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July 25, 2023

Borough of Leonia Planning Board  
312 Broad Avenue  
Leonias, NJ 07605

**Re: Traffic Information  
Proposed Adult Day Care  
Block 503, Lot 2  
2 Christie Heights Street  
Leonias, Bergen County, NJ  
DT # (4671) 23-00342**

Dear Board Members:

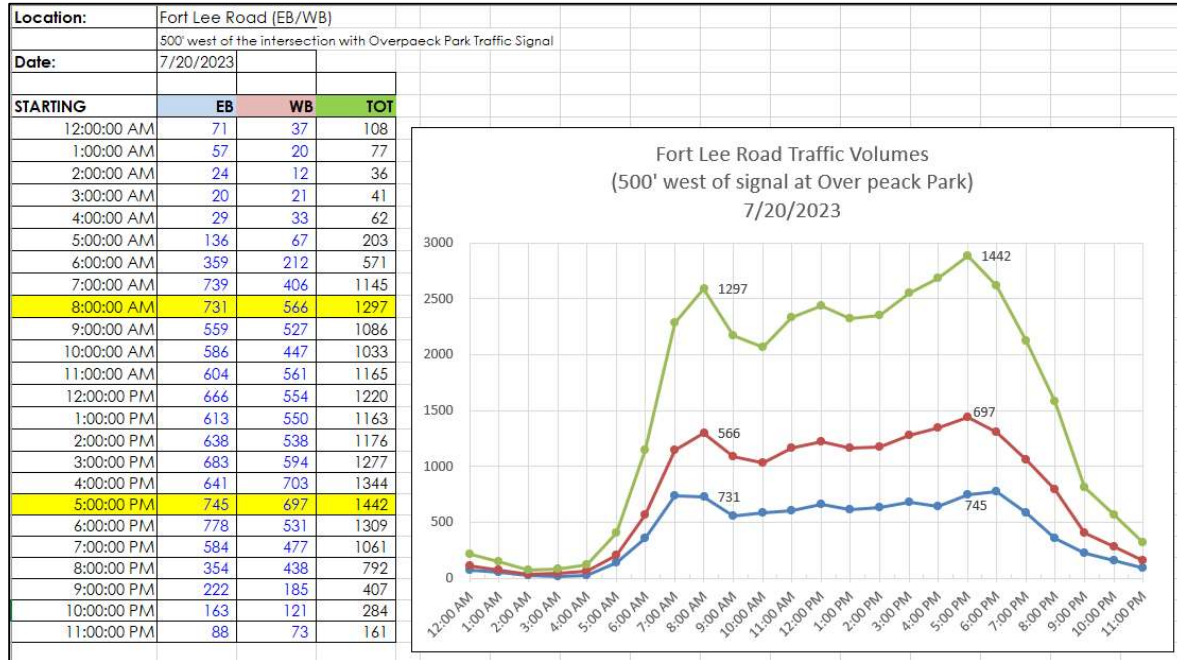
Dynamic Traffic has gathered the following information requested by the Board.

- Employee shift times at multiple **Kulite** buildings along Willow Tree Drive.
- Traffic volumes along Fort Lee Road to identify AM and PM peak hours.
- Traffic volumes at the intersection of Fort Lee Road and Willow Tree Drive / Station Parkway.
- Possible ADA spaces to be added to the site parking supply.

In a discussion with **Bob Savage (Human Resources at Kulite)**, he explained that the hours are from 8am to 5pm Monday through Friday, closed Saturday and Sunday. Most employees arrive at 7am and leave at 3:30pm, however, there are some employees that arrive at 8am and 8:30am. Most employees depart at 3:30pm, but there are some that leave at 5pm and very few at 6pm. There are approximately 750 employees at Kulite.

