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**Hamal Associates, Inc.**

Traffic and Transportation Consulting

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N.J. CERT. OF AUTH. NO. 24GA27922200

October 31, 2022

Ms. Frances Boardman  
Land Use Administrator  
Borough of Madison Planning Board  
Municipal Building  
50 Kings Road  
Madison, NJ 07940

Dear Ms. Boardman:

Re: Traffic Review #1  
66 Main, LLC – Applicant  
3 Central Avenue -Mixed-use Development  
Block 1802, Lot 4  
Application No. P21-006  
Ledan Holdings, LLC - Applicant  
5 Central Avenue -Mixed-use Development  
Block 1802, Lot 3  
Application No. P22-004  
Borough of Madison, Morris Co., NJ

At the request of the Borough of Madison Planning Board, the firm of Hamal Associates, Inc. (HMA) has conducted a traffic review of the site plans for 3 Central Avenue (dated Oct. 20, 2022) and 5 Central Avenue (dated Rev. Sept. 28, 2022) both prepared by Casey & Keller, Inc. (CK), and the associated Traffic Impact Statement (dated Aug. 19, 2022) prepared for both properties by Dynamic Traffic (DT), for the above referenced projects. As part of our services, we also reviewed or referenced the following reports and documents:

1. Application documents (5 Central Ave);
2. Architectural Plans for 5 Central Ave (dated Sept. 30, 2022) prepared by Gertler & Wente (GW);
3. Engineering Review Letter for 5 Central Ave (dated July 13, 2022) prepared by Mr. Dennis Harrington – Board Engineer;
4. Planning Review Letter for 5 Central Ave (dated Rev. Sept. 28, 2022) prepared by Ms. Susan G. Blickstein – Board Planner;
5. Resolution Borough of Madison – HPC – Application for development 3 & 5 Central Avenue (dated Sept. 13, 2022)
6. Madison Historic Preservation Commission review letter for 3 & 5 Central Avenue (dated Sept. 16, 2022); and
7. Municipal Ordinance Chapter 134.

Supplementing the preceding, HMA performed a field inspection of the study area with photography.

The two (2) site applications are being jointly considered by the Planning Board, as they are adjoining properties within a noted historic district.

The 3 & 5 Central Avenue properties are located in the CBD-1 Zone fronting along the east side of Central Avenue between Main Street and Elmer Street/Cook Avenue, in the Borough of Madison's downtown area (Block 1802, Lots 3 & 4). The 3 Central Avenue property is currently occupied by a three-story mixed-use building, that is to remain, and a one-story vacant restaurant. The 5 Central Avenue property is currently occupied by three structures, all of which are vacant (hair salon, restaurant and single-family dwelling). No on-site parking currently exists on either property.

The application proposal for 3 Central Avenue is to demolish the restaurant building and construct a four-story, mixed-use building consisting of 1,603 sf of first floor retail space and 6 residential apartments in the upper three floors (3-1 BR, 2-2 BR, 1-3 BR). No on-site parking is proposed.

The application proposal for 5 Central Avenue is to demolish all three structures and construct a four-story, mixed-use building consisting of 1,887 sf of first floor retail space and 9 residential apartments in the upper three floors (6-1 BR, 2-2 BR, 1-3 BR). No on-site parking is proposed.

Based on our review, we have the following comments:

A. Casey & Keller, Inc. (CK) Site Plan Review

1. There is no on-site parking or vehicular circulation proposed on either the 3 or 5 Central Avenue site plans. Consequently, any site plan related comments are deferred to the Planning Board Engineer and Planner.
- 2.a. As noted on the Parking Requirements table for 3 Central Avenue (see Site Plan Sheet 2), CK calculated the required parking based on the Residential Site Improvement Standards (RSIS) for the six (6) proposed residential apartment units and corresponding bedroom mix. HMA agrees with the analysis performed, equaling 12 required spaces. As noted in HMA's Comment A.1., no on-site parking is proposed. Consequently, a parking variance is required to be granted. There is no off-street parking required for the ground floor retail space.
- b. The 3 Central Avenue site has an existing building that is to remain, which consists of first floor retail (pharmacy) and upper floors having three apartment units and a 900 sf office space. As noted on the parking Requirements Table, the existing apartments and office uses require 9 parking spaces, with none being provided. This is noted in the table as an existing non-conformity. HMA agrees with the parking summary presented.
3. As noted on the Parking Requirements table for 5 Central Avenue (see Site Plan Sheet 2), CK calculated the required parking based on the NJ Residential Site Improvement Standards (RSIS) for the nine (9) proposed residential apartment units and corresponding

bedroom mix. HMA agrees with the analysis performed, equaling 17 required spaces. As noted in HMA's Comment A.1., no on-site parking is proposed. Consequently, a parking variance is required to be granted. There is no off-street parking required for the ground floor retail space.

