Project No. 18008205A
Township of Teaneck, Bergen County, New Jersey

Legend
AM Peak Hour: ##
PM Peak Hour: (##)
Thru Movement: -
Turning Movement: -

Figure 7
Adjacent Development -- Avalon Teaneck
AM & PM Peak Hours









Palisade Avenue

Queen Anne Road

376 (380)
7 (5)
24 (25)
38 (20)
8 (25)

The Plaza

(126) 81

124 (97)

100 (65)
516 (345)
24 (22)

20 (25)
8 (17)
19 (31)

Ayers Court

38 (35)
16 (17)
27 (24)

5 (15)
33 (315)
25 (96)

Palisade Avenue

Queen Anne Road



189 The Plaza
MC Project No. 18008205A
Township of Teaneck, Bergen County, New Jersey

Legend

AM Peak Hour: ##
PM Peak Hour: (##)
Thru Movement: —
Turning Movement: —

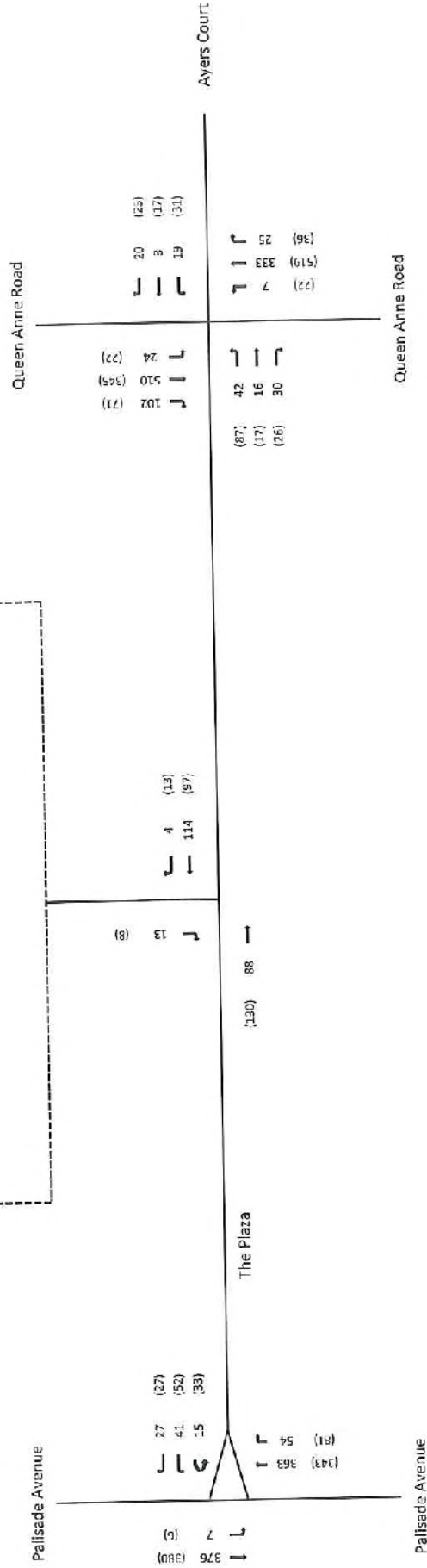
Figure 12

2022 No Build Conditions

AM & PM Peak Hours



Site



189 The Plaza
MC Project No. 18008205A
Township of Teaneck, Bergen County, New Jersey

Legend

AM Peak Hour: ###
PM Peak Hour: (###)

Thru Movement: —
Turning Movement: —

Figure 13
2022 Build Conditions
AM & PM Peak Hours



189 The Plaza
Township of Teaneck, Bergen County, New Jersey
MC Project No. 18008205A
Appendix

189 THE PLAZA

TRAFFIC IMPACT STUDY

APPENDIX B

TRAFFIC COUNT DATA

Teaneck, NJ
Queen Ann Rd & The
Plaza/Ayers Court
Tuesday, January 8, 2019
Location: 40.902116, -74.00475