Traffic counts were conducted the week of July 17, 2023. An Automatic Traffic Recorder (ATR) was placed approximately 500' west of the signalized intersection of Fort Lee Road and the Overpack County Park. This ATR captured eastbound and westbound traffic volumes across Fort Lee Road on an hourly basis to identify the peak hours in the AM and PM peak hours. As depicted on the graph below, the AM and PM peak hours occur between 7:45am – 8:45 am, and 4:45pm – 5:45pm, respectively, on Thursday, July 20, 2023.

**ATR Traffic Volumes – Fort Lee Road**



Manual intersection turning movement counts were conducted on July 20, 2023 during the 7:30am – 9:30am, and 4:30pm-6:30pm at the intersection of Fort Lee Road and Willow Tree Road / Station Parkway. The AM and PM peak hours were found to be 7:45am – 8:45 am, and 4:45pm – 5:45pm. They peak hour traffic volumes are shown below.

**AM PEAK HOUR Traffic Volumes (7:45am-8:45am)**

			<b>Willow Tree Rd</b>					North - UP
			R ←	T ↓	L →			
			<b>74</b>	<b>81</b>	<b>105</b>			
<b>Fort Lee Rd</b>	L ↗	<b>87</b>				<b>68</b>	↖ R	<b>Fort Lee Rd</b>
	T →	<b>582</b>				<b>438</b>	← T	
	R ↘	<b>69</b>				<b>48</b>	↙ L	
			<b>52</b>	<b>105</b>	<b>34</b>			
			L ←	T ↑	R →			
			<b>Station Pky</b>					

**PM PEAK HOUR Traffic Volumes (4:45pm-5:45pm)**

			Willow Tree Rd					North - UP
			R ←	T ↓	L →			
			85	81	123			
Fort Lee Rd	L ↗	89				64	↑ R	Fort Lee Rd
	T →	573				579	← T	
	R ↘	66				65	↓ L	
			44	92	33			
			L ←	T ↑	R →			
			Station Pky					

**Findings**

Based upon the additional information gathered, the following findings are noted:

- The proposed project should not significantly conflict with start and end times of Kulite.

	<u>Kulite</u>	<u>Proposed Adult Day Care</u>
Start Time	7:00am	8:15am
End Time	3:30pm -5:00pm	6:15pm – 6:30pm

- Traffic volumes along Fort Lee Road show the AM and PM peak hours to be 7:45am – 8:45am, and 4:45pm – 5:45pm. The proposed start and end times are flexible and would avoid the peak times of Kulite and Leonia High School. The start time of 8:30am and end time of 6:30pm avoid peak traffic times at the intersection of Fort Lee Road and Willow Tree Road / Station Parkway and could be adjusted in the future.
- Traffic volumes at the intersection of Fort Lee Road and Willow Tree Drive / Station Parkway were recorded and included significant observed AM drop off at Leonia High School.
- **Figure 1** depicts additional ADA parking spaces proposed would provide for six (6) ADA spaces on site.

## **Conclusion**

Based upon the additional traffic volume data and ADA space allocation, the proposed project would have the flexibility to modify start and end times to avoid the peak arrival and departure times of Kulite and Leonia High School. The proposed 8:15am to 1:15pm and 1:30pm to 6:30pm would not conflict with max traffic volumes at the intersection of Fort Lee Road and Willow Tree Road/Station Parkway. If you have any questions on the above, please do not hesitate to contact me.

