

April 2, 2020

**Via E-Mail**

Planning Board  
Borough of Woodcliff Lake  
188 Pascack Road  
Woodcliff Lake, New Jersey 07677

Attn.: Mr. Rob Friedberg – Chairman

Re: **Traffic Engineering Review**  
Applicant: Brighton Norse Reality  
500 Chestnut Ridge Road (Block 202, Lot 4)  
Borough of Woodcliff Lake, Bergen County, New Jersey  
NEA File No.: WDLASPL20.017

Dear Chairman Friedberg and Board Members:

Neglia Engineering Associates (“NEA”) has reviewed the submitted materials in support of the Whole Foods Supermarket and retail development for the Borough of Woodcliff Lake. Specifically, NEA has reviewed the following documents:

- Traffic Impact Analysis, signed by John R. Harter, P.E., and David Fahim P.E. of Atlantic Traffic & Design Engineering, LLC, dated Tuesday, March 17, 2020, and
- Preliminary & Final Site Plan, signed by R.L. Streker, P.E. of Bohler Engineering dated January 29, 2020.

The subject property is currently occupied by 70,110 square foot shopping center consisting of a former ACME inclusive of five (5) retail shops. The site is located at the northeast corner of Chestnut Ridge Road (CR73) and Tice Boulevard intersection in Borough of Woodcliff Lake. The proposed development includes:

- 45,000 square foot Wholefoods Supermarket;
- 15,035 square foot retail space;
- Remainder of the 10,075 square foot will be maintained (includes the existing Nail Salon, Liquor Store, Laundromat, Clothing Store, and a Chinese Restaurant)

The manual turning movement counts were conducted at the intersection of Chestnut Ridge Road (CR 73) & Tice Boulevard and Chestnut Ridge Road (CR 73) & right-in/ right-out site driveway at the appropriate peak periods for the proposed use.

The Applicant compares the rates by the Institute of Transportation Engineers (ITE) in the 10<sup>th</sup> Edition of the Trip Generation and the rates per the research data collected by Atlantic Traffic & Design Engineering (ATDE) for 25,200 square foot Whole Foods Supermarket located at the Village of Ridgewood to conduct traffic projections for the proposed 45,000 square foot Whole Foods Supermarket. As a conservative approach, the Applicant utilizes the ATDE Whole Foods Research Rate, as the trip generation rate is higher than the rate of ITE.

The vehicle trip generation for the proposed 45,000 square foot Whole Foods Supermarket and 15,035 square foot retail space was conducted utilizing:

- Observed Whole Foods Research Rate per ATDE for the proposed Whole Foods Supermarket;
- ITE Land Use Code 820 “Shopping Center” for the proposed 15,035 square feet of retail space;



- 34% of pass-by trips during weekday peak hours;
- 26% of pass-by trips during weekend peak hours;
- Removal of Internal capture trips

The Applicant indicates that the proposed development will generate 696 total trips during weekday midday peak hour, 610 total trips during weekday evening peak hour, and 590 total trips during Saturday midday peak hour. We concur with the Applicant's methodology and the Applicant shall address the potential traffic impacts for the adjacent roadway network.

Access to the proposed Whole Foods Supermarket development will be accessed via the existing signalized full-movement driveway along Chestnut Ridge Road (CR 73) at its intersection with Tice Boulevard and the existing right-in/right-out driveway along Chestnut Ridge Road (CR 73), north of the intersection of Chestnut Ridge Road (CR 73) and Tice Boulevard.

The Level of Service Assessment was conducted for the future conditions at the studied intersections. The proposed Level of Service (LOS) at Chestnut Ridge Road (CR 73) and Right-In/Right-out driveway operate at an overall LOS A under no-build conditions and LOS B under future build conditions. The proposed Level of Service (LOS) at Chestnut Ridge Road (CR 73) and Tice Boulevard operate at an overall LOS C under no-build conditions and LOS D under future build conditions. Additionally individual movements at Tice Boulevard operate at LOS E during each studied peak hours. We believe the Applicant should review with Bergen County any strategies to mitigate the negative LOS at the signalized intersection. We would suggest the negative LOS at the signalized intersection be addressed by a change of the traffic signal timing.

Per the Borough of Woodcliff Lake Zoning Ordinance parking requirement, the proposed Whole Foods Supermarket and retail development requires one (1) parking stall per 175 square foot of shopping center and equates to 401 parking spaces. The Applicant provides 407 parking spaces, inclusive with eight (8) ADA stalls. The parking supply meets the Ordinance requirements.

Thank you for affording us the opportunity to be of service. Please call if there are any questions, or if we can be of further assistance.

Very truly yours,  
Neglia Engineering Associates

A handwritten signature in blue ink, appearing to read 'Brian', is written over the typed name.

Brian A. Intindola, P.E., C.M.E.  
Principal Traffic Engineer

Cc: Meg Smith – Board Secretary (via e-mail)  
Brian E. Eyerman, Esq., LL.M. – Board Attorney (via e-mail)  
Richard Preiss, P.P. – Board Planner (via e-mail)  
Brighton Norse Realty – Owner/Applicant (via USPS, c/o Jennifer M. Knarich, Esq., Price, Meese, Shulman, & D'Arminio, P.C., 50 Tice Boulevard, Woodcliff Lake, N.J. 07677)  
R. L. Streker, P.E. – Applicant's Engineer (via USPS, Bohler Engineering, 35 Technology Drive, Warren, N.J. 07059)  
John R. Harter, PE – Applicant's Traffic Engineer (via:e- mail)  
David Fahim, PE – Applicant's Traffic Engineer (via:e- mail)