Turning Movement Data

Start Time	Thn Plaza Eastbound						Ayers Court Westbound						Queen Ann Rd. Northbound						The Plaza Southbound						Int. Total
	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	
7:00 AM	6	3	2	0	0	11	2	2	6	0	2	10	1	27	5	0	0	33	6	74	4	1	7	85	139
7:15 AM	6	2	2	0	4	10	2	0	2	0	1	4	0	57	4	0	3	61	1	85	8	0	11	94	169
7:30 AM	6	1	3	0	5	15	6	0	6	0	1	12	0	73	10	0	1	83	3	86	14	0	10	103	213
7:45 AM	9	4	11	0	2	24	2	1	3	0	6	6	1	78	6	0	1	85	5	105	17	0	7	127	242
Hourly Total	27	10	23	0	11	60	12	3	17	0	13	32	2	235	25	0	5	262	15	350	43	1	35	409	763
8:00 AM	7	3	4	0	2	14	1	0	3	0	2	4	1	79	5	0	1	85	0	140	33	0	11	182	285
8:15 AM	12	3	7	0	0	22	7	1	6	0	3	14	0	93	9	0	2	102	5	121	36	0	5	162	300
8:30 AM	6	4	9	0	2	19	8	2	5	0	4	15	3	63	6	0	1	72	5	98	9	0	11	110	216
8:45 AM	11	5	6	0	6	22	2	5	5	0	6	12	1	52	4	0	0	57	4	85	17	0	14	106	197
Hourly Total	30	15	26	0	10	77	18	8	19	0	15	45	5	287	24	0	4	315	23	442	95	0	41	560	888
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	17	4	9	0	7	30	5	0	6	0	2	11	4	98	4	0	0	106	1	78	18	0	11	97	244
4:15 PM	13	3	8	0	10	24	2	3	9	0	6	14	3	110	8	0	1	119	3	79	18	0	5	100	257
4:30 PM	14	2	5	0	1	21	5	5	9	0	4	19	2	109	6	0	0	117	8	65	20	0	13	93	250
4:45 PM	14	3	6	0	9	23	3	0	6	1	6	10	2	97	0	0	0	105	8	83	14	2	6	107	245
Hourly Total	59	12	28	0	27	98	15	8	30	1	20	54	11	414	22	0	1	447	20	305	70	2	37	397	998
5:00 PM	15	1	8	0	6	24	7	3	12	1	4	23	3	108	10	0	0	121	8	80	6	1	4	95	263
5:15 PM	15	3	5	0	3	23	5	1	3	1	3	10	4	134	6	0	0	144	3	61	13	0	7	77	254
5:30 PM	13	4	4	1	7	22	3	4	1	5	11	13	4	108	8	0	2	120	6	79	20	0	5	105	280
5:45 PM	32	8	6	5	17	51	5	8	8	2	5	23	3	107	10	0	0	120	3	82	23	0	15	108	302
Hourly Total	75	16	23	8	35	120	20	16	24	9	21	69	14	457	34	0	2	505	20	302	62	1	33	385	1079
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	186	53	100	6	93	355	65	35	90	10	59	200	32	1393	105	0	12	1530	78	1399	270	4	140	1751	3836
Approach %	55.2	14.9	28.2	1.7	-	-	32.5	17.5	45.0	5.0	-	-	2.1	91.0	6.9	0.0	-	-	4.5	79.9	15.4	0.2	-	-	-
Total %	5.1	1.4	2.6	0.2	-	9.3	1.7	0.8	2.3	0.3	-	5.2	0.8	36.3	2.7	0.0	-	39.8	2.0	36.5	7.0	0.1	-	45.6	-
Lights	193	53	98	6	-	350	64	35	87	10	-	196	32	1346	100	0	-	1478	76	1338	289	4	-	1685	3709
% Lights	93.5	100.0	98.0	100.0	-	88.8	98.5	100.0	93.7	100.0	-	98.0	100.0	95.8	95.2	-	-	96.6	97.4	95.5	99.6	100.0	-	96.2	96.7
Busess	2	0	1	0	-	3	1	0	3	0	-	4	0	36	5	0	-	41	2	45	0	0	-	47	95
% Buses	1.0	0.0	1.0	0.0	-	0.8	1.5	0.0	3.3	0.0	-	2.0	0.0	2.6	4.8	-	-	2.7	2.6	3.2	0.0	0.0	-	2.7	2.5
Trucks	1	0	1	0	-	2	0	0	0	0	-	0	0	11	0	0	-	11	0	18	1	0	-	19	32
% Trucks	0.5	0.0	1.0	0.0	-	0.6	0.0	0.0	0.0	0.0	-	0.0	0.0	0.8	0.0	-	-	0.7	0.0	1.3	0.4	0.0	-	1.1	0.8
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	2.9	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	83	-	-	-	-	-	67	-	-	-	-	-	12	-	-	-	-	-	149	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	97.1	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Turning Movement Peak Hour Data (8:00 AM)

Start Time	The Plaza Eastbound						Ayers Court Westbound						Queen Ann Rd. Northbound						The Plaza Southbound						Int. Total
	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	
8:00 AM	7	3	4	0	2	14	1	0	3	0	2	4	1	79	5	0	1	85	9	140	33	0	11	182	285
8:15 AM	12	3	7	0	0	22	7	1	6	0	3	14	0	93	9	0	2	102	5	121	36	0	5	162	300
8:30 AM	6	4	9	0	2	19	8	2	5	0	4	15	3	83	6	0	1	72	5	96	9	0	11	110	216
8:45 AM	11	5	6	0	5	22	2	5	5	0	6	12	1	52	4	0	0	57	4	85	17	0	14	106	197
Total	38	15	26	0	10	77	19	8	19	0	15	45	5	287	24	0	4	316	23	442	85	0	41	500	998
Approach %	48.8	19.5	33.8	0.0	-	-	40.0	17.8	42.2	0.0	-	-	1.6	90.8	7.6	0.0	-	-	4.1	78.9	17.0	0.0	-	-	-
Total %	3.6	1.5	2.8	0.0	-	7.7	1.8	0.9	1.9	0.0	-	4.5	0.5	28.8	2.4	0.0	-	31.7	2.3	44.3	9.5	0.0	-	56.1	-
PHF	0.750	0.750	0.722	0.000	-	0.975	0.563	0.400	0.792	0.000	-	0.750	0.417	0.772	0.667	0.000	-	0.775	0.639	0.789	0.650	0.000	-	0.709	0.832
Lights	34	15	25	0	-	74	18	8	17	0	-	43	5	273	24	0	-	302	22	417	94	0	-	533	952
% Lights	94.4	100.0	88.2	-	-	95.1	100.0	100.0	89.5	-	-	95.6	100.0	95.1	100.0	-	-	95.6	95.7	94.3	88.9	-	-	95.2	95.4
Buses	2	0	0	0	-	2	0	0	2	0	-	2	0	10	0	0	-	10	1	19	0	0	-	20	34
% Buses	5.3	0.0	0.0	-	-	2.6	0.0	0.0	10.5	-	-	4.4	0.0	3.5	0.0	-	-	3.2	4.3	4.3	0.0	-	-	3.6	3.4
Trucks	0	0	1	0	-	1	0	0	0	0	-	0	0	4	0	0	-	4	0	6	1	0	-	7	12
% Trucks	0.0	0.0	3.8	-	-	1.3	0.0	0.0	0.0	-	-	0.0	0.0	1.4	0.0	-	-	1.3	0.0	1.4	1.1	-	-	1.3	1.2
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	6.7	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	10	-	-	-	-	-	14	-	-	-	-	-	4	-	-	-	-	-	41	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	93.3	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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184 Baker Rd

