



30 Independence Boulevard, Suite 110, Warren, NJ 07059  
908.769.5588 | INFO@TPDINC.COM

WWW.TPDINC.COM

# TRAFFIC STATEMENT for TEMPLE NER TAMID

**Proposed Temple Expansion**  
**Tax Map 34, Block 931, Lot 50**  
**936 Broad Street (CR 509)**  
**Bloomfield Township**  
**Essex County, New Jersey**

A blue ink signature of Paul B. Going, written in a cursive style, positioned above a horizontal line.

**PAUL B. GOING**  
**Professional Engineer**  
**N.J. License No. 46476**  
pgoing@TPDinc.com

A blue ink signature of David W. Fahim, written in a cursive style, positioned above a horizontal line.

**DAVID W. FAHIM**  
**Professional Engineer**  
**N.J. License No. 57657**  
dfahim@TPDinc.com

N.J. P.E. Cert. of Authorization No. 24GA28030100

July 28, 2025

Traffic Planning and Design, Inc. (TPD) has prepared this Traffic Statement to support the application to Bloomfield Township for the expansion of Temple Ner Tamid.

The subject property is located along southbound Broad Street (CR 509) between the STOP-controlled 'T' intersections with Sunset Avenue and with Yantecaw Avenue, as shown on appended **Figure 1**.

### CURRENT CONDITION

The approximately 2.32-acre property in question is located in the R-1A (Single Family Low-Density Residential) zoning district, where the existing Temple is a non-conforming use. The parcel abuts single-family residential lots to the north; the Glen Ridge Country Club to the south and west; and to the west, beyond the county club, the municipal boundary with the Borough of Glen Ridge.

The site is developed with the approximately 23,934 square foot, 1-1/2 story Temple Ner Tamid, which accommodates a sanctuary that accommodates 149 congregants, a pre-school, religious studies, community space, administrative offices and ancillary facilities. The upper level measures approximately 18,724 square feet, and the partial lower level is approximately 5,210 square feet.

Access to the site is provided at a full movement driveway along Broad Street. Approximately 71 parking stalls are provided in a parking field at the rear of the parcel, including 4 ADA-accessible stalls. Curbside parking is permitted on both sides of Broad Street (CR 509), subject to street sweeping regulations.

Along Broad Street (CR 509) a mid-block crosswalk and pedestrian ramps are located near the site's southerly side lot line and facilitate pedestrian access to and from the Temple. A midblock crossing with Rectangular Rapid Flashing Beacon (RRFB) equipment is located approximately 300 feet to the south, and serves golf cart travel between the two sides of the county club.

## PROPOSED CONDITION

It is proposed to expand the sanctuary, and to add classrooms, office space and common space to relieve overcrowding that the Temple currently experiences. The expanded sanctuary would accommodate 208 congregants.

The expansion would primarily be made at the upper level, which would increase to 23,563 square feet. The lower level would increase to 5,566 square feet. The total 5,195 square foot expansion would increase the Temple to a total 29,129 square feet.

The site driveway, as it enters Broad Street (CR 509), would be unchanged. Site modifications are proposed to: widen the existing driveway, within the site, only; construct new sidewalks and curbing along the north side of the driveway and wrapping around the westerly side of the building; and repave a small portion of the parking field, along the new curbing, for ADA-accessibility.

## SCOPE OF STUDY

This study has been performed to evaluate potential traffic impacts associated with the proposed expansion. Accordingly, this analysis includes the following:

- A review of existing roadway and traffic conditions in the vicinity of the site, including roadway geometrics;
- Projection of the volume of traffic expected to be generated by the proposed expansion;
- Parking observations and demand analysis;
- An evaluation of the Site Plan focusing on access and parking supply; and
- Recommendations and conclusions.

## EXISTING TRAFFIC CONDITIONS

### SUBJECT PROPERTY

The existing approximately 23,934 square foot 1-1/2 story Temple is located in Bloomfield Township, Essex County, New Jersey. The subject property has the following characteristics:

- Is designated Tax Lot 50 in Block 931.
- Is located in the R-1A (Single Family Low-Density Residential) zoning district, where houses of worship and cultural buildings are not permitted uses.
- Is served by a driveway along Broad Street (CR 509) near the southerly end of the frontage.
- The Temple Ner Tamid congregation has occupied the building since the congregation was formed in 1980; and, prior to that, the structure was occupied by Temple Menorah from approximately 1960.
- Land uses in the vicinity are primarily single-family residential, with some multi-family residential and recreational (golf course) uses. Bloomfield Middle School is located approximately 1/4 mile to the east.