**B. Dynamic Traffic (DT) Traffic Impact Statement Review**

1. The DT Traffic Impact Statement report addresses both the 3 & 5 Central Avenue applications.
2. DT applied trip generation rates from the Institute of Transportation Engineers (ITE) publication Trip Generation, 11<sup>th</sup> Edition, in developing peak hour traffic projections for the proposed residential units (Land Use Code 220 – Multifamily Housing -Low rise) and retail (Land Use Code 822 – Strip Retail Plaza) for the two sites. This is the accepted source for performing this analysis and is required for use by the RSIS for any residential use.

Report Table I summarizes the peak hour trip generation for 3 Central Avenue for the 6 residential units and 1,603 sf of retail proposed. The total weekday am and pm and Saturday peak hour generated trips are 6, 24 and 13, respectively.

Report Table II summarizes the peak hour trip generation for 5 Central Avenue for the 9 residential units and 1,887 sf of retail proposed. The total weekday am and pm and Saturday peak hour generated trips are 8, 28 and 16, respectively.

The combined peak hour trip generation for the two sites is 14 am, 52 pm and 29 Saturday (total 2-way). These volumes are very small in magnitude. HMA notes that the peak hour volumes would be further broken down to area roads and nearby parking lots, as there is no on-site parking provided on either site.

DT noted that the calculated peak hour trip generation does not reflect any potential trip reductions, due to the availability of nearby mass transit at the Madison train station and bus service along Main Street. This procedure reflects a more conservative analysis (higher estimate of peak hour trip generation).

HMA concurs with DT's trip generation analysis and conclusion, that the increase in trip generation projected for the combined sites is not anticipated to change the operating condition of the surrounding roadway network. HMA notes that, although all the existing structures to be removed are now vacant, they previously generated traffic onto area roadways.

- 3.a. For the 3 Central Avenue site, DT noted that 11 spaces are required for the 6 apartment units proposed. The site plan parking table identifies 12 spaces being required. This may

be due to a difference in rounding. DT & CK to resolve. For the 5 Central Avenue site, DT & CK note that 17 spaces are required.

Based on the preceding, for the two sites, a total of 29 spaces are required. As no on-site parking is proposed, a parking variance must be granted by the Board.

By municipal ordinance, there is no off-street parking required for the first floor retail proposed for each site.

- b. DT noted that, based on data published by the ITE in their publication Parking Generation – 5<sup>th</sup> Edition (Land Use Code 220 – Multifamily Housing (Low-rise)), sites within a ½ mile of rail transit have an average peak parking demand of 1.07 vehicles per unit or 16 spaces for the 15 residential apartment units proposed. DT should discuss the preceding in testimony and provide a copy of the ITE source page the rate was drawn from.

Regarding the preceding, HMA notes that Section 5:21-4.14c of the RSIS states: *“Alternative parking standards to those shown in Table 4.4 shall be accepted if the applicant demonstrates these standards better reflect local conditions. Factors affecting minimum number of parking spaces include household characteristics, availability of mass transit, urban versus suburban location, and available off-site parking resources.”* The proposed sites are located in close proximity to the Madison NJ Transit train station, bus mass transit along Main Street and walking distance to the Madison downtown area. Therefore, a reduction to what would otherwise be the RSIS parking requirement of 29 spaces would be appropriate. Related to the foregoing, the NJ Transit publication, Planning for Transit Friendly Land Use – A Handbook for New Jersey Communities, identifies parking reductions to standards for residential land use, based on the location (distance) to and type of mass transit hub available (See Appendix A-1). Within the ‘Station Area Parking Reduction Schedule’ (see A-1) of the NJ Transit publication, the Madison train station corresponds to the Transit Node category, which is “An area within a ¼ mile radius of a fixed guideway station...” As the location of the proposed site is within the ¼ mile distance specified in the schedule, a parking reduction of 25%-30% is identified. Applying the 30% reduction to the RSIS calculated 29 spaces, results in an adjusted residential parking requirement of 20 spaces, based on proximity to the rail station. The preceding does not reflect additional parking reductions due to proximity to the Main Street bus service or nearby downtown area. Based on the foregoing, in conformance with RSIS guidelines, it is recommended that an alternative parking standard be accepted.