Coatesville, Pennsylvania, United States 19320
610-466-1469
Serving Transportation Professionals Since 1995

Count Name: Queen Ana
Rd./The Plaza/Ayers Court
Site Code:
Start Date: 01/08/2019
Page No: 5

Teaneck, NJ
Queen Ann Rd & The
Plaza/Ayers Court
Tuesday, January 8, 2019
Location: 40.902116, -74.00475

Turning Movement Peak Hour Data (5:00 PM)

Start Time	The Plaza Eastbound						Ayers Court Westbound						Queen Ann Rd. Northbound						The Plaza Southbound						Int. Total
	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	
5:00 PM	15	1	8	0	8	24	7	3	12	1	4	23	3	108	10	0	0	121	8	80	6	1	4	95	283
5:15 PM	15	3	5	0	3	23	5	1	3	1	3	10	4	134	6	0	0	144	3	61	13	0	7	77	254
5:30 PM	13	4	4	1	7	22	3	4	1	5	11	13	4	108	8	0	2	120	6	79	20	0	6	105	260
5:45 PM	32	8	6	5	17	51	5	8	8	2	3	23	3	107	10	0	0	120	3	82	23	0	16	108	302
Total	75	16	23	6	35	129	20	16	24	9	21	60	14	457	34	0	2	505	20	302	62	1	33	385	1079
Approach %	62.5	13.3	19.2	5.0	-	-	29.0	23.2	34.8	13.0	-	-	2.8	90.5	6.7	0.0	-	-	5.2	78.4	19.1	0.3	-	-	-
Total %	7.0	1.5	2.1	0.6	-	11.1	1.9	1.5	2.2	0.8	-	6.4	1.3	42.4	3.2	0.0	-	46.8	1.9	28.0	5.7	0.1	-	35.7	-
PIIF	0.586	0.500	0.719	0.300	-	0.588	0.714	0.500	0.500	0.450	-	0.760	0.875	0.853	0.850	0.000	-	0.877	0.625	0.921	0.874	0.250	-	0.891	0.893
Lights	75	16	23	6	-	120	20	16	23	9	-	68	14	452	34	0	-	500	20	298	62	1	-	379	1067
% Lights	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	95.8	100.0	-	98.6	100.0	98.9	100.0	-	-	99.0	100.0	98.0	100.0	100.0	-	98.4	98.9
Buses	0	0	0	0	-	0	0	0	1	0	-	1	0	4	0	0	-	4	0	5	0	0	-	5	10
% Buses	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	4.2	0.0	-	1.4	0.0	0.9	0.0	-	-	0.8	0.0	1.7	0.0	0.0	-	1.3	0.9
Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	0	1	0	0	-	1	2
% Trucks	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.2	0.0	-	-	0.2	0.0	0.3	0.0	0.0	-	0.3	0.2
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-	0.0	-	-
Pedestrians	-	-	-	-	35	-	-	-	-	-	21	-	-	-	-	-	2	-	-	-	-	-	33	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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184 Baker Rd

Teaneck, NJ
Palisade Ave & The Plaza
Tuesday, January 8, 2019
Location: 40.902705, -
74.006097

Coatesville, Pennsylvania, United States 19320
610-466-1469
Serving Transportation Professionals Since 1995

