
March 29, 2021
Via FedEx

Borough of New Milford Planning Board
930 River Road
New Milford, NJ 07646

Attn: Lisa Sereno - Planning Board Secretary

**Re: Circulation and Parking Assessment
Proposed Burger King Renovations
676 River Road (CR 41)
Block 914 – Lot 1
Borough of New Milford, Bergen County, NJ
DT # 2766-99-005T**

Dear Planning Board Members:

Dynamic Traffic has prepared the following assessment to determine the traffic impact and adequacy of access, circulation, and parking associated with renovations to an existing Burger King restaurant located along the southbound side of River Road (CR 41) in the Borough of New Milford, Bergen County, New Jersey (see Figure 1). The site is designated as Block 914 – Lot 1 on the Borough Tax Maps and is currently developed with a 3,293 SF Burger King restaurant with drive-thru. It is proposed to construct a 38 SF building expansion to provide a total proposed building area of 3,331 SF (The Project).

Access to the site is currently provided via one (1) ingress only and one (1) egress only driveway along River Road (CR 41), which will remain as existing. Parking for The Project will be provided via thirty-nine (39) on-site parking spaces, a one (1) stall reduction over existing conditions.

This assessment documents the methodology, analyses, findings and conclusions of our study and includes:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, traffic control, and location and geometry of existing driveways and intersections.
- The proposed site driveways were inspected for adequacy of geometric design, spacing and/or alignment to streets and driveways on the opposite side of the street, relationship to other driveways adjacent to the development, and conformance with accepted design standards.
- The parking layout and supply was assessed based on accepted design standards and demand experienced at similar developments.

Existing Conditions

River Road (CR 41) is an Urban Principal Arterial under the jurisdiction of Bergen County. In the vicinity of the site the posted speed limit is 35 MPH and the roadway provides one (1) travel lane in each direction. River Road (CR 41) is designated as a north/south roadway and on-street parking is not permitted along either side of the roadway. Curb and sidewalk are provided along both sides of the roadway. River Road (CR 41) provides a curved horizontal alignment to the north and a relatively flat vertical alignment. The land uses along River Road (CR 41) in the vicinity of the site are a mixture of commercial to the south and residential to the north.

Site Generated Traffic

The proposed improvements at the site are primarily driven by the need to renovate the existing restaurant. The proposed improvements will have no appreciable effect on the trip generation aspects of the site as the restaurant has an established customer base. Certainly, enhanced service and convenience for the customer makes good business-sense, which may draw limited additional customers that may have previously not patronized the site.

Trip generation projections for The Project were prepared utilizing trip generation research data as published under Land Use Code 934 – Fast-Food Restaurant with Drive-Thru in the Institute of Transportation Engineers’ (ITE) publication, *Trip Generation, 10th Edition*. This publication sets forth trip generation rates based on traffic counts conducted at research sites throughout the country. As previously mentioned, the site is currently occupied by a 3,293 SF Burger King restaurant with drive-thru. The following table details the existing and proposed trip generation.

**Table I
 Trip Generation Comparison**

Land Use	AM PSH			PM PSH		
	In	Out	Total	In	Out	Total
3,293 SF Burger King (<i>Existing</i>)	67	65	132	56	52	108
3,331 SF Burger King (<i>Proposed</i>)	68	66	134	57	52	109
Difference	+1	+1	+2	+1	0	+1

As seen above, the proposed 3,331 SF restaurant is anticipated to generate a maximum of 2 additional peak hour trips over the existing 3,293 SF restaurant. It should be noted that the number of proposed trips falls below the industry accepted standard of a significant increase in traffic of 100 trips. Based on *Transportation Impact Analysis for Site Development*, published by the ITE “it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways’ peak hour or the development’s peak hour.” Additionally, NJDOT has determined that the same 100 vehicle threshold is considered a “significant increase in traffic,” hence, it is not anticipated that The Project will have any perceptible impact on the traffic operation of the adjacent roadway network.

Site Access, Parking and Circulation

The site plan was reviewed with respect to the site access and on-site circulation design. As noted previously, primary access to the site will continue to be provided via the existing ingress only and egress only driveways along River Road (CR 41).

The parking lot will be serviced by parking aisles with widths ranging from a minimum of 13 feet for one-way circulation. These dimensions are in accordance with accepted engineering design standards and will be sufficient to accommodate the traffic volumes anticipated for The Project.

Drive-Thru System

The basic shift in the customer base of the fast-food/quick-serve restaurant industry in customer usage has shifted over the past years from primarily park and walk-in to drive-thru. In the past, the drive thru usage approximated 40-50% of customers but has since increased to over 65% of the customers.

The physical stacking capacity of the proposed drive-thru system will accommodate a minimum of seven (7) cars within the drive-thru system without impacting parking or site circulation. The increased efficiency will decrease customer service times to allow vehicles to move through the drive-thru system quicker, thereby reducing queues behind the order board.

Parking

The Borough of New Milford Ordinance sets forth a parking requirement of one (1) parking space per four (4) seats. Based on the proposal of sixty (60) seats, this equates to a parking requirement of 15 spaces. The site as proposed provides 39 parking spaces inclusive of two (2) ADA compliant spaces which exceeds the Ordinance requirement.