Sincerely,

**Dynamic Traffic, LLC**

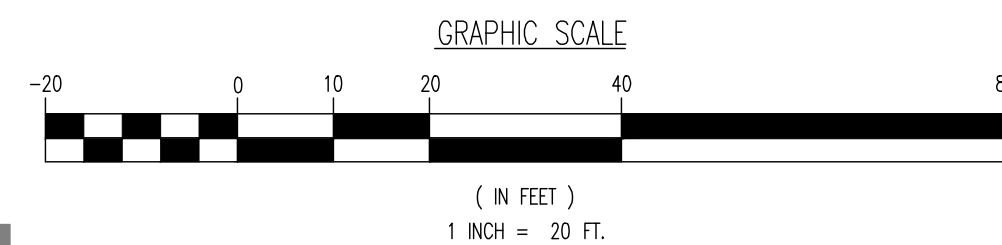
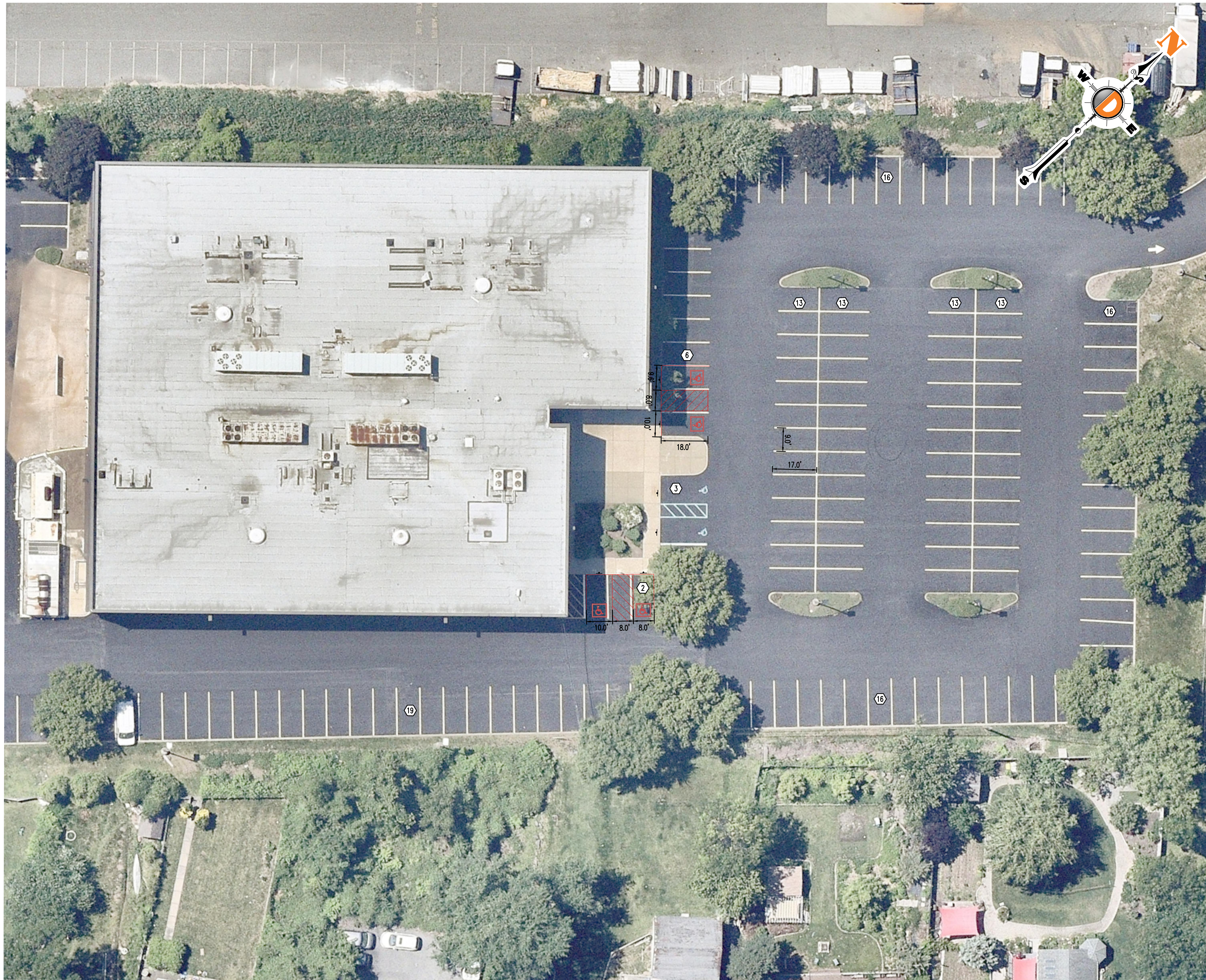


