



181 WEST HIGH STREET  
SOMERVILLE, NJ 08876

908 927 0100p  
908 927 0181f

October 20, 2022

Via Email: [pwolfson@daypitney.com](mailto:pwolfson@daypitney.com)

Peter J. Wolfson  
Day Pitney LLP  
One Jefferson Road  
Parsippany, NJ 07054-2891

Re: Traffic Engineering Review  
Yeshiva Tiferes Boruch, Inc.  
Block 134, Lot 1  
Borough of North Plainfield, Somerset County

Dear Mr. Wolfson:

Yeshiva Tiferes Boruch Inc. proposes a new building at their site in North Plainfield. One existing small structure will be razed to allow the construction of a 11,267 square foot building at the existing yeshiva site located in the block formed by Rockview Avenue, Washington Avenue, Linden Avenue and Sycamore Avenue.

Dolan & Dean Consulting Engineers, LLC (D&D) has prepared this report to address traffic and parking associated with the yeshiva.

The subject property is designated as Block 134, Lot 1, and is also known as 21 Rockview Avenue. Existing structures on site include the school facilities, housing for students, and 6 apartments. Access is provided via two driveways on Rockview Avenue, one driveway on Washington Avenue and two driveways on Linden Avenue. The driveways on Rockview Avenue access 10 parking spaces in the northwest corner of the site, which are primarily used by residents of the apartments. The Washington Avenue driveway provides access to 10 parking spaces. The driveways on Linden Avenue access 12 parking spaces, primarily used by staff.

Rockview Avenue, Washington Avenue, Linden Avenue and Sycamore Avenue are all local, two-way streets. Washington Avenue and Sycamore Avenue intersect Rockview Avenue from the southeast, forming T-type intersections, controlled by STOP signs on the approaches to Rockview Avenue. Linden Avenue intersects Sycamore Avenue forming a T-type intersection, and forms a 4-leg intersection with Washington Avenue. The Linden Avenue approaches to Sycamore Avenue and Washington Avenue are controlled by STOP signs.

Sidewalks are provided on both sides of Rockview Avenue, Washington Avenue and Sycamore Avenue. A sidewalk is present along the Linden Avenue site frontage.

Staff generally arrive by 9:00 a.m. and 12:00 p.m. for morning and afternoon classes, respectively. There are 7 staff for the morning class, 4 of whom live within walking distance. In the afternoon, there are 7 staff, 3 of whom are within walking distance of the site. All students live on site, and do not drive. Therefore, Yeshiva Tiferes Boruch does not operate like a typical school with buses and parents picking-up/dropping-off students.

Only 2 of the 6 apartments are occupied by families with cars. The other apartments are kept available for visitors.

The proposed building will not increase enrollment or staffing. The building is proposed to allow for more modern accommodations for teaching and will include a study hall and lecture hall. As a result, the site will continue to be quiet, from a traffic perspective. The new building will not generate additional vehicular traffic. Pedestrian trips will continue to be accommodated via the sidewalk system in the area.

D&D performed a series of observations at the yeshiva during the following times, when classes were in session:

- Tuesday, July 19, 2022, between 3:00 and 4:00 p.m.
- Wednesday July 20, 2022, between 4:00 and 5:15 p.m.
- Thursday, July 21, 2022, from 7:30 to 8:30 a.m. and from 8:45 to 9:15 a.m.
- Friday, July 22, 2022, between 11:30 a.m. and 1:30 p.m.
- Wednesday, October 12, 2022, between 8:30 and 9:00 a.m.
- Wednesday, October 12, 2022, between 1:00 and 1:30 p.m.
- Thursday, October 13, 2022, between 9:00 and 9:15 a.m.

During all periods parking demand was low, with a maximum of 3 spaces occupied in the lot off of Linden Avenue, a maximum of 4 spaces used near the intersection of Rockview Avenue and Sycamore Avenue, and 2 spaces occupied in the lot off of Washington Avenue. Staff and students were observed walking to/from the site.

According to the Ordinance, the off-site parking requirement is 1 parking space for every 200 square feet. For the existing 36,193 gross square feet of building area, 181 parking spaces are required whereas there are 31 spaces on site. The proposed 11,267 square foot addition requires 56 spaces, for a total requirement of 237 spaces. With the site renovation the parking supply will be reduced from 31 to 27 spaces. Such a demand has not materialized for the existing yeshiva.

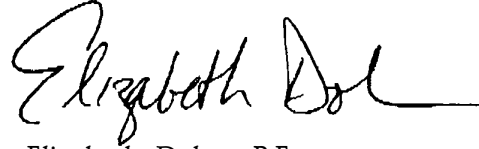
Given the unique site operations, a parking demand of 237 spaces is unrealistic. The existing parking demand is low, and the building addition will not increase the parking demand. The parking requirement can therefore be waived by the planning board.

TRAFFIC ENGINEERING REVIEW  
YESHIVA TIFERES BORUCH, INC.  
BLOCK 134, LOT 1  
BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY

OCTOBER 20, 2022

Very truly yours,

DOLAN & DEAN  
CONSULTING ENGINEERS, LLC



Elizabeth Dolan, P.E.

ED/RLK/lrc

cc: Yochanan Cohen [ycohen.ytb@gmail.com](mailto:ycohen.ytb@gmail.com)  
Scott Wieczorek [Scott.Wieczorek@e2pm.com](mailto:Scott.Wieczorek@e2pm.com)  
Yehuda Appelbaum [y.appelbaum@rdnj.net](mailto:y.appelbaum@rdnj.net)  
Abe Auerbach [aba@rdnj.net](mailto:aba@rdnj.net)  
Charles Stewart [charles.stewart@e2pm.com](mailto:charles.stewart@e2pm.com)  
John Ferrante [John.Ferrante@e2pm.com](mailto:John.Ferrante@e2pm.com)  
Eric Sudman [Eric.Sudman@e2pm.com](mailto:Eric.Sudman@e2pm.com)

22104

Somerset/NorthPlainfield/Regency-Yeshiva/Documents/2022-10-20 Wolfson Letter