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REVISED: August 3, 2026

Jessica Liebold
Code Enforcement Department
Township of Nutley
1 Kennedy Drive
Nutley, NJ 07110

VIA EMAIL: jlleibold@nutleynj.org

**Re: Second Traffic Engineering Review
Proposed Warehouse Development
536-544 Washington Avenue, Block 1502, Lot 12 Nutley, Essex County, NJ
PB-26-00002**

Dear Ms. Liebold:

I reviewed the Preliminary and Final Major Site Plan for 536-544 Washington Avenue, dated 3/18/2026, consisting of 10 sheets, Alternate Site Plan, dated 07/19/2026, prepared by MCB Engineering Associates, LLC. I also reviewed the Circulation drawings, consisting of 15 sheets, revision 01 dated 06/25/26, date prepared 07/21/2026, prepared by Stonefield. I reviewed the architectural plans dated 03/18/26, by Sanbar Design. I offer the following comments:

1. The Applicant did not provide a traffic analysis or a trip generation calculation for the proposed 24,740 square foot warehouse. According to the Trip Generation, 12th Edition, published by the Institute of Transportation Engineers (ITE), a 30,094 square foot warehouse would generate approximately 17 vehicle trips during the weekday AM peak hour and 23 vehicle trips during the weekday PM peak hour. However, the size of this proposed warehouse at 30,094 square feet is well below the average size of the sample size of 554,000 square feet. Table 1 – Trip Generation Calculations shows the various trip generation results. According to Transportation Impact Analysis for Site Development, published by the Institute of Transportation Engineers (ITE), an increase of less than 100 vehicle trips would not change the level of service of the local street network nor appreciably increase the volume-to-capacity ratio of an intersection

approach. Also, NJDOT Access Management Code considers a significant increase in trips greater than 100 peak hour trips AND greater than a 10 percent increase in previously anticipated daily trips. Therefore, the proposed development does not require a Traffic Impact Study to assess the operations of the driveway or local streets. However, when large tractor trailers circulate in and out of the site, traffic will slow along Washington Avenue. The Applicant shall opine as to the number of trucks per hour and the number of trucks per day that will access the subject property. The change from a 30,094 square foot warehouse, including 5,354 square feet of office space, to a 26,833 square foot warehouse with zero office space results in a reduction of less than 1 trip for each of the peak hours. The Applicant shall provide revised architectural floor plans.

2. The Applicant shall opine as to the separation of 83 feet between the exit driveway and Wilmington Drive and how site-generate traffic and Wilmington Drive traffic will interact.
3. The Applicant shall opine as to the route of travel that any truck traffic arriving to and departing from the subject property would take. If all traffic is expected to be oriented to and from Kingsland Rod, then the entrance driveway should be redesigned to orient traffic entering from the north, like the orientation of the exit driveway oriented toward the north.
4. The Site Plan, sheet 2 of 10 of the site plan set shows the off-street parking computations based on 5,354 square feet of office space at 1 parking space per 300 square feet or 18 parking spaces, and 1 parking space per 3,000 square feet for the 24,740 square feet of warehouse space or 9 parking spaces for a total of 27 parking spaces required. However, the computations show a total of 10 employees or 3 parking spaces required. The Applicant shall provide testimony regarding the actual occupancy of the proposed office and warehouse, including any expectations for visitors. If not all the 26 parking spaces along the rear property line are not required by the end user, then some of those parking spaces should be “banked” and replaced with pervious surface. The Alternate Site Plan shows the “Off-street Parking Computations” as requiring 9 parking spaces. The “Off street Parking Computations” have removed the “Office” component of the warehouse. The Applicant shall provide testimony regarding where and how the warehouse administrative staff will be accommodated.
5. The Applicant shall describe the walking path between the rear parking spaces and the entrance in the Lobby. There is a 4-foot wide sidewalk along the south side of the building. However, pedestrians will be required to cross in front of the loading dock area. The Applicant shall opine as to what safety measures would be required to create a safe path between the 26 parking spaces in the rear and the Lobby entrance. The Applicant shall provide testimony regarding the walking path for parking spaces 1 through 12. There is no sidewalk on the north side of the building. The Applicant shall provide testimony regarding the hours of operation of the ~~office~~ warehouse and hours of operation of the loading docks.

6. The site plan is proposed with ~~2~~ 1 ADA parking spaces, which is adequate for ~~28~~ 19 parking spaces. The site plan shall show the location of a crosswalk from the ADA parking spaces to the accessible office entrance. The Applicant shall provide testimony regarding the adequacy of the ADA accessible path(s) based on slope.
- ~~7. The Applicant shall provide signage to direct motorists to the ADA parking spaces.~~
8. The Applicant proposes ~~2~~ 1 Electric Vehicle Charging Station (EVCS)/make-ready parking spaces on the site plan and takes a credit of 1 additional parking spaces for a total of ~~29~~ 20 equivalent parking spaces. The Applicant has not accounted for the EVCS Credit. The Applicant shall provide testimony regarding the change in the parking requirement from 27 to 9 parking spaces and the parking supply change from 29 to 19 parking spaces.
9. The Applicant proposes 4 loading stalls to meet their off-street loading computations.
10. The Applicant shall provide a vehicle turning template for the largest tractor trailer that will access the subject property. The path shall be entering the site, circulating to and maneuvering into the western-most dock, then exiting the dock, and exiting the site. The Applicant shall show tractor trailers in the other 3 loading docks when preparing the turning templates. The Applicant shall provide testimony that the tractor trailer in the turning templates will be the largest anticipated vehicle that will access the subject property. The Applicant shall present the 15 vehicle turning template exhibits. The Applicant shall provide testimony regarding the potential to maintain the landscaped buffer on the right rear corner of the property. The Applicant shall provide an Alternate Site Plan where the landscape buffer in the right rear corner of the property can be maintained.
11. The fire official should provide comments on emergency vehicle access and circulation.
12. The Applicant shall provide testimony regarding the hours and days of operation of the proposed facility, staffing levels, shifts, etc.
13. The Applicant shall testify if customers are expected to visit the warehouse. If so, the Applicant shall provide adequate signage to direct customers to the appropriate parking spaces.
14. The Alternate Site Plan removed 3 angled parking spaces in the front yard, which accommodated the ADA parking requirement. The Applicant shall provide testimony regarding ADA parking accommodations and the ADA accessible path between the ADA accessible entrance to the building and the ADA parking space.
15. The Applicant shall provide revised architectural floor plans.
16. The Alternative Site Plan located the trash enclosure in the right rear corner of the property. Sheets 2 and 3 of 15 show the path of the reloading trash collection vehicle.
17. The Alternative Site Plan removed 4 or 5 parking spaces in the right rear portion of the lot to better accommodate the large vehicle circulation. The Applicant shall provide an Alternate Site Plan where the landscape buffer in the right rear corner of the property can be maintained.



I reserve the right to make additional comments and ask additional questions at the public hearing. If you have any questions, please contact me at 973-985-3464.

Very truly yours,

A handwritten signature in dark ink that reads "Lee D. Klein". The signature is written in a cursive style.

Lee D. Klein, P.E., PTOE
NJPE 24GE03710400
PTOE Certification 1627

https://d.docs.live.net/aea953f91575cccf/Documents/WORK/Nutley-536-544Washington/Klein-2ndTrafficReview_PB-26-00002_Nutley_Rev080326.docx