

Memorandum

To: Ojetti Davis, Planning Board Secretary

CC: William Sullivan, Esq., Board Attorney
Greer Patras, PP, AICP, MCRP, Board Planner

From: Eric L. Keller, P.E., P.P., LEED AP
Planning Board Consulting Engineer

Date: September 29, 2021

RE: 270 Irvington Avenue Redevelopment Project
PB Application No. 283
Block 2102 Lots 14-20, Block 2107 Lot 1
Preliminary and Final Site Plan
Traffic Review #1
BCG Project # 080373-SO-035

We have received the following documents for the purposes of conducting technical review for the above referenced project:

1. Plan set entitled "Preliminary and Final Site Plan, The Peaks at South Orange Village, 270 & 299 Irvington Avenue, Tax Lots 14, 15, 16, 17, 18, 19 & 20, Block 2102, Tax Lot 1, Block 2107, Township of South Orange Village, Essex County, NJ" prepared by Michael Lanzafama, P.E. of Casey & Keller Inc., containing sixteen (16) sheets, dated July 20, 2021;
2. Plan set entitled "Architectural Plans for Preliminary and Final Site Plan Approval, The Peaks at South Orange Village, 270 & 299 Irvington Avenue, Tax Lots 14, 15, 16, 17, 18, 19 & 20, Block 2102, Tax Lot 1, Block 2107, Township of South Orange Village, Essex County, NJ" prepared by Earl Jackson of Workshop Architecture & Urban Design, containing sixteen (16) sheets, dated May 10, 2021 and revised through July 20;
3. Report entitled "Traffic Impact Study for Proposed Mixed-Use Development, Property Located at: 270 & 299 Irvington Avenue (CR655), Block 2102 - Lots 14-20 & Block 2107 – Lot 1, Village of South Orange, Essex County, NJ" prepared by Joseph J. Staigar, P.E., and Craig W. Peregoy, P.E. of Dynamic Traffic dated April 15, 2021.

The project is subject to a redevelopment ordinance previously adopted by the governing body. The project area currently contains six (6) single family homes which will be demolished for the construction of 61 residential units and 16,650 sf of retail/commercial space.

This review memorandum is focused on the traffic, parking and pedestrian circulation aspects of the project. Our technical review comments on these topics are as follows:

1. The applicant's professionals should discuss the changes to the on-street parking associated with this redevelopment. There will be a number of existing driveway cuts to be removed which may permit additional on-street parking spaces.

2. Consideration should be given to providing a crosswalk on the south side of Fairview Avenue so that future residents of 299 Irvington can cross the street to access the proposed parking structure. We request that the applicant coordinate with the Village and County to incorporate this into the Irvington Avenue improvement project as the improvement plans do not incorporate the proposed site driveway to 270 Irvington Avenue.
3. We find the methodology for adjusting the observed traffic counts to achieve a more representative (non-pandemic) level of traffic flow to be reasonable and appropriate.
4. We find the application of a background growth rate for a two year period to be appropriate and consistent with typical study methodologies.
5. We believe the trip generation calculations for the retail use are understated, particularly if there are restaurants, coffee/breakfast shops or other food uses. The calculations were based upon the average rate and not the equation which would yield higher trip generation. We do note that no trip generation credit was taken for the existing commercial uses within the project site. Testimony should be provided as to the impacts of this additional traffic and any impacts to the levels of service at the studied intersections.
6. There is no discussion of pedestrian circulation both within the site and along the existing public streets, including any resident traffic from 299 Irvington to 270 Irvington. The need for pedestrian warning signs or other features as it is likely there will be an increase in pedestrian activity not only between the 270 and 299 parcels, but also within the neighborhood given the increase in retail space.

Any revised plans and other documents should be accompanied by a cover letter responding individually to each of the comments presented in this review letter. The cover letter should also outline those changes to the plans that were required, as well as those not readily apparent.