Lou Luglio, PE  
Principal  
NJ PE License 39407

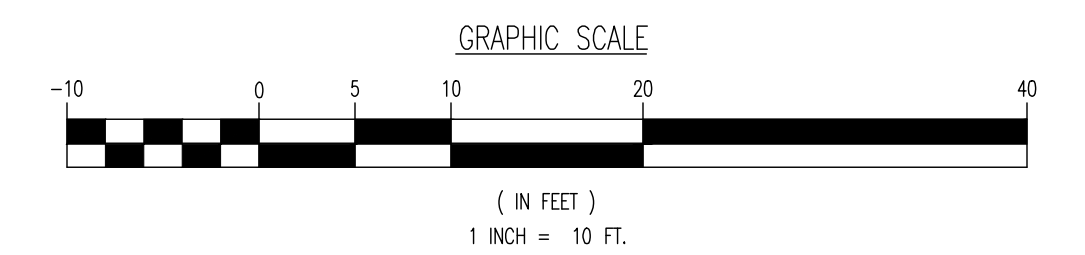
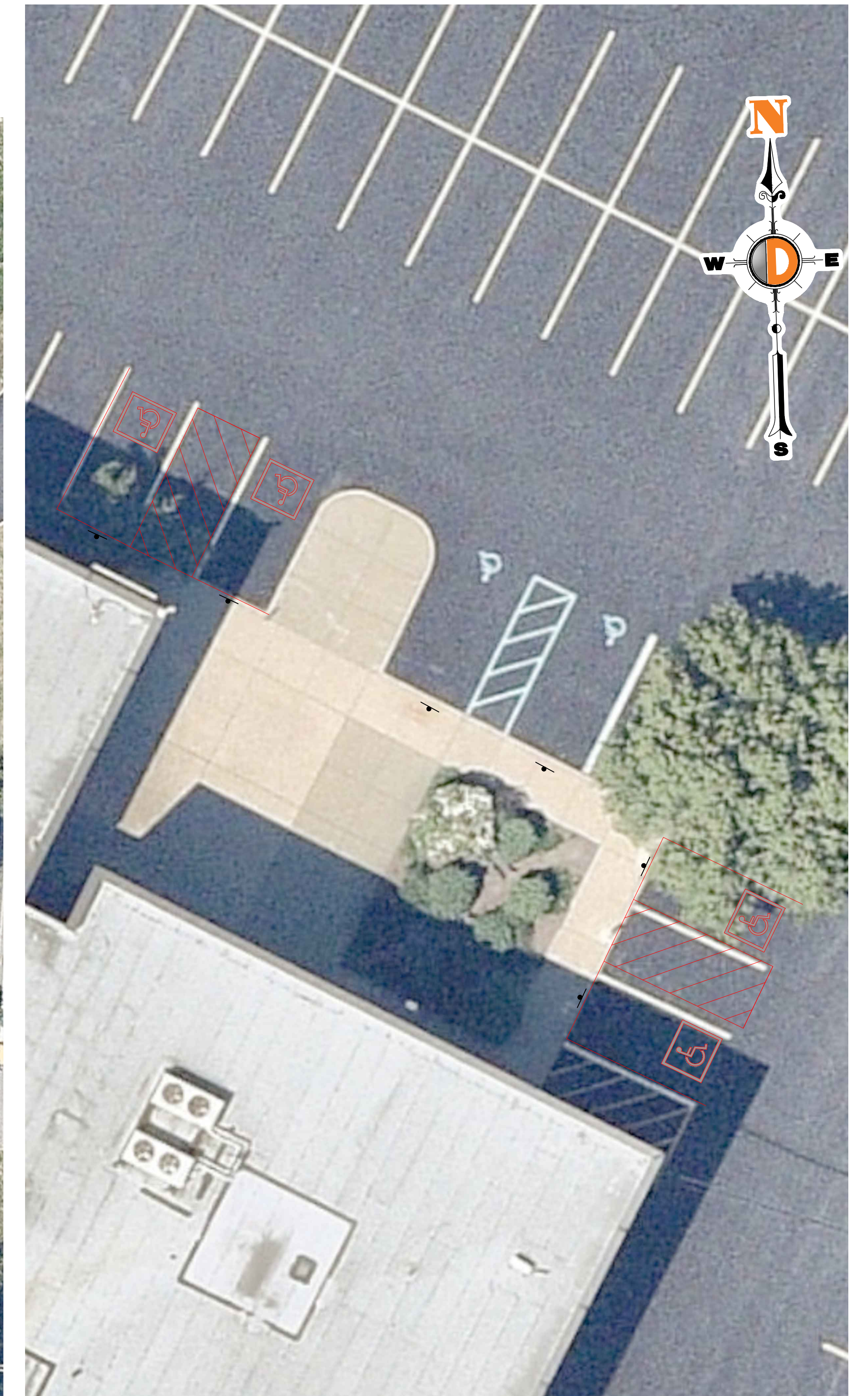
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Enclosures  
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File: C:\LUGLIO\DYNAMIC\PROPOSALS\Leonia - Adult Day Care\2023-07-24 Traffic Information - Dynamic.DOCX

