

TRAFFIC STATEMENT
for
BUKU CULTURE, LLC

Proposed Marijuana Dispensary

Block 4601, Lot 42

390 Tonnele Avenue (US Route 1 & 9 NB, MP 55.0)

City of Jersey City

Hudson County, New Jersey



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Atlantic Traffic & Design Engineering, LLC (ATDE) has prepared this Traffic Statement to examine the traffic generation associated with a proposed marijuana dispensary. The subject property (Block 4601, Lot 42) is a roughly 1-acre, midblock lot located along northbound Tonnele Avenue (US Route 1 & 9) in the City of Jersey City, Hudson County, New Jersey. The Site Location Map (**Figure 1**) is provided in the **Appendix**.

Lot 42 is currently occupied by 2 buildings totaling approximately 4,335 square feet. Access to the subject property is provided via 2 wide curb cuts along northbound Tonnele Avenue (US Route 1 & 9) with the pavement and curbing in poor condition.

Existing Condition

Under proposed conditions, the site will be redeveloped with a 3,193 square foot marijuana dispensary on Lot 42. Note that the proposed development includes the removal of roughly half the existing former MBR truck repair facility located at the northwest corner of the property (625 square feet to remain for housing utilities).

Proposed Condition

The maintenance of a roughly 3,193 square foot facility located at the east end of the property will be licensed to accommodate a 2,500 square foot marijuana dispensary. Access to the proposed site will be provided via an upgraded right-in/right-out access along northbound Tonnele Avenue (US Route 1 & 9).

The study was performed to evaluate the proposed marijuana dispensary from a traffic engineering perspective. Accordingly, this Traffic Statement includes the following:

- A review of existing roadway conditions in the vicinity of the site including roadway geometrics;
- Projection of the volume of traffic expected to be generated by the proposed marijuana dispensary; and

- An evaluation of the site access design, on-site circulation and parking supply.

EXISTING CONDITIONS

EXISTING SUBJECT PROPERTY

The subject property is a roughly 1-acre, midblock lot located along northbound Tonnele Avenue (US Route 1 & 9) in the City of Jersey City, Hudson County, New Jersey. The following characteristics describe the subject property and surrounding area:

- › The site has operated as a storage lot for RV-type vehicles that service the film industry.
- › Located in the Highway Commercial (HC) District.
- › Designated as Lot 42 in Block 4601.
- › Land uses in the site vicinity are a mix of industrial and commercial along the Tonnele Avenue (US Route 1 & 9) corridor.

EXISTING ROADWAY NETWORK

The subject property has frontage along northbound Tonnele Avenue (US Route 1 & 9). The following is a description of the adjacent roadway network:

Tonnele Avenue (US Route 1 & 9)

- › Classified as an Urban Principal Arterial under New Jersey Department of Transportation (NJDOT) jurisdiction.
- › Designated as a north/south roadway.
- › Provides 2 lanes of travel in each direction with a roughly 1-foot shoulder within the vicinity of the site.
- › Some sidewalks are provided along the roadway corridor but not along the subject property frontage.
- › Has a posted speed limit of 40 miles per hour within the vicinity of the site.
- › Provides an Average Annual Daily Traffic (AADT) of approximately 70,000 vehicles based on 2019 NJDOT data.

PROPOSED DEVELOPMENT TRAFFIC CHARACTERISTICS

TRIP GENERATION

The next step is to project the future traffic volumes generated as a result of the proposed marijuana dispensary. Complete project approval, construction, and occupancy of the proposed development is assumed to occur within 2 years.

Traffic projections for the proposed development were prepared using rates published by the Institute of Transportation Engineers (ITE) in the 11th Edition of the *Trip Generation Manual*. No trip generation credit for the existing use was applied.

Table 1 provides the trip generation associated with the proposed development utilizing ITE Land Use Code 882: “*Marijuana Dispensary*” based on the 3,193 square foot building area. (No trip generation is assumed for the 625 square foot portion of the building to remain at the front of the site where utilities enter the subject property.) The ITE trip generation summary printouts are contained in the **Appendix**.

Table 1
ITE Trip Generation
Proposed 3,193 SF Marijuana Dispensary

AM Peak Hour			PM Peak Hour			SAT Peak Hour		
Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
17	17	34	30	30	60	46	46	92

Based on the ITE trip generation projections, the proposed marijuana dispensary would result in limited traffic increases and would not create a significant increase in traffic along the adjacent roadway network during any of the critical peak hours. Note, the ITE and NJDOT define a significant increase in traffic as 100 or more peak hour vehicular trips.

