

**TRAFFIC ASSESSMENT**

**FOR**

**SHIV PRASAD, LLC**


**BLOCK 40, LOTS 3 AND 11.01  
WOODBURY HEIGHTS BOROUGH, GLOUCESTER COUNTY, NEW JERSEY**

**CES-2946-01**

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## REVISION NOTES

February 2023

This Assessment was revised to include operational information for the proposed facility, as required by Section 70-33.G.13. of the Woodbury Heights Land Development Ordinance.

### 1. INTRODUCTION

#### 1.1. Scope of Study

Consulting Engineer Services (CES) has prepared this Traffic Assessment for a proposed retail cannabis dispensary on Elm Avenue (CR 652) in Woodbury Heights. This assessment includes a description of existing and proposed site conditions, trip generation for the existing and proposed development, and the development's relative impact on traffic conditions in the area.

#### 1.2. Site Description

The subject site is identified as Block 40, Lot 3 & Lot 11.01 in Woodbury Heights Borough, Gloucester County, New Jersey, containing 0.5± acres. It is located on the south side of Elm Avenue (CR 652), just east of Mantua Pike (NJ 45). See Figure 1 in Appendix A for a Location Map.

The site contains a 3,364 SF bank with a drive-through which is currently vacant. Existing land uses in the vicinity of the site are primarily commercial/retail. The existing lot has a full movement driveway on Elm Avenue and shared access to Mantua Pike (NJ 45) through the adjacent lot, Hollywood Café & Sports Bar.

As shown on the Site Plan (Figure 4 in Appendix A), the applicant proposes to reuse the existing 3,364 SF building on the site for a retail cannabis dispensary. The site is in the Highway Commercial (HC) zoning district, and the proposed dispensary is a permitted conditional use (per ordinance 20-2022). No changes are proposed to the existing access points.

### Anticipated Operations

The following information has been provided by the applicant regarding anticipated operation of the facility:

- Business Hours: 10:00 AM to 9:30 PM daily
- Maximum of 7 employees on-site during business hours
- Maximum of 2 deliveries per day and no more than 8 deliveries per week. Deliveries will only be on weekdays and outside of peak hours. Delivery times will vary for additional security.
- Delivery vehicles will typically be small vans (e.g. Mercedes Sprinter or Ford Transit).

### **1.3. Existing Transportation System Inventory**

The following is a description of the roadways adjacent to the site. Data sources include the current 2019 New Jersey Department of Transportation (NJDOT) Straight Line Diagram (included in Appendix A), field survey data, available maps, and aerial imagery.

#### Mantua Pike (NJ 45)

Mantua Pike (NJ 45) is a four-lane divided bituminous roadway under the jurisdiction of the New Jersey Department of Transportation (NJDOT). In the vicinity of the site, the roadway is classified as an Urban Principal Arterial and the posted speed limit is 45 miles per hour (mph). NJ 45 generally travels north and south, extending from Crescent Boulevard (NJ 130) in Westville Borough, Gloucester County, to West Broadway (NJ 49) in Salem City, Salem County.

#### Elm Avenue (CR 652)

Elm Avenue (CR 652) is a two-lane bituminous roadway under the jurisdiction of Gloucester County. In the vicinity of the site, the roadway is classified as an Urban Minor Arterial and the posted speed limit is 35 miles per hour (mph). CR 652 generally travels east and west, extending from Mantua Pike (NJ 45) to Glassboro Road (CR 553) in Woodbury Heights.

## 2. TRAFFIC ASSESSMENT

Trips for the proposed cannabis dispensary were calculated based on the current ITE *Trip Generation, 11<sup>th</sup> Edition*, September 2021, utilizing the land use “Marijuana Dispensary” (LUC 882) and trips for the existing bank were calculated utilizing the land use “Drive-In Bank” (LUC 912), with the 3,364 SF building area rounded up to 3,400 SF. See Appendix B for ITE trip generation data sheets and calculations. Table 1 (below) provides a summary of site traffic volumes for the existing and proposed land uses.

**TABLE 1: Site Traffic Peak Hour Volume Comparison**

	<b>Existing</b> <i>Bank</i> 3,400	<b>Proposed</b> <i>Marijuana</i> <i>Dispensary</i> 3,400	<b>Increase</b>
AM Peak Hr (vph)	34	36	2
PM Peak Hr (vph)	71	64	-7
SAT Peak Hr (vph)	90	98	8

Comparing the trips for the existing bank with the proposed cannabis dispensary, we note that the proposed facility is estimated to generate a maximum of 8 additional trips during the worst-case AM, PM, and SAT peak hours. We also note that NJDOT defines a “significant increase in traffic” as an increase of 100 or more trips during any peak hour. Therefore, the change in land use will not have a significant impact on traffic conditions in the area.

## 3. CONCLUSIONS

As noted within this report, the change in use from the existing bank to the proposed cannabis dispensary is expected to create a negligible change in the AM, PM, and SAT peak hour site traffic volumes. Therefore, the proposed project will not have a substantial impact on traffic operations during peak hour periods, and improvements are not necessary to safely and efficiently accommodate the site traffic.