



August 3, 2022

GWG-211

TRAFFIC IMPACT STATEMENT

KBP 2022-14

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DEC. 13 2022

FOR

BACH ASSOCIATES, PC
HADDON HEIGHTS NJ

**DAY'S INN
101 E 9TH AVE
BLOCK 135, LOT 31
BOROUGH OF RUNNEMEDE, CAMDEN COUNTY, NEW JERSEY**

**PREPARED BY:
SHORE POINT ENGINEERING, LLC
1985 HIGHWAY 34, SUITE A7
WALL, NJ 07719**

A handwritten signature in blue ink, appearing to read "KES", is written over a horizontal line.

**Kevin E. Shelly, P.E.
Professional Engineer
New Jersey License No. 50313**

I. SITE DESCRIPTION

The property, located in the Borough of Runnemede, is known and designated as Block 135, Lot 31 as shown on the current tax assessment map of the Borough of Runnemede, Camden County, New Jersey. The property is located on the north side of Ninth Avenue, just east of its intersection with Central Avenue.

The applicant, Sharda Hospitality LLC, proposes to construct a third-story to the existing two-story, 44-room hotel. The proposed third-floor addition will create 23 additional rooms for the hotel. A parking lot expansion creating 23 additional parking spaces is also proposed. Ninth Avenue is a 2-lane roadway with a posted speed limit of 25 MPH in the vicinity of the site. Sight distances from the existing driveway meet or exceed requirements for prevailing speeds on Ninth Avenue.

II. TRIP GENERATION

Estimates of traffic to be generated by the additional 23 hotel rooms were made after consulting the 10th Edition of the ITE Trip Generation Manual. The table below described the anticipated peak traffic volumes:

ITE Trip Generation (Hotel – 23 Rooms)					
AM Peak Hour			PM Peak Hour		
In	Out	Total	In	Out	Total
6	5	11	7	7	14

The preceding table shows the amount of traffic generated by the additional hotel rooms during the highest one hour of site traffic impact in the weekday AM and weekday PM peak hours. These volumes do not represent all of the traffic generated by the residential units during a 4-hour window in the morning from 6 to 10 am and in the afternoon from 3 to 7 PM but instead, represent the single highest hour of weekday AM and weekday PM peak hour site generated traffic.

Based on the ITE publication “Transportation Impact Analysis for Site Development”, “it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways’ peak hour or the development’s peak hour.” The site trip increases shown in the table above are well short of generating a significant impact to adjoining roadways.

11 total trips during the AM peak hour and 14 trips during the PM peak hour are anticipated for this proposed addition. This equates to one additional vehicle every 5 minutes in the morning and one additional vehicle every 4 minutes in the evening. These added (new) trips will have a negligible impact on the existing traffic patterns of Ninth Avenue and the other roadways in the immediate area.

III. PARKING & CIRCULATION

The Site Plans show the proposed 3-story, 67 rooms hotel building accessed by a 24-foot wide driveway entering the site with 24-foot wide drive aisles throughout the parking lot. A total of 68 parking spaces are proposed, at a ratio of 1 space per room plus 1 additional space. This is the same parking ratio that exists for the hotel in its current 44 room capacity. The Borough of Runnemede does not have a parking standard for hotels as they are not a permitted use within the Borough. Neighboring Bellmawr has a parking standard for hotels at a required ratio of 1 space per room, which is consistent with the industry standard for hotel parking.

IV. CONCLUSION

Based on the analysis above, it is concluded that the proposed application to construct a 3-rd floor addition to the existing 2-story hotel on the subject property can be approved without any detriment to traffic conditions in the area. The Site Plans have also been designed to provide appropriate parking and circulation for the proposed hotel expansion.