SITE ACCESS AND CIRCULATION

An evaluation has been made of the Site & Utility Plan for the proposed marijuana dispensary prepared by E&LP, dated February 3, 2023. In particular, an evaluation was made focusing on site access, on-site circulation, and parking supply. The following items summarize our review:

Access

- › Access to the site is currently provided via 2 wide curb cuts along northbound Tonnele Avenue (US Route 1 & 9) with the pavement and curbing in poor condition.
- › Under the redevelopment, the site access would be reconstructed to include curbing and signage to clearly define the separate ingress and egress driveways. New sidewalk is proposed along the State highway site frontage. A Major Access Permit Application is currently under review by NJDOT for the upgraded Tonnele Avenue (US Route 1 & 9) site access.

Parking

- › The City requires 1 parking stall per 500 square feet of gross floor area (GFA) or 8 parking stalls for the proposed development.
- › A total supply of 43 parking stalls are proposed on site (including 2 ADA parking stalls) which exceeds the City requirement.
- › The site will provide 8.5 feet wide by 18 feet deep parking stalls. One-way circulation is proposed in a counter clockwise direction around the site.

CONCLUSIONS

In summary, it has been determined from a review of future site-generated traffic volumes that the proposed marijuana dispensary is not expected to significantly impact traffic conditions in the site vicinity. The proposed development is projected to generate a maximum of 92 vehicle trips during any peak hour (without credit for the existing use), which falls below the NJDOT/ITE threshold for a significant increase in traffic.

The site access design is proposed to be improved as a clearly defined right-in/right-out driveway along northbound Tonnele Avenue (US Route 1 & 9). A one-way site circulation is proposed to minimize vehicle conflicts and the proposed parking supply will exceed City requirements.

Technical Appendix

A | Site Location Map

Proposed Marijuana Dispensary
City of Jersey City
Hudson County, New Jersey

Site Location Map



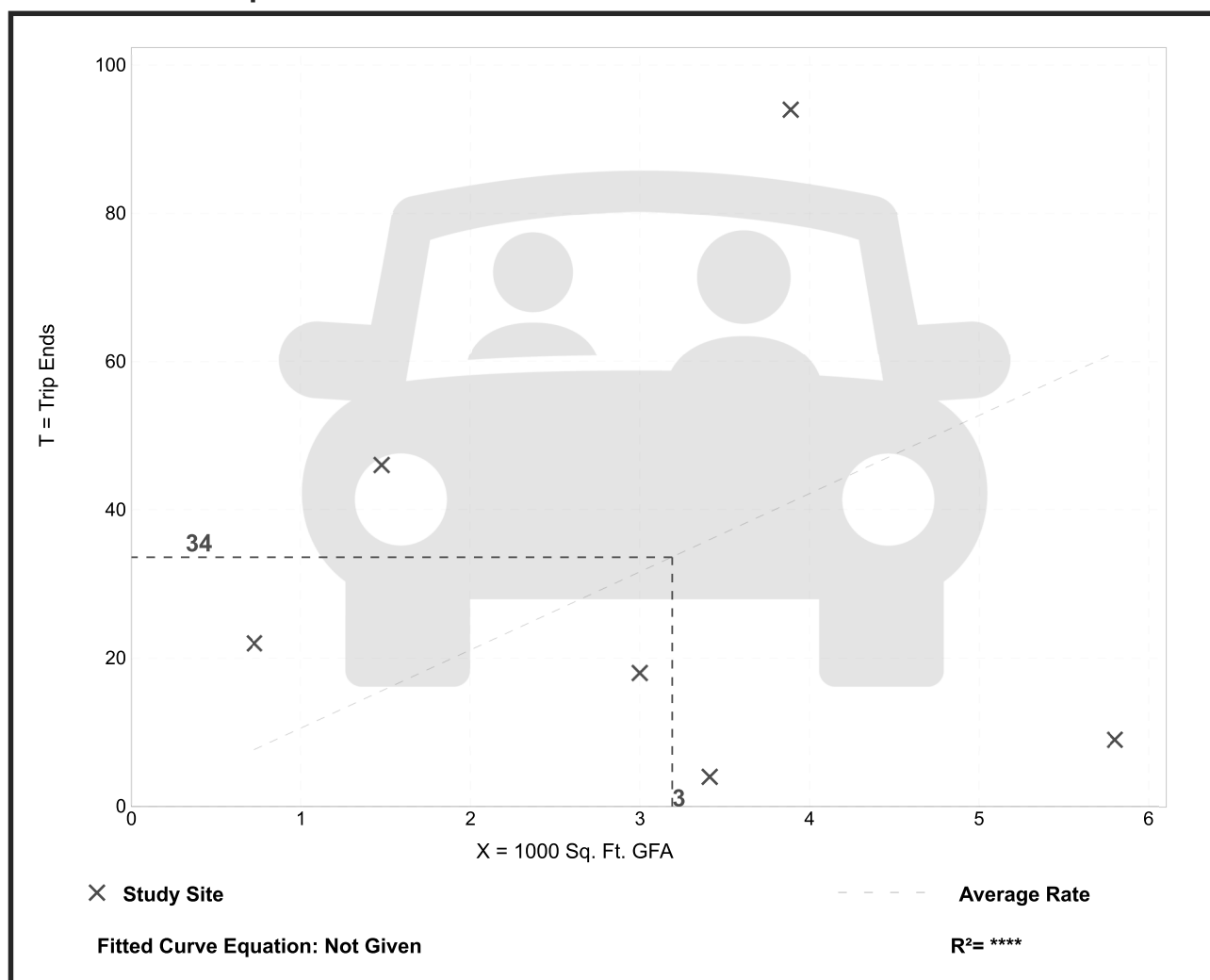
Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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: 6
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.54	1.17 - 31.08	12.69