Count Name: Palisade Ave./The Plaza
Site Code:
Start Date: 01/08/2019
Page No: 1

Turning Movement Data

Start Time	The Plaza Westbound					Palisade Ave. Northbound					Palisade Ave. Southbound					Int. Total
	Left	Right	U-Turn	Peds	App. Total	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	U-Turn	Peds	App. Total	
7:00 AM	6	0	0	0	6	14	3	0	0	17	4	53	0	0	57	80
7:15 AM	2	0	3	0	5	13	3	0	0	16	2	51	0	0	53	74
7:30 AM	6	3	2	1	11	31	5	0	0	36	5	84	0	0	89	136
7:45 AM	9	2	1	0	12	40	9	0	0	49	3	95	0	0	98	159
Hourly Total	23	5	6	1	34	98	20	0	0	118	14	283	0	0	297	449
8:00 AM	9	0	1	5	10	53	14	1	0	68	2	96	0	0	98	176
8:15 AM	10	1	2	5	13	75	19	0	0	94	3	108	0	0	111	218
8:30 AM	4	11	4	1	19	90	4	0	0	94	1	79	0	0	80	193
8:45 AM	13	11	1	0	25	110	14	0	0	124	1	54	0	0	55	204
Hourly Total	36	23	8	11	67	328	51	1	0	380	7	337	0	0	344	791
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	6	9	2	1	17	73	15	0	0	88	3	86	0	0	89	174
4:15 PM	10	15	2	2	27	81	11	0	0	92	2	82	0	0	84	183
4:30 PM	7	6	1	3	14	61	14	0	0	75	2	89	0	0	91	180
4:45 PM	8	4	2	2	12	67	11	0	0	78	0	73	0	0	73	163
Hourly Total	29	34	7	6	70	262	51	0	0	313	7	310	0	0	317	700
5:00 PM	11	4	1	1	16	86	15	0	0	101	2	74	0	0	78	193
5:15 PM	5	3	3	1	11	85	15	0	0	101	1	117	0	0	118	230
5:30 PM	16	10	9	1	35	72	21	0	0	93	3	91	0	0	94	222
5:45 PM	15	7	15	2	37	69	26	0	0	95	0	66	0	0	66	198
Hourly Total	47	24	28	5	99	313	77	0	0	390	6	318	0	0	354	843
Grand Total	135	86	49	25	270	1001	199	1	0	1201	34	1278	0	0	1312	2793
Approach %	50.0	31.9	18.1	-	-	83.3	16.6	0.1	-	-	2.6	97.4	0.0	-	-	-
Total %	4.9	3.1	1.8	-	9.7	38.0	7.2	0.0	-	43.2	1.2	45.9	0.0	-	47.1	-
Lights	134	86	49	-	269	950	195	1	-	1158	33	1233	0	-	1266	2691
% Lights	99.3	100.0	100.0	-	99.6	95.9	98.0	100.0	-	96.3	97.1	99.5	-	-	98.5	96.7
Buses	0	0	0	-	0	25	3	0	-	28	0	32	0	-	32	60
% Buses	0.0	0.0	0.0	-	0.0	2.5	1.5	0.0	-	2.3	0.0	2.5	-	-	2.4	2.2
Trucks	1	0	0	-	1	10	1	0	-	17	1	13	0	-	14	32
% Trucks	0.7	0.0	0.0	-	0.4	1.6	0.5	0.0	-	1.4	2.9	1.0	-	-	1.1	1.1
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	0.0	-	-	-	-	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	25	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-



www.TSTData.com
184 Baker Rd

Teaneck, NJ
Palisade Ave & The Plaza
Tuesday, January 8, 2019
Location: 40.902705, -
74.006097

Coatesville, Pennsylvania, United States 19320
610-466-1469
Serving Transportation Professionals Since 1995

Count Name: Palisade Ave./The Plaza
Site Code:
Start Date: 01/08/2019
Page No: 3

Turning Movement Peak Hour Data (8:00 AM)

[illegible]



www.TSTData.com
184 Baker Rd

Teaneck, NJ
Palisado Ave & The Plaza
Tuesday, January 8, 2019
Location: 40.902705, -
74.006097

Coatesville, Pennsylvania, United States 19320
610-466-1469
Serving Transportation Professionals Since 1995

Count Name: Palisade Ave./The Plaza
Site Code:
Start Date: 01/08/2019
Page No: 5

Turning Movement Peak Hour Data (5:00 PM)

Start Time	The Plaza Westbound					Palisade Ave. Northbound					Palisade Ave. Southbound					Int. Total
	Left	Right	U-Turn	Peds	App. Total	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	U-Turn	Peds	App. Total	
5:00 PM	11	4	1	1	16	86	15	0	0	101	2	74	0	0	79	193
5:15 PM	5	3	3	1	11	86	15	0	0	101	1	117	0	0	118	230
5:30 PM	13	10	9	1	35	72	21	0	0	93	3	91	0	0	94	222
5:45 PM	15	7	15	2	37	69	26	0	0	95	0	69	0	0	69	198
Total	47	24	28	5	99	313	77	0	0	390	6	348	0	0	354	843
Approach %	47.5	24.2	28.3	-	-	80.3	19.7	0.0	-	-	1.7	98.3	0.0	-	-	-
Total %	5.8	2.8	3.3	-	11.7	37.1	9.1	0.0	-	46.3	0.7	41.3	0.0	-	42.0	-
PHF	0.734	0.600	0.457	-	0.669	0.910	0.740	0.000	-	0.965	0.500	0.744	0.000	-	0.750	0.918
Lights	47	24	28	-	99	305	77	0	-	382	6	334	0	-	340	821
% Lights	100.0	100.0	100.0	-	100.0	97.4	100.0	-	-	97.9	100.0	99.0	-	-	96.0	97.4
Busos	0	0	0	-	0	5	0	0	-	5	0	11	0	-	11	18
% Busos	0.0	0.0	0.0	-	0.0	1.6	0.0	0	-	1.3	0.0	3.2	-	-	3.1	1.9
Trucks	0	0	0	-	0	3	0	0	-	3	0	3	0	-	3	6
% Trucks	0.0	0.0	0.0	-	0.0	1.0	0.0	-	-	0.8	0.0	0.9	-	-	0.8	0.7
Bicycles on Crosswalk	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Bicycles on Crosswalk	-	-	-	0.0	-	-	-	-	-	-	-	-	-	-	-	-
Pedestrians	-	-	-	5	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	0	-	-	-	-	0	-	-