### ROADWAY NETWORK

The subject property fronts along Broad Street (CR 509). The following is a description of the adjacent roadway network:

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#### Broad Street (CR 509)

- Is classified as an Urban Minor Arterial, under the jurisdiction of Essex County.
- In the vicinity of the site carries accommodates 1 wide lane in each direction of travel.
- Parking is permitted on both sides of the street, subject to street cleaning regulations.
- Sidewalks are provided on both sides of the street.

- The posted speed limit is 25 miles per hour.
- Is served by the NJ Transit 72 (Paterson-Bloomfield-Newark) and 102 (Bloomfield-New York) bus routes.
- Convenient access to the Garden State Parkway is available to the north of the site, via Watching Avenue (CR 655).
- The New Jersey DOT Straight Line Diagram can be found in the **Appendix**.

## PROPOSED DEVELOPMENT TRAFFIC CHARACTERISTICS

### TRIP GENERATION

Traffic projections for the proposed Temple expansion have been prepared using data published by the Institute of Transportation Engineers (ITE) in the 11th Edition of the ***Trip Generation Manual***. This ITE reference includes compilations of trip generation data collected at various land uses in the United States, including synagogues and churches.

In the case of synagogues, the ITE data includes only **one** study, and includes the note "**Caution – Small Sample Size.**" The ITE data for churches includes **16** studies. While churches are not completely analogous to synagogues, it was selected to present Saturday peak hour data for synagogues and Sunday peak hour data for churches, for comparative purposes.

Peak hour trip generation for the existing 23,934 square foot Temple and the proposed 29,129 square foot Temple was therefore calculated 2 ways: using ITE Land Use Code 560: "**Church**" and ITE Land Use Code 561: "**Synagogue**".

**Table 1** displays the ITE trip generation calculations for with the existing and proposed Temple, and ITE trip generation summary printouts are contained in the **Appendix**.

**Table 1**  
**ITE Trip Generation**

Use & Period	Existing Temple 23,934 Square Feet			Proposed Temple 29,129 Square Feet			Difference 5,195 Square Feet		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
LUC 561 Synagogue Saturday Peak Hour	39	54	93	47	66	113	+8	+12	+20
LUC 560 Church Sunday Peak Hour	135	146	281	155	167	322	+20	+21	+41

As shown, based on ITE research, the proposed project is expected to result in a maximum of **20** additional peak hour trips, when calculated on the basis of the limited ITE Land Use Code 561: "**Synagogue**" data, and a maximum of **41**

additional peak hour trips if calculated on the basis of ITE Land Use Code 560:  
**"Church."**

An increase of fewer than **100** peak hour trips is not considered "significant" by NJDOT, and the proposed project is expected to result in far fewer than **100 additional** peak hour trips.

It can therefore be concluded that the proposed project will **NOT** have an impact on area traffic.

TPD conducted parking demand observations at Temple Ner Tamid to determine the availability of parking supply during a typical peak demand period. Parking counts were conducted in 10-minute intervals on Saturday, June 28, 2025, from 8:00 am to 12:00 pm.

In addition to the Temple Ner Tamid parking lot, curbside parking demand was observed on Broad Street (CR 509), Sunset Avenue and Yantecaw Avenue. The study areas are shown on **Figure 2** in the **Appendix**.

The results are tabulated in the **Appendix**. The maximum total demand occurred at 10:30 am, at which time 26 of 71 (37%) on-site stalls were occupied, and 68 of 210 (32%) on-street parking stalls were occupied.

## SITE ACCESS AND CIRCULATION

An evaluation has been made of the **Site Plan** for the proposed Temple Ner Tamid Expansion, prepared by Bohler, dated July 28, 2025. In particular, the evaluation focuses on on-site access and parking supply. The following items address these design characteristics:

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### Site Access

- In the existing condition, access is provided via a two-way driveway along southbound Broad Street.
- In the proposed condition, the driveway would be maintained. A portion of the driveway, within the site, would be widened.
- Additional pedestrian access would be accommodated with the addition of a sidewalk to run alongside the north side of the driveway, and to wrap around the west side of the building.

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### Parking

- The existing on-site parking supply of 71 stalls would be maintained in the proposed condition.
- The Bloomfield Township parking requirement is calculated on the basis of sanctuary seats. However, seating in the Temple Ner Tamid sanctuary is not fixed: in the existing condition the sanctuary accommodates 149 occupants; while in the proposed condition the sanctuary would accommodate 208 occupants.
- The Township requires 1 stall for every 2 sanctuary seats. On the basis of occupants, the requirement can be calculated as 75 stalls in the existing condition and 104 stalls in the proposed condition. A 29-stall variance is therefore required.
- Site-specific parking demand observations showed a peak on-site occupancy of 26 stalls (37%), with 45 stalls available in the lot. An additional 142 on-street parking stalls were available at that time.
- On the basis of the parking observations, the 29-stall parking supply variance is respectfully requested.

