

July 15, 2020

2 Hoboken Avenue, LLC
50 Harrison Street, Suite 101
Hoboken, NJ 07030

Attn: Gregory Dell'Aquila

**Re: Traffic Impact Statement
2 Hoboken Avenue
Block 6001 – Lot 46
City of Jersey City, Hudson County, NJ
DT # 1620-15-001TE**

Dear Mr. Dell'Aquila:

Dynamic Traffic has prepared the following assessment for the above referenced location in connection with an amendment to a previously approved Site Plan. Specifically, Site Plan Approval was granted for a 161-Unit multi-family residential building on the subject property. The current proposal includes an increase of 31 units to a total of 192 multi-family residential units.

Reference is made to a September 26, 2018 Traffic Statement prepared by Langan Engineering & Environmental Services (Langan Report). Trip generation projections for the proposed development were made utilizing trip generation research data as published under Land Use Code (LUC) 222 – Multi-Family Housing (High Rise) in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation, Tenth Edition* based on the number of occupied dwelling units, consistent with the Langan Report. The following table compares the trip generation of the prior approval versus the currently proposed development:

**Table I
Trip Generation Comparison**

Use	AM PSH			PM PSH		
	In	Out	Total	In	Out	Total
161 Units (Prev. Approved)	8	49	57	41	24	65
192 Units (Proposed)	9	58	67	49	28	77
Difference	+1	+9	+10	+8	+4	+12

As shown, the proposed development will generate a maximum of 12 additional peak hour trips as compared to the original approval. It should be noted that, even without consideration of the prior approval, the number of new 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 change in unit count will have any perceptible impact on the traffic operation of the adjacent roadway network.

Based upon our Traffic Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system will not experience any significant degradation in operating conditions with the redevelopment of the site. The conclusions reached in the Langan Report that "the proposed redevelopment will not create any significant traffic impacts" remain valid.

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

Sincerely,

Dynamic Traffic, LLC

A handwritten signature in black ink, appearing to read 'CWP', with a long horizontal stroke extending to the right.

Craig W. Peregoy, PE
Principal
NJ PE License 45880