189 The Plaza
Township of Teaneck, Bergen County, New Jersey
MC Project No. 18008205A
Appendix

189 THE PLAZA

TRAFFIC IMPACT STUDY

APPENDIX C

TRIP GENERATION

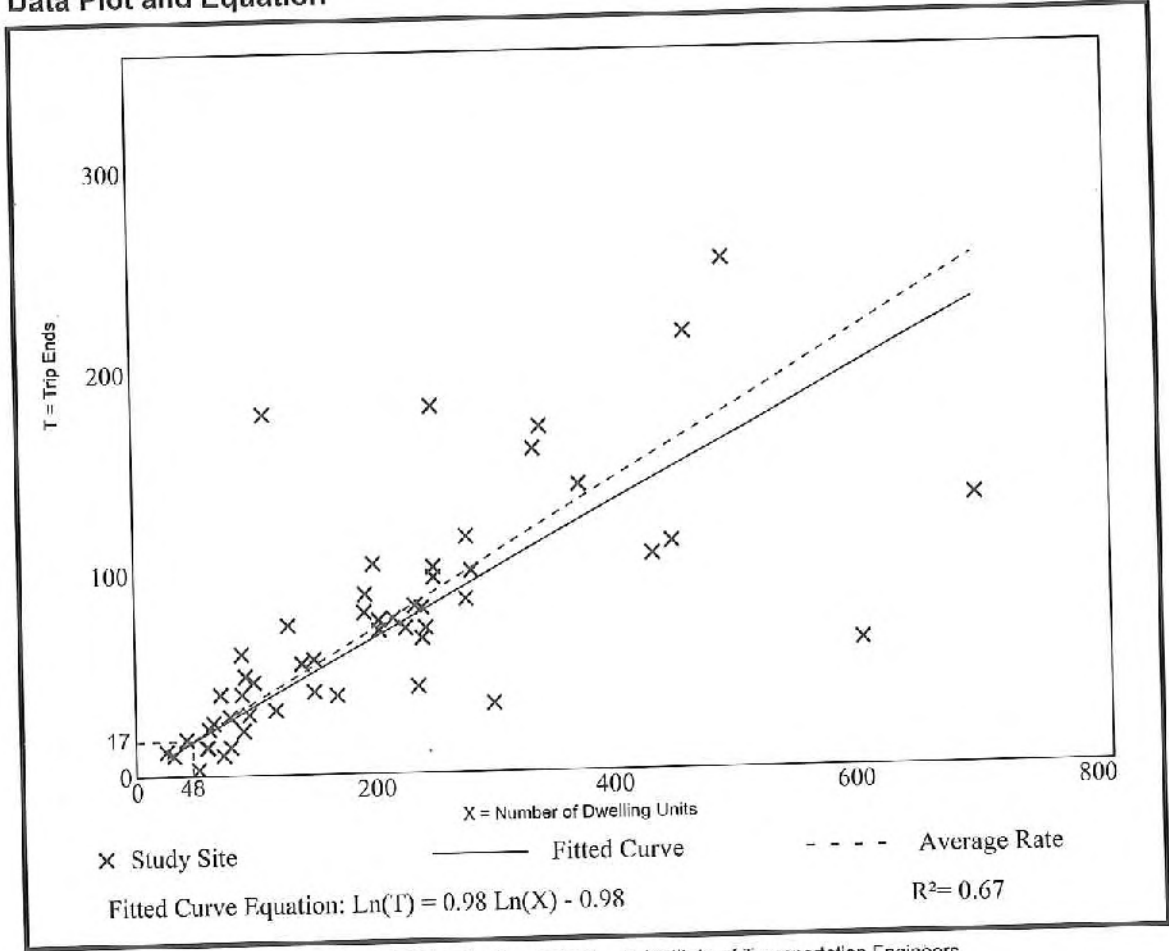
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 53
Avg. Num. of Dwelling Units: 207
Directional Distribution: 28% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