The Borough Ordinance requires a minimum parking space dimension of 9'x20'. It is proposed to provide parking stalls with dimensions of 9' x 18', which is consistent with the current parking stall size provided on site and as such will continue to adequately serve the anticipated site traffic.

Findings

Based upon the detailed analyses as documented herein, the following findings are noted:

- The proposed improvements to the Burger King restaurant will result in improved efficiency of the site and an improved customer experience.
- The proposed renovations will not generate a significant increase in traffic during the critical peak hours.
- River Road (CR 41) access to the site will remain as existing via one (1) ingress only driveway and one (1) egress only driveway.
- As proposed, The Project's site driveways and internal circulation have been designed to provide for safe and efficient movement of vehicles on-site.
- The proposed parking supply and design is sufficient to support the maximum anticipated demand and is consistent with past experience at similar developments.

Conclusion

Based upon our Circulation and Parking Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of the Borough of New Milford and Bergen County will not experience any significant degradation in operating conditions with the

redevelopment of the site. The site driveways are located to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate The Project's needs.

If you have any questions on the above, please do not hesitate to contact me.

Sincerely,

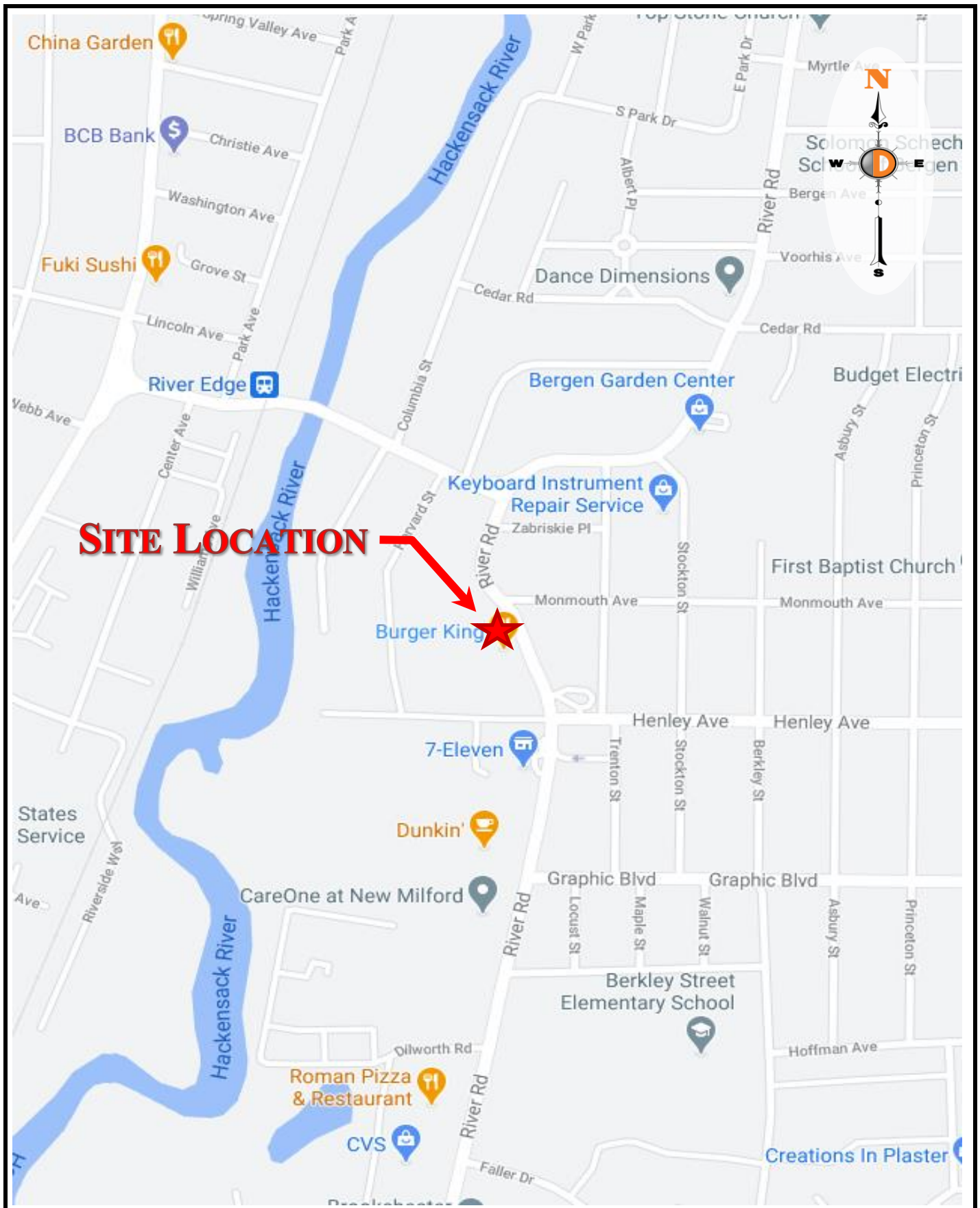
Dynamic Traffic, LLC

A handwritten signature in black ink, appearing to read 'C M Chase', with a long horizontal line extending to the right.

Corey M. Chase, PE
Principal
NJ PE License 47470

CMC
Enclosures

c: Andrew Baker (via email w/encl.)
RJ Colucco (via email w/encl.)
Larry Calli (via email w/ encl.)



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Figure 1

Site Location Map