Data Plot and Equation



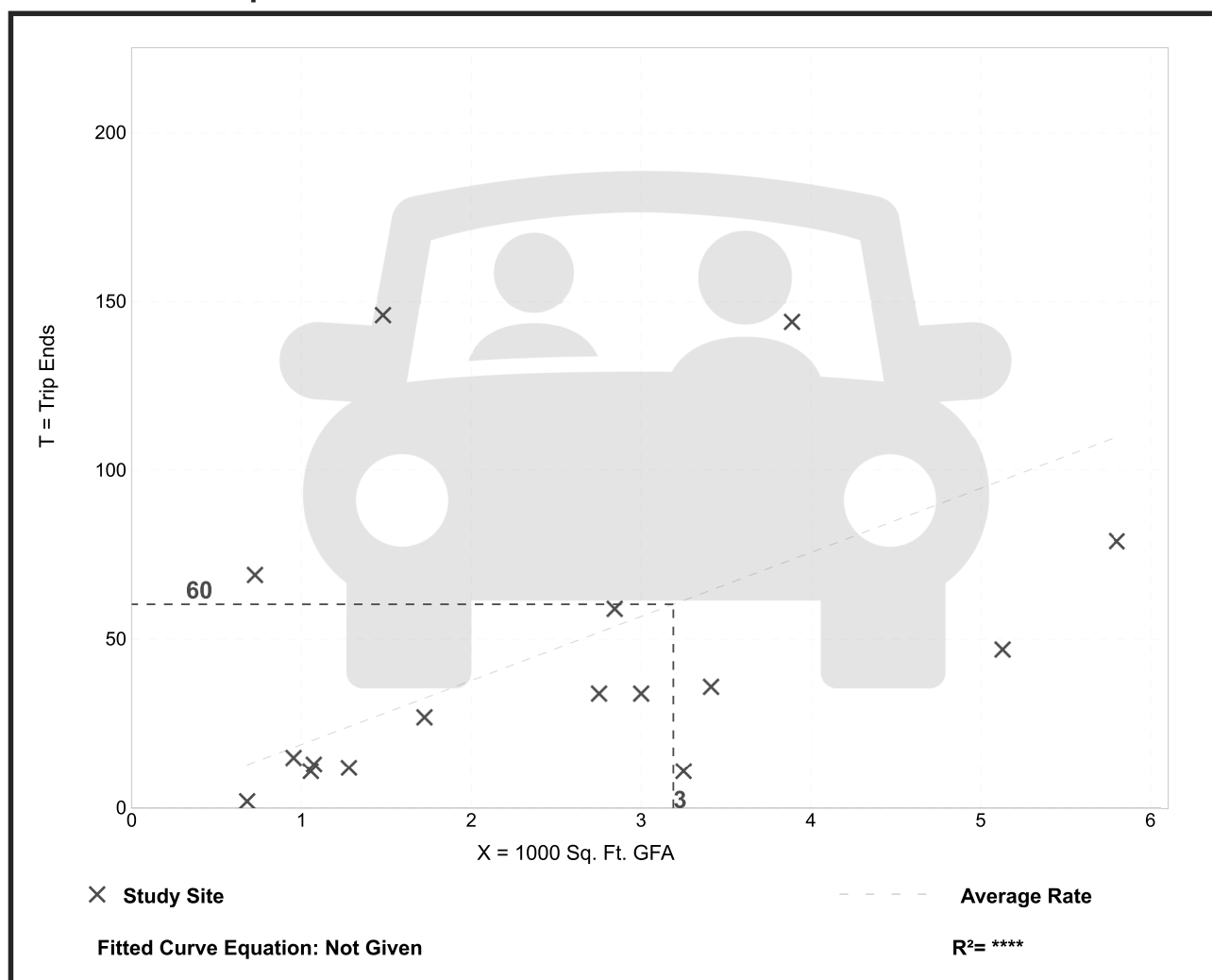
Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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: 16
 Avg. 1000 Sq. Ft. GFA: 2
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
18.92	2.94 - 98.65	21.73

Data Plot and Equation



Marijuana Dispensary

(882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.85	10.85 - 118.92	39.14

Data Plot and Equation

Caution – Small Sample Size