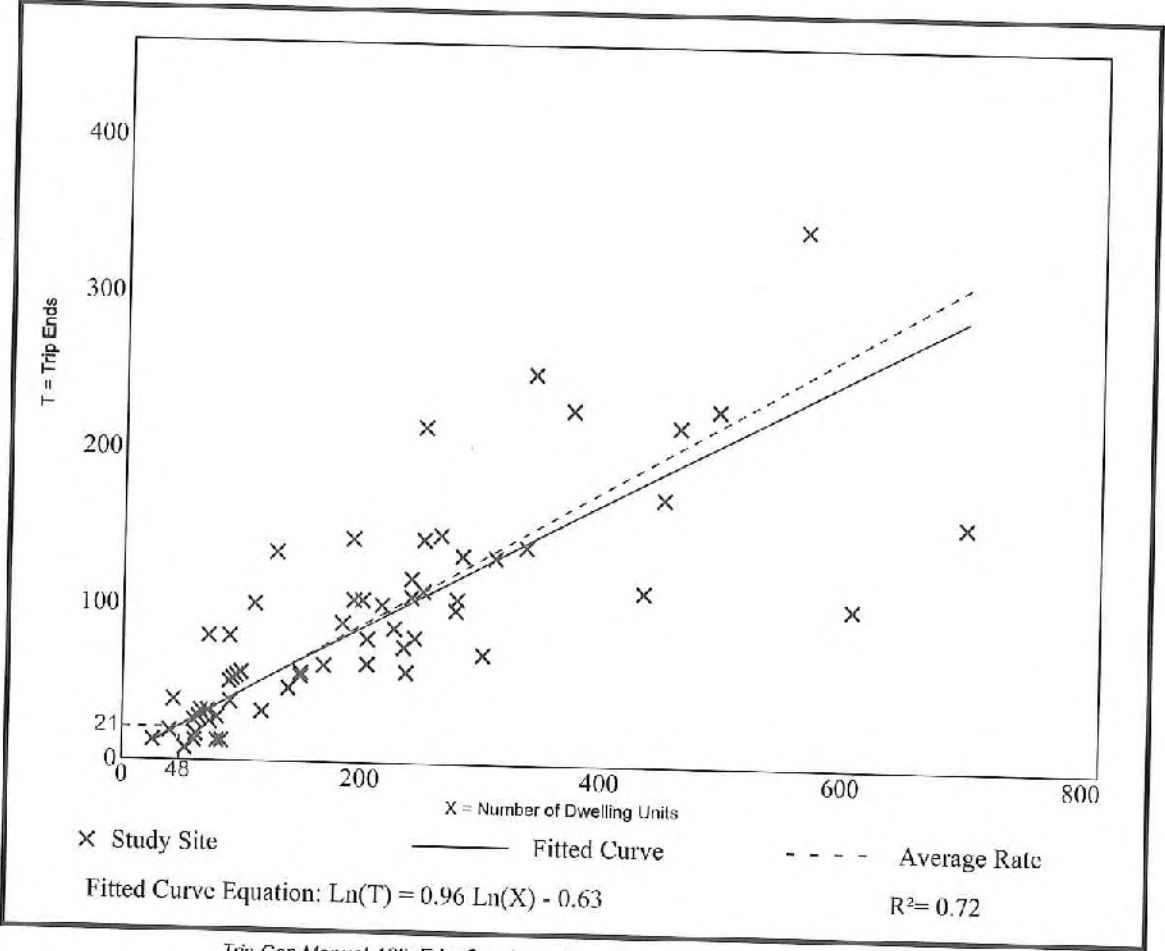
Multifamily Housing (Mid-Rise)
(221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 60
Avg. Num. of Dwelling Units: 208
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation





189 The Plaza
Township of Teaneck, Bergen County, New Jersey
MC Project No. 18008205A
Appendix

189 THE PLAZA

TRAFFIC IMPACT STUDY

APPENDIX D

CAPACITY ANALYSIS

18008205A - 189 The Plaza
6: Queen Anne Road & The Plaza/Ayers Court

2022 No Build Conditions
AM Peak

Intersection												
Int Delay, s/veh	4.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	38	16	27	19	8	20	5	333	25	24	510	100
Future Vol, veh/h	38	16	27	19	8	20	5	333	25	24	510	100
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	6	0	4	0	0	11	0	5	0	4	6	1
Mvmt Flow	46	19	33	23	10	24	6	401	30	29	614	120

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1177	1175	674	1186	1220	416	734	0	0	431	0	0
Stage 1	732	732	-	428	428	-	-	-	-	-	-	-
Stage 2	445	443	-	758	792	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.24	7.1	6.5	6.31	4.1	-	-	4.14	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.336	3.5	4	3.399	2.2	-	-	2.236	-	-
Pot Cap-1 Maneuver	165	193	451	167	182	618	880	-	-	1118	-	-
Stage 1	407	430	-	609	588	-	-	-	-	-	-	-
Stage 2	585	579	-	402	404	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	146	183	451	137	172	618	880	-	-	1118	-	-
Mov Cap-2 Maneuver	146	183	-	137	172	-	-	-	-	-	-	-
Stage 1	403	411	-	604	583	-	-	-	-	-	-	-
Stage 2	548	574	-	340	386	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	39.3	27.5	0.1	0.3
HCM LOS	E	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	880	-	-	199	216	1118	-	-
HCM Lane V/C Ratio	0.007	-	-	0.49	0.262	0.026	-	-
HCM Control Delay (s)	9.1	0	-	39.3	27.5	8.3	0	-
HCM Lane LOS	A	A	-	E	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	2.4	1	0.1	-	-

18008205A - 189 The Plaza
5: Palisade Avenue & The Plaza

2022 No Build Conditions
AM Peak

Intersection							
Int Delay, s/veh	1.4						
Movement	WBU	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		W		W			W
Traffic Vol, veh/h	8	38	24	363	54	7	376
Future Vol, veh/h	8	38	24	363	54	7	376
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	0	-	-	0
Grade, %	-	0	-	0	-	-	0
Peak Hour Factor	92	91	91	91	91	91	91
Heavy Vehicles, %	2	3	0	4	6	0	5
Mvmt Flow	9	42	26	399	59	8	413

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	0 858 429	0	0 458 0
Stage 1	0 429	-	-
Stage 2	0 429	-	-
Critical Hdwy	- 6.43 6.2	-	- 4.1 -
Critical Hdwy Stg 1	- 5.43	-	-
Critical Hdwy Stg 2	- 5.43	-	-
Follow-up Hdwy	- 3.527 3.3	-	- 2.2 -
Pot Cap-1 Maneuver	0 326 630	-	- 1114 -
Stage 1	0 655	-	-
Stage 2	0 655	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	0 323 630	-	- 1114 -
Mov Cap-2 Maneuver	0 323	-	-
Stage 1	0 649	-	-
Stage 2	0 655	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.9	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 398 1114	-	-
HCM Lane V/C Ratio	-	- 0.171 0.007	-	-
HCM Control Delay (s)	-	- 15.9 8.3	0	
HCM Lane LOS	-	- C A A		
HCM 95th %tile Q(veh)	-	- 0.6 0	-	-

