



Bright View Engineering

Moving you forward

July 17, 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; updated information is denoted in **bold** text:

- “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, **revised June 23, 2025**
- **Comment Response Letter, South Street Gardens Improvements, prepared by Dynamic Traffic, dated July 7, 2025**

With regard to the above referenced documents, BVE offers the following comments. For ease of reference, earlier comments are provided in *italics* with additional commentary in regular text:

Traffic Assessment

- 1) *The Traffic Impact Assessment provides trip generation estimates based on land uses from the ITE 11th 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

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land use code, such as LU 936, Coffee/Donut Shop without Drive Thru when estimating the trips from this portion of the site. Also, please clarify if this space will be branded / advertised separately from the garden center use.

Partially addressed. The July 7th comment response letter describes the planned operation of the 'coffee café' along with justification regarding the use of the 'Fast Casual' land use for the space. While this reasoning is generally acceptable to this office, we recommend testimony be provided for the board regarding the planned use of the space and hours of operation.

- 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.*

Partially addressed. The June 23rd update to the traffic study now includes a capacity analysis for the intersection of South Avenue & Pear Street. The analysis utilizes historical count data on South Avenue to estimate the operation of the intersection under full build conditions. While the analysis is generally acceptable to this office, we recommend testimony be provided with regard to the following regarding the updated traffic study:

- a) Please confirm the volumes utilized in the analysis by time period. For instance, it appears the Synchro reports appended to the traffic study are mis-labeled, as the 'Build AM' analysis utilizes the Saturday volumes provided in Table 6.
- b) Table 8 refers to 'Existing' Levels of Service, whereas the Synchro reports reference full buildout. Please clarify.

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.



Addressed. The July 7th letter provides additional information regarding the planned parking operations. We recommend testimony regarding this item be provided for the benefit of the board.

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.*

The July 7th letter indicates the directional signs for the gravel parking area will be temporary in nature. We recommend details on what signs are planned and where they will be located be added to the site plans.

- 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.*

Comment remains. The July 7th letter discusses the Whitney Avenue access only being used during special events. To avoid patron confusion, we recommend clearer directional signage be provided. We recommend the site engineer contact this office directly to discuss the appropriate signage in this area.

- 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.*

Comment remains.

- 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.*

The July 7th letter indicates that a waiver for the location of the sign has been requested from Morris County. Nevertheless, consistent with comment #6 above, the location of the monument sign should be reconciled with the intersection sight triangle for the intersection of South Street and Pear Street.

- 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:

- a. Please confirm the size of the tractor trailer depicted on the site plan (i.e. WB-50)*

Addressed. The July 7th letter indicates a WB-50 design vehicle was used.

- b. Please confirm the size of a typical delivery vehicle as well as the largest delivery vehicle anticipated on site.*

Addressed. The July 7th letter indicates most deliveries will be single unit trucks or vans, with the occasional WB-50 tractor trailer.

- c. How will large vehicle deliveries be managed to avoid conflicts between deliveries and patron parking in the gravel lot?*

Addressed. The July 7th letter indicates deliveries by a WB-50 size vehicle will be scheduled to avoid conflicts with the use of the gravel area for parking.

- d. Will any restrictions be placed on site limiting access of large wheelbase vehicles with regard to the Whitney Avenue access?*

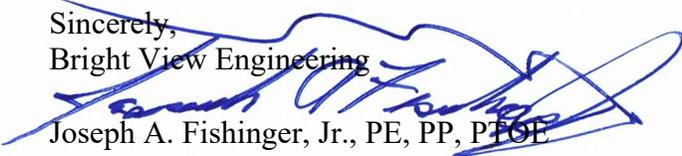
Addressed. The July 7th letter indicates all trucks will be directed to the Pear Street access. We recommend testimony be provided regarding any signage proposed for this routing.

- e. 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.*

Addressed. The July 7th letter indicates the loading area will be used for smaller vehicles and patron pickup. Please provide testimony regarding how this area is intended to function.

I trust this information assists the Board in their consideration of this application. I will be present at the upcoming 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.

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 2.docx>

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