4. To evaluate the adequacy of off-site municipal parking to accommodate resident parking demand, DT performed parking occupancy counts at the Green Avenue municipal parking lot. The two Central Avenue sites’ parking demand would have to be met by utilizing tenant/resident parking permits in municipal lots. HMA has the following comments related to the parking surveys performed.

- a. The parking surveys were performed at the Green Avenue municipal lot on August 12, 13 & 15, 2022. Only three (3) survey counts were summarized in report Table III, one on each day in the late evening.

HMA notes that these parking counts were performed in the summer and could be affected by vacation schedules and schools being closed. Also, there was only one (1) survey observation performed each day. It is recommended that the parking surveys be re-performed on typical days when schools are in session. They should include at least two hours in the morning, two hours in the early afternoon and two hours in the evening period.

- b. DT identified the Green Avenue lot as having 50 parking stalls available to accommodate tenant parking permit holders. HMA counted 67 spaces in this lot. Are some spaces restricted from residential use? DT to respond.
  - c. DT noted that the Green Avenue lot is approximately 700 feet from the subject properties. Is this distance too far for a resident to park and walk to/from? Consider with children, elderly, intersections crossed, etc.
  - d. The Cook Avenue and Elmer Street municipal lots are ‘right around the corner’ from the subject properties. Both of these lots provide for use by resident parking permits. HMA notes that the parking lot signs at each of these lots say ‘No Parking 2AM – 6 AM’. As discussed with the Board Engineer, these signs are outdated and the 2AM – 6AM restriction is no longer in effect. Both lots allow residential tenant vehicles with parking permits Monday to Saturday, between 9:00 pm and 8:00 am and all day Sunday. (see attached Madison Parking Lot Code Sect. 134-6.) Based on the preceding, DT should indicate if these two lots should be included in their parking surveys.
  - e. The Green Avenue municipal lot is noted in municipal Ord. Sect. 134-6. as having residential permit parking Monday through Saturday, between 6:00 pm and 8:00 am and all day Sunday. The DT report notes that the Green Avenue lot permits 24 hour parking for tenant permit holders. DT should address the difference in time periods identified.
  - f. The municipal Ord. Sect. 134-6. notes when overnight tenant permit parking applies. How is residential parking served at times other than the noted overnight permit parking periods?
5. DT included a Technical Memorandum (dated Sept. 19, 2022), in the Appendix of their report, summarizing the vehicular accident history in the noted study area. DT should present a summary of their findings in testimony.

C. General Comments

1. All traffic related review comments by other Board professionals and municipal police and fire officials shall be addressed by the Applicant.

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***Hamal Associates, Inc.***  
*Traffic and Transportation Consulting*

Ms. Frances Boardman

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October 31, 2022

The foregoing represents our traffic review of the subject applications. If you have any questions, please do not hesitate to contact us.

Very truly yours,

Hamal Associates, Inc.

  
Harold K. Maltz, P.E., P.P. ✓  
President

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### 10.5.2 Reduction of Spaces

The maximum parking requirements set forth in the three tables in Section 10.5.1, shall be reduced within a Station Area or Transit Corridor in accordance with the Station Area Parking Reduction Schedule, below. These reductions are based on progressive new standards which reflect the importance of a linkage between land use planning and transit planning.

### STATION AREA PARKING REDUCTION SCHEDULE

	Approximate Percent Reduction*		
	Office Use	Non-Residential (non-office) Use	Residential Use
Transit Corridor	10%	5% - 10%	5% - 10%
Station Influence Area	5% - 15%	5% - 10%	15% - 20%
Transit Node	5% - 25%	10% - 15%	25% - 30%
Multi-Modal Transit Hub	60%	25%	60%

#### Transit Corridor

An area within a 1/4 mile radius of a bus or light rail route with headways of 15 minutes or less during peak periods.

#### Station Influence Area

An area approximately within a one - two mile radius of a station, such as the stations on the Morris and Essex Line.

#### Transit Node

An area within a 1/4 mile radius of a fixed guideway station, such as the Summit Station, (light rail, commuter, or rapid transit).

#### Multi-Modal Transit Hub

An area within a 1/4 mile of a multi-modal downtown transit station, i.e., Newark Penn Station. At "Multi-Modal Transit Hubs", (such as Newark, Jersey City, Hoboken, or Atlantic City) parking may also be reduced by as much as 60% for non-residential, non-office uses, reflecting the proximity and high use of transit systems.