Intersection												
Int Delay, s/veh	9.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	85	17	24	31	17	25	15	519	36	22	345	65
Future Vol, veh/h	85	17	24	31	17	25	15	519	36	22	345	65
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	4	0	1	0	0	2	0
Mvmt Flow	96	19	27	35	19	28	17	583	40	25	388	73

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1136	1132	425	1135	1148	603	461	0	0	623	0	0
Stage 1	475	475	-	637	637	-	-	-	-	-	-	-
Stage 2	661	657	-	498	511	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.24	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.336	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	181	205	634	181	200	495	1111	-	-	968	-	-
Stage 1	574	561	-	469	475	-	-	-	-	-	-	-
Stage 2	455	465	-	558	540	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	151	193	634	153	188	495	1111	-	-	968	-	-
Mov Cap-2 Maneuver	151	193	-	153	188	-	-	-	-	-	-	-
Stage 1	560	541	-	458	464	-	-	-	-	-	-	-
Stage 2	402	454	-	497	521	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	70.9	32.3	0.2	0.4
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1111	-	-	183	212	968	-	-
HCM Lane V/C Ratio	0.015	-	-	0.774	0.387	0.026	-	-
HCM Control Delay (s)	8.3	0	-	70.9	32.3	8.8	0	-
HCM Lane LOS	A	A	-	F	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	5.1	1.7	0.1	-	-

Intersection							
Int Delay, s/veh	1.9						
Movement	WBU	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		W		T			T
Traffic Vol, veh/h	29	50	25	343	81	6	380
Future Vol, veh/h	29	50	25	343	81	6	380
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	0	-	-	0
Grade, %	-	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	0	0	3	0	0	4
Mvmt Flow	32	54	27	373	88	7	413

Major/Minor	Minor1		Major1		Major2		
Conflicting Flow All	0	844	417	0	0	461	0
Stage 1	0	417	-	-	-	-	-
Stage 2	0	427	-	-	-	-	-
Critical Hdwy	-	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	-	5.4	-	-	-	-	-
Critical Hdwy Stg 2	-	5.4	-	-	-	-	-
Follow-up Hdwy	-	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	0	336	640	-	-	1111	-
Stage 1	0	669	-	-	-	-	-
Stage 2	0	662	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	0	333	640	-	-	1111	-
Mov Cap-2 Maneuver	0	333	-	-	-	-	-
Stage 1	0	664	-	-	-	-	-
Stage 2	0	662	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.4	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 396	1111	-
HCM Lane V/C Ratio	-	- 0.206	0.006	-
HCM Control Delay (s)	-	- 16.4	8.3	0
HCM Lane LOS	-	- C	A	A
HCM 95th %tile Q(veh)	-	- 0.8	0	-

18008205A - 189 The Plaza
6: Queen Anne Road & The Plaza/Ayers Court

2022 Build Conditions
AM Peak

Intersection												
Int Delay, s/veh	4.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	42	16	30	19	8	20	7	333	25	24	510	102
Future Vol, veh/h	42	16	30	19	8	20	7	333	25	24	510	102
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	6	0	4	0	0	11	0	5	0	4	6	1
Mvmt Flow	51	19	36	23	10	24	8	401	30	29	614	123

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1183	1181	676	1193	1227	416	737	0	0	431	0	0
Stage 1	734	734	-	432	432	-	-	-	-	-	-	-
Stage 2	449	447	-	761	795	-	-	-	-	-	-	-
Critical Hdwy	7.16	6.5	6.24	7.1	6.5	6.31	4.1	-	-	4.14	-	-
Critical Hdwy Stg 1	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.16	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.554	4	3.336	3.5	4	3.399	2.2	-	-	2.236	-	-
Pot Cap-1 Maneuver	163	192	450	165	180	618	878	-	-	1118	-	-
Stage 1	406	429	-	606	586	-	-	-	-	-	-	-
Stage 2	582	577	-	401	402	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	143	181	450	133	170	618	878	-	-	1118	-	-
Mov Cap-2 Maneuver	143	181	-	133	170	-	-	-	-	-	-	-
Stage 1	401	410	-	599	579	-	-	-	-	-	-	-
Stage 2	543	570	-	336	384	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	43.1	28.2	0.2	0.3
HCM LOS	E	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	878	-	-	196	211	1118	-	-
HCM Lane V/C Ratio	0.01	-	-	0.541	0.268	0.026	-	-
HCM Control Delay (s)	9.1	0	-	43.1	28.2	8.3	0	-
HCM Lane LOS	A	A	-	E	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	2.8	1	0.1	-	-

18008205A - 189 The Plaza
5: Palisade Avenue & The Plaza

2022 Build Conditions
AM Peak

Intersection							
Int Delay, s/veh	1.6						
Movement	WBU	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↔		↔			↔
Traffic Vol, veh/h	15	41	27	363	54	7	376
Future Vol, veh/h	15	41	27	363	54	7	376
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	0	-	-	0
Grade, %	-	0	-	0	-	-	0
Peak Hour Factor	92	91	91	91	91	91	91
Heavy Vehicles, %	2	3	0	4	6	0	5
Mvmt Flow	16	45	30	399	59	8	413

