



**Bright View Engineering**

*Moving you forward*

June 6, 2025

**VIA EMAIL (SSantiago@Morristwp.com)**

Sonia Santiago  
Township of Morris  
Planning & Zoning  
50 Woodland Avenue  
PO Box 7603  
Morristown, NJ 07961-7603

**Re: 383 South Street LLC**  
Block 7307, Lots 2,8  
Morris Township, Morris County, New Jersey  
**Project No.: 250154**

Dear Ms. Santiago:

As requested, Bright View Engineering (BVE) has reviewed the following documentation pertaining to the above referenced project:

- “Preliminary & Final Site Plan, 383 South Street” prepared by Stewart Surveying & Engineering, LLC, revised May 16, 2025, 6 sheets
- Architectural Plans entitled “Michael Bruin, South Street Gardens” prepared by JoSo Studio, dated May 28, 2025, 7 sheets
- “Traffic Impact Assessment, South Street Gardens Improvements” prepared by Dynamic Traffic, dated May 28, 2025

With regard to the above referenced documents, BVE offers the following comments.

### **Traffic Assessment**

- 1) The Traffic Impact Assessment provides trip generation estimates based on land uses from the ITE 11<sup>th</sup> Edition Trip Generation Manual and NJDOT HAPS rates. While this office is in general agreement with the calculations contained therewith, we recommend additional information / testimony be provided regarding the intended operation of the various components of the project including a comparison of the uses proposed to the land use categories utilized.

In particular, please clarify the intended operation of the space identified as ‘Fast Casual Restaurant’ in the traffic assessment. The site plans reference this space as a ‘coffee café’ and the architectural plans reference this space as ‘welcome center / refreshments.’ Depending on the intended use of the space, it may be appropriate to utilize a different land use code, such as LU 936, Coffee/Donut Shop without Drive Thru when estimating the

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trips from this portion of the site. Also, please clarify if this space will be branded / advertised separately from the garden center use.

- 2) We recommend a capacity analysis be conducted for the intersection of South Avenue & Pear Street under full build out conditions to confirm safe and efficient access to the site can be provided. Since traffic associated with the garden center can be very seasonal in nature, we recommend the applicant's traffic engineer contact this office directly to discuss the availability of historical traffic data that may be coincidental with the project's peak usage by time of year.

### **Parking**

- 3) The traffic impact assessment indicates that the 7 formal striped spaces on the south side of Pear Street will be sufficient to accommodate typical operations of the garden center, with space for up to 75 additional vehicles in the gravel lot on the west side of the site for a total of 82 parking spaces. 10 additional spaces are also identified on the north side of Pear Street. Based on Morris Township ordinances, a total of 81 parking spaces are required before considering any shared parking between the various uses on site.

Please provide testimony regarding the adequacy of the proposed parking, as well as how the unstriped gravel parking area will be managed, particularly during peak demand for the garden center, such as Mother's Day weekend.

### **Site Plan / Vehicle Circulation**

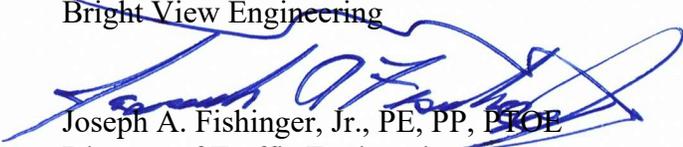
- 4) Please clarify the intended vehicle circulation for the site, including if any directional signs will be provided directing patrons to the gravel parking lot.
- 5) The site plans include two 'Exit Pear Street Only' signs. Please clarify the purpose of these signs and the intended circulation pattern for the site. If the Whitney Avenue access is intended to ingress only, appropriate MUTCD compliant signs shall be installed including R5-1 (Do Not Enter) and/or R6-1 (One Way) signs.
- 6) Please add sight triangles for the intersection of South Street and Pear Street to the landscape plan and adjust plantings in this area accordingly to respect the necessary sight triangles.
- 7) The site plans indicate an existing monument sign located on the southwest corner of the intersection of South Street and Pear Street. The sign appears to be located within the intersection sight triangle and within the South Street Right of Way (ROW). We recommend the sign be relocated outside the ROW and outside the intersection sight triangle.



- 8) Sheet 3 of the site plans include a vehicle turning template for a tractor trailer, indicating that the vehicle will access the site via Pear Street and utilize the gravel parking area for loading/unloading and maneuvering. With regard to this element of the project, please provide additional information / testimony regarding the following:
- Please confirm the size of the tractor trailer depicted on the site plan (i.e. WB-50)
  - Please confirm the size of a typical delivery vehicle as well as the largest delivery vehicle anticipated on site.
  - How will large vehicle deliveries be managed to avoid conflicts between deliveries and patron parking in the gravel lot?
  - Will any restrictions be placed on site limiting access of large wheelbase vehicles with regard to the Whitney Avenue access?
  - The site plans indicate a loading area south of the garden center building. Please clarify the use of this area, including if patrons and/or the tractor trailer indicated on the plans is intended to load / unload in that area.

I trust this information assists the Board in their consideration of this application. I will be present at the upcoming Zoning Board of Adjustment meetings to address any questions or concerns the Board may have. I can be contacted at 908-421-4674 or via email at [JFishinger@BVEngr.com](mailto:JFishinger@BVEngr.com).

Sincerely,  
Bright View Engineering



Joseph A. Fishinger, Jr., PE, PP, PTOE  
Director of Traffic Engineering

<https://bvengr.sharepoint.com/sites/bvengr/proj/250154-MOT-383SouthSt/3-Correspondence/Review Letter 1.docx>