\*Variable ranges reflect density of land use; i.e., reductions may be at the lower range in less dense locations..

- (6) In any space other than within a single space designated for parking by pavement marking or otherwise.
  - (7) In any manner other than headed into and facing a center island, when occupying an interior parking space, or facing the outside boundary of the area, when occupying an exterior parking space.
  - (8) In any manner so as to block or impede the progress of any other vehicle, or so as to prevent access by another vehicle to a vacant parking space or exit from a parking space occupied by another vehicle.
  - (9) In any space or driveway where parking is prohibited as indicated by a "no parking" sign or any other marking or sign restricting parking.
  - (10) Whenever snow has fallen and the accumulation is such that it covers the streets or highways, the Borough reserves the right to enact emergency parking prohibitions and require that cars be removed from all Borough parking lots in an expedited manner in order. Parking prohibitions will remain in effect until the parking lots have been plowed sufficiently.
- B. Handicapped parking: No vehicle shall be parked in space marked "handicapped parking only" unless such vehicle is a passenger vehicle owned or operated by a handicapped person, such vehicle is equipped with special attachments and devices that the Director of the Division of Motor Vehicles deems necessary to provide for the safe operation thereof by such person and such person is the holder of a current New Jersey driver's license. Vehicles not equipped with special attachments and devices may be parked in spaces designated "handicapped parking only," provided that the owner or operator has exhibited on the vehicle a decal issued by the Borough Police Department permitting such parking. Decals may be issued for those vehicles owned by persons suffering from physical disabilities making it difficult to enter or leave the vehicle or to walk any substantial distance.
- C. Allocation of spaces in all lots shall be set annually by resolution of the Borough Council upon recommendation of the Chief of Police.

#### **§ 134-4. Entrances to and exits from certain lots.**

Every operator of a vehicle may enter or leave within the areas designated in § 134-2, Identification of lots and parking areas, by designated entranceways and exits.

#### **§ 134-5. Obedience to directions of police officers.**

Every operator of a vehicle shall, when entering or leaving any parking area subject to this chapter, or any parking space therein, or while operating, standing or parking such vehicle within any such parking area, at all times obey any direction or signal given by a police officer of the Borough.

#### **§ 134-6. Use regulations for individual lots.**

A. Kings Road Lot. Parking hours and areas designated as follows:

- (1) Monday through Friday, commuter resident vehicles may be parked from 4:30



a.m. to 2:00 a.m. provided that said vehicles must display a parking permit by hanging it on the vehicle's rear view mirror. The parking permit shall be obtained pursuant to § 134-9.

- (2) Public parking. Parking is limited to two hours in all spaces, except that no public parking is permitted between the hours of 2:00 a.m. and 6:00 a.m. on Monday through Saturday. **[Amended 3-28-2022 by Ord. No. 11-2022]**
- (3) Paid daily parking spaces. Monday through Friday, any vehicle may be parked in a space designated as paid daily parking space. The owner of the vehicle must remit the required fee, for each twelve-hour period, as specified by Borough Council resolution and posted at the payment kiosk and/or on the mobile application.
- (4) Residential tenant vehicles. Vehicles must be owned by a resident of a dwelling place as defined in § 134-1A. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9. Residential tenant parking is available Monday through Saturday, between 9:00 p.m. and 8:00 a.m. and all day Sunday.
- (5) Monday through Friday after 4:00 p.m. and all day Saturday and Sunday the lot may be used by the general public.

B. Prospect Street Lot. Parking hours and limitations designated as follows:

- (1) Monday through Friday, commuter resident vehicles, as defined below, from 4:30 a.m. to 2:00 a.m. on those days.
- (2) Commuter resident vehicles. Vehicles are those owned by a resident of the Borough but not an owner or employee of a commercial establishment in the Borough. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The parking permit shall be obtained pursuant to § 134-9.
- (3) Merchant/employee permit vehicles. All other spaces shall be allocated for merchant/employee parking, Monday through Sunday, between 9:30 a.m. and 2:00 a.m. for vehicles owned by persons who own or are employed by a commercial establishment in the Borough of Madison. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9.
- (4) Residential tenant vehicles. Vehicles must be owned by a resident of a dwelling place as defined in § 134-1A. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9. Residential tenant parking is available Monday through Saturday, between 9:00 p.m. and 8:00 a.m. and all day Sunday.
- (5) Monday through Friday after 4:00 p.m. and all day Saturday and Sunday the lot may be used by the general public.