Plotted: 07/21/23 - 3:56 PM, By: abouammir, Product Ver: 24.2a (LMS Tech)  
 File: T:\TRAFFIC PROJECTS\4671 Reuten Associates\23-00342 Leonia\Draw\Concept\Exhibits\2023-07-21 Aerial Layout Plan\2023-07-21 Aerial Parking Layout Plan.dwg, ---> SSM - 24x36 H Standard Titleblock



**FIGURE 1**



<p>TRAFFIC IMPACT STUDIES • ACCESS PERMITTING • HIGHWAY &amp; INTERSECTION DESIGN • TRAFFIC SIGNAL &amp; ELECTRICAL DESIGN</p> <p>1904 Main Street        Lake Como, NJ 07719        T: 732.581.0760        F: 732.581.0760        www.dynamictraffic.com</p> <p>Offices conveniently located in:        Lake Como, New Jersey T: 732.681.0760   Chester, New Jersey T: 732.681.0760   Haddonfield, New Jersey T: 732.681.0760   Torrey Pines, New Jersey T: 732.681.0760        Bethlehem, Pennsylvania T: 445.202.5400   Newtown, Pennsylvania T: 445.202.5400   Philadelphia, Pennsylvania T: 445.202.5400</p> <p>New Jersey Certificate of Authorization No. 122045417</p>	
<p>TITLE: <b>PARKING LOT LAYOUT PLAN</b></p>	
<p>PROJECT: <b>REUTEN ASSOCIATES          PROPOSED ADULT DAY CARE</b></p> <p>BLOCK: 50.3, LOT 2          2 CHRISTIE HEIGHTS STREET          BOROUGH OF LEONIA, BERGEN COUNTY, NEW JERSEY</p>	<p>JOB No: 4671-23-00342</p> <p>DESIGNED BY: SQB</p> <p>CHECKED BY: LLL</p>
<p>LOU LUGLIO</p> <p>PROFESSIONAL ENGINEER          NEW JERSEY LICENSE No. 39407</p>	<p>NICK VERDERESE</p> <p>PROFESSIONAL ENGINEER          NEW JERSEY LICENSE No. 38991</p>
<p>DATE: 07/21/2023</p> <p>SCALE: (H) AS SHOWN</p> <p>SHEET No: <b>01</b> OF 01</p>	
<p>811 PROTECT YOURSELF</p> <p>ALL STATES REQUIRE NOTIFICATION OF          UTILITY LOCATIONS. IF ANY UTILITY          PRESENCE IS NOTED ON THE DATE'S          OFFICE WEBSITE, CALL 811.</p> <p>FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:          WWW.CALL811.COM</p>	