

December 21, 2020
 Via Fed-Ex

Township of Mahwah Board of Adjustment
 475 Corporate Drive
 Mahwah, NJ 07430

Attn: Angela Dragone – Board of Adjustment Clerk

**RE: Parking Assessment
 Monarch Communities, LLC
 Block 82 – Lots 1, 3-17, 26, 29 & 30
 E. Ramapo Avenue (CR 100), Franklin
 Turnpike (CR 507), King Street and Siding
 Place
 Mahwah Township, Bergen County, NJ
 DT # 3496-99-001T**

Dear Board Members:

Dynamic Traffic has prepared this Parking Assessment to supplement the parking information contained in the Traffic Impact Study (TIS) previously prepared by our office, dated July 23, 2020. The proposed multi-level senior housing development consists of 78 assisted living/memory care units and 97 congregate apartment units as well as 7,956 SF of ground floor commercial space. The project will be supported by 147 on-site parking spaces. Specifically, this assessment summarizes parking supply data at comparable developments in Bergen County and provides a comparison to the proposed parking supply.

Table I summarizes the available parking supply along with relevant property information for comparable facilities located in Bergen County.

**Table I
 Comparable Developments – Parking Supply**

Property Name/Location	Opening Year	Total Units	Independent Living Units*	Assisted Living Units	Memory Care Units	Parking Supply	Parking Ratio Per Unit
Atria/Waldwick	2020	79	IL in AL	56	23	50	0.63
Bristol/Englewood	2019	273	IL in AL	208	65	146	0.53
Bristol/Wayne	2019	149	IL in AL	97	52	68	0.46
Bristol/Woodcliff Lake	2013	145	IL in AL	113	32	85	0.59
Sunrise/Cresskill	2006	158	77	81	MC in AL	105	0.66
Research Average	-	161	-	-	-	91	0.57
Monarch/Mahwah	-	175	97	48	30	105	0.60

**For purposes of this analysis, the Congregate Apartments are compared against units branded as "Independent Living" in other projects, which appear to offer similar services and provide the closest comparable product to Congregate Apartments.*

As can be seen in Table I, the 5 existing Bergen County facilities have an average parking supply ratio of 0.57 spaces per unit. The proposed development will provide 0.60 spaces per unit which exceeds the research average without consideration of the 42 additional parking spaces associated with the ground floor commercial space.

As noted in our TIS, the Residential Site Improvement Standards (RSIS) sets forth a parking requirement of 0.50 spaces per unit for assisted living facilities. The RSIS recently updated their regulations to define assisted living units. Pursuant to N.J.A.C. 5.21-4.14-Table 4.4<d>, the definition of assisted living is as follows:

As defined by the New Jersey Department of Health at N.J.A.C. 8.6-1.3, as a facility with apartment-style housing and congregate dining, and other assisted living services available when needed. At a minimum, apartment units have one room, a private bathroom, a kitchenette and a lockable entrance door.

Based on the definition above, it is our opinion that the parking requirement set forth in the RSIS for assisted living units should be applied to the entire multi-level senior housing facility requiring a total of 88 parking spaces. A total of 105 parking spaces will be provided, which would satisfy the RSIS requirement. Further, as was noted in our TIS, the Institute of Transportation Engineers (ITE) indicate the 85th percentile parking demand for Land Use Code 253 (Congregate Care Facility) is 0.46 vehicles per unit or 45 spaces. This combined with the RSIS requirement for the assisted living units translates to an overall parking requirement of 84 spaces should the congregate apartment units not be assessed at 0.50 spaces per unit.

Accordingly, it is our opinion that the senior housing portion of the development will be adequately parked as the proposed parking supply is consistent with comparable developments in Bergen County, and exceeds the projected demand published by the ITE and the RSIS.

If you should have any additional questions or require any additional information, however, please do not hesitate to contact our office.

Sincerely,

Dynamic Traffic, LLC



Corey Chase, PE
Principal

- c: Michael Glynn (via email w/ enclosure)
- Michael Commorata (via email w/ enclosure)
- Steve Schwartz, PE (via email w/ enclosure)
- Antimo Del Vecchio, Esq (via email w/ enclosure)
- Richard Preiss, PP (via email w/ enclosure)

ⁱ Congregate Apartment Housing is defined by the New Jersey Department of Human Services as “specially designed multi-unit housing for independent to semi-independent people, and includes community social and dining facilities. Individual living units include, at minimum, a living room/bedroom, bathroom, and kitchenette. Developments offer at least one hot meal per day and some housekeeping services. Transportation and personal assistance services may also be available.”

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