Major/Minor	Minor1		Major1		Major2		
Conflicting Flow All	0	858	429	0	0	458	0
Stage 1	0	429	-	-	-	-	-
Stage 2	0	429	-	-	-	-	-
Critical Hdwy	-	6.43	6.2	-	-	4.1	-
Critical Hdwy Stg 1	-	5.43	-	-	-	-	-
Critical Hdwy Stg 2	-	5.43	-	-	-	-	-
Follow-up Hdwy	-	3.527	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	0	326	630	-	-	1114	-
Stage 1	0	655	-	-	-	-	-
Stage 2	0	655	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	0	323	630	-	-	1114	-
Mov Cap-2 Maneuver	0	323	-	-	-	-	-
Stage 1	0	649	-	-	-	-	-
Stage 2	0	655	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.1	0	0.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 400	1114	-
HCM Lane V/C Ratio	-	- 0.187	0.007	-
HCM Control Delay (s)	-	- 16.1	8.3	0
HCM Lane LOS	-	- C	A	A
HCM 95th %tile Q(veh)	-	- 0.7	0	-

18008205A - 189 The Plaza
8: The Plaza & Site Driveway

2022 Build Conditions
AM Peak

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑			↑
Traffic Vol, veh/h	0	88	114	4	0	13
Future Vol, veh/h	0	88	114	4	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	96	124	4	0	14

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	-	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	-
Pot Cap-1 Maneuver	0	-	0
Stage 1	0	-	0
Stage 2	0	-	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	924
HCM Lane V/C Ratio	-	-	-	0.015
HCM Control Delay (s)	-	-	-	9
HCM Lane LOS	-	-	-	A
HCM 95th %tile Q(veh)	-	-	-	0

18008205A - 189 The Plaza
6: Queen Anne Road & The Plaza/Ayers Court

2022 Build Conditions
PM Peak

Intersection												
Int Delay, s/veh	11.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	87	17	26	31	17	25	22	519	36	22	345	71
Future Vol, veh/h	87	17	26	31	17	25	22	519	36	22	345	71
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	4	0	1	0	0	2	0
Mvmt Flow	98	19	29	35	19	28	25	583	40	25	388	80

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1155	1151	428	1155	1171	603	468	0	0	623	0	0
Stage 1	478	478	-	653	653	-	-	-	-	-	-	-
Stage 2	677	673	-	502	518	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.24	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.336	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	175	200	631	175	194	495	1104	-	-	968	-	-
Stage 1	572	559	-	460	467	-	-	-	-	-	-	-
Stage 2	446	457	-	555	536	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	144	186	631	146	181	495	1104	-	-	968	-	-
Mov Cap-2 Maneuver	144	186	-	146	181	-	-	-	-	-	-	-
Stage 1	552	539	-	444	451	-	-	-	-	-	-	-
Stage 2	389	441	-	493	517	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	82.6	33.8	0.3	0.4
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1104	-	-	176	205	968	-	-
HCM Lane V/C Ratio	0.022	-	-	0.83	0.4	0.026	-	-
HCM Control Delay (s)	8.3	0	-	82.6	33.8	8.8	0	-
HCM Lane LOS	A	A	-	F	D	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	5.8	1.8	0.1	-	-

Intersection							
Int Delay, s/veh	2						
Movement	WBU	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↖↗		↖↗			↖↗
Traffic Vol, veh/h	33	52	27	343	81	6	380
Future Vol, veh/h	33	52	27	343	81	6	380
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-	-
Veh in Median Storage, #	-	0	-	0	-	-	0
Grade, %	-	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92	92
Heavy Vehicles, %	2	0	0	3	0	0	4
Mvmt Flow	36	57	29	373	88	7	413

Major/Minor	Minor1	Major1		Major2	
Conflicting Flow All	0	844	417	0	461
Stage 1	0	417	-	-	-
Stage 2	0	427	-	-	-
Critical Hdwy	-	6.4	6.2	-	4.1
Critical Hdwy Stg 1	-	5.4	-	-	-
Critical Hdwy Stg 2	-	5.4	-	-	-
Follow-up Hdwy	-	3.5	3.3	-	2.2
Pot Cap-1 Maneuver	0	336	640	-	1111
Stage 1	0	669	-	-	-
Stage 2	0	662	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	0	333	640	-	1111
Mov Cap-2 Maneuver	0	333	-	-	-
Stage 1	0	664	-	-	-
Stage 2	0	662	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.5	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	398	1111	-
HCM Lane V/C Ratio	-	0.216	0.006	-
HCM Control Delay (s)	-	16.5	8.3	0
HCM Lane LOS	-	C	A	A
HCM 95th %tile Q(veh)	-	0.8	0	-

18008205A - 189 The Plaza
8: The Plaza & Site Driveway

2022 Build Conditions
PM Peak

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑			↑
Traffic Vol, veh/h	0	130	97	13	0	8
Future Vol, veh/h	0	130	97	13	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	141	105	14	0	9

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	-	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	-
Pot Cap-1 Maneuver	0	-	0
Stage 1	0	-	0
Stage 2	0	-	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	941
HCM Lane V/C Ratio	-	-	-	0.009
HCM Control Delay (s)	-	-	-	8.9
HCM Lane LOS	-	-	-	A
HCM 95th %ile Q(veh)	-	-	-	0