C. Maple Avenue Lot. Parking hours and limitations designated as follows:

- (1) Parking is reserved for parking of vehicles owned by the Borough of Madison

or owned by an officer, employee or person in the service of the Borough. Appropriate Borough identification shall be displayed by hanging it on the vehicle's rear view mirror.

- (2) Twenty marked spaces designated for merchant/employee parking, Monday through Saturday, between 7:00 a.m. and 2:00 a.m.; these spaces are reserved for vehicles owned by persons who own or are employed by a merchant/employee establishment in the Borough of Madison. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9. [Amended 3-28-2022 by Ord. No. 11-2022]
- (3) Residential tenant vehicles. Vehicles must be owned by a resident of a dwelling place as defined in § 134-1A. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9. Residential tenant parking is available Monday through Saturday, between 6:00 p.m. and 8:00 a.m. and all day Sunday.
- (4) Monday through Friday after 4:00 p.m. and all day Saturday and Sunday the lot may be used by the general public.

D. Train Station Lot. Parking hours and limitations designated as follows:

- (1) Train Station Lot: all spaces are available for paid daily parking Monday through Saturday. The owner of the vehicle must remit the required fee for each twelve-hour period, as specified by Borough Council resolution and posted at the payment kiosk and/or on the mobile application. Overnight parking is not permitted.
- (2) On Sunday, the lot may be used by the general public.

E. Green Avenue Lot. Parking hours and limitations designated as follows:

- (1) Residential tenant vehicles. Vehicles must be owned by a resident of a dwelling place as defined in § 134-1A. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9. Residential tenant parking is available Monday through Saturday, between 6:00 p.m. and 8:00 a.m. and all day Sunday.
- (2) Merchant/employee permit vehicles. All spaces shall be allocated for merchant/employee parking, Monday through Saturday, between 7:00 a.m. and 2:00 a.m.; the lot is reserved for vehicles owned by persons who own or are employed by a merchant/employee establishment in the Borough of Madison. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9.

F. Waverly Green Lot. Parking hours and limitations designated as follows:

- (1) Public parking. Parking is limited to two hours in spaces not specifically designated for Borough vehicles only, except that no public parking is permitted between the hours of 2:00 a.m. and 6:00 a.m. on Monday through Saturday.

G. Cook Avenue Lot. Parking hours and limitations designated as follows:

- (1) Two-hour spaces. Parking is limited to two hours in all spaces not otherwise designated for merchant/employee permit parking.
- (2) Merchant/employee permit vehicles. All spaces shall be allocated for merchant/employee parking, Monday through Saturday, between 7:00 a.m. and 2:00 a.m.; the lot is reserved for vehicles owned by persons who own or are employed by a merchant/employee establishment in the Borough of Madison. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9.
- (3) Residential tenant vehicles. Vehicles must be owned by a resident of a dwelling place as defined in § 134-1A. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9. Residential tenant parking is available Monday through Saturday, between 9:00 p.m. and 8:00 a.m. and all day Sunday.

H. Elmer Street Lot. Parking hours and limitations designated as follows:

- (1) Two-hour spaces. Parking is limited to two hours in all spaces not otherwise designated for merchant/employee permit parking.
- (2) Merchant/employee permit vehicles. All spaces shall be allocated for merchant/employee parking, Monday through Saturday, between 7:00 a.m. and 2:00 a.m.; the lot is reserved for vehicles owned by persons who own or are employed by a merchant/employee establishment in the Borough of Madison. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9.
- (3) Residential tenant vehicles. Vehicles must be owned by a resident of a dwelling place as defined in § 134-1A. The vehicle must display a parking permit by hanging it on the vehicle's rear view mirror. The permit shall be obtained pursuant to § 134-9. Residential tenant parking is available Monday through Saturday, between 9:00 p.m. and 8:00 a.m. and all day Sunday.

I. Civic Center Lot. Parking hours and limitations designated as follows:

- (1) Parking is reserved for parking of vehicles owned by the Borough of Madison or owned by an officer, employee or person in the service of the Borough and all visitors to any Borough department or commercial tenant housed in the Madison Civic Center. Appropriate Borough identification shall be displayed by hanging it on the vehicle's rear view mirror.
- (2) Monday through Friday after 4:00 p.m. and all day Saturday and Sunday the lot may be used by the general public, except that no public parking is permitted between the hours of 2:00 a.m. and 6:00 a.m. on Monday through Saturday.

J. Madison Public Library Lot. Parking hours and limitations designated as follows:

- (1) Parking for patrons is allowed at any time, except between the hours of 3:00 a.m. and 7:00 a.m.