## CONCLUSIONS

In summary, it has been determined that the proposed development of the subject property will **not** have a significant negative effect on traffic conditions.

A maximum of 20 to 41 additional trips are expected during the Saturday peak hour, which is not considered significant by the ITE.

The site provides more than sufficient parking supply, based on observations conducted at the site. In addition, curbside parking is available in the area.

# Appendix



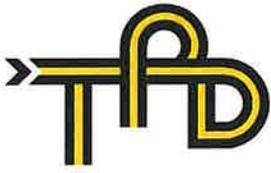
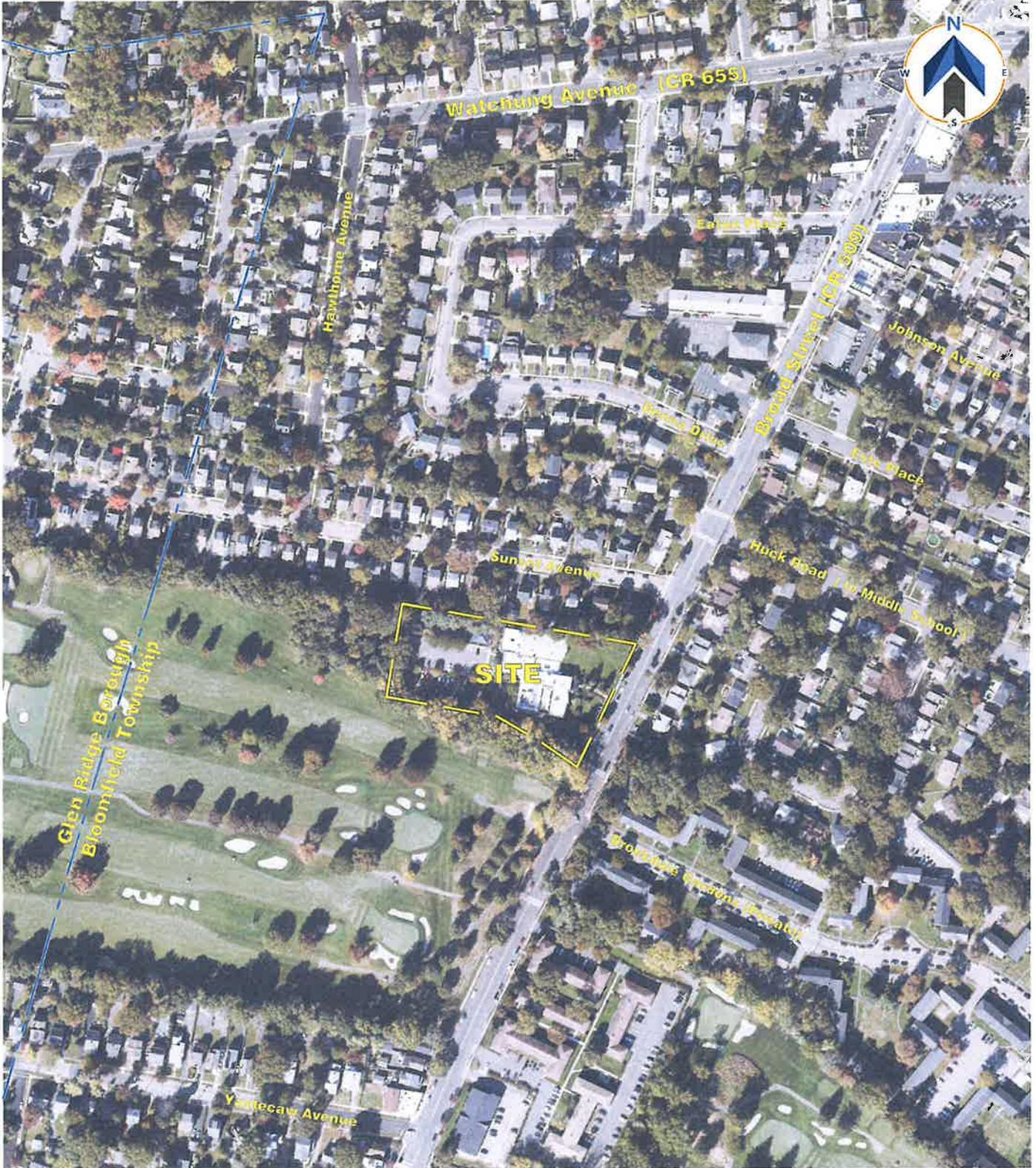


Figure 1

Proposed Temple Expansion  
Bloomfield Township  
Essex County, New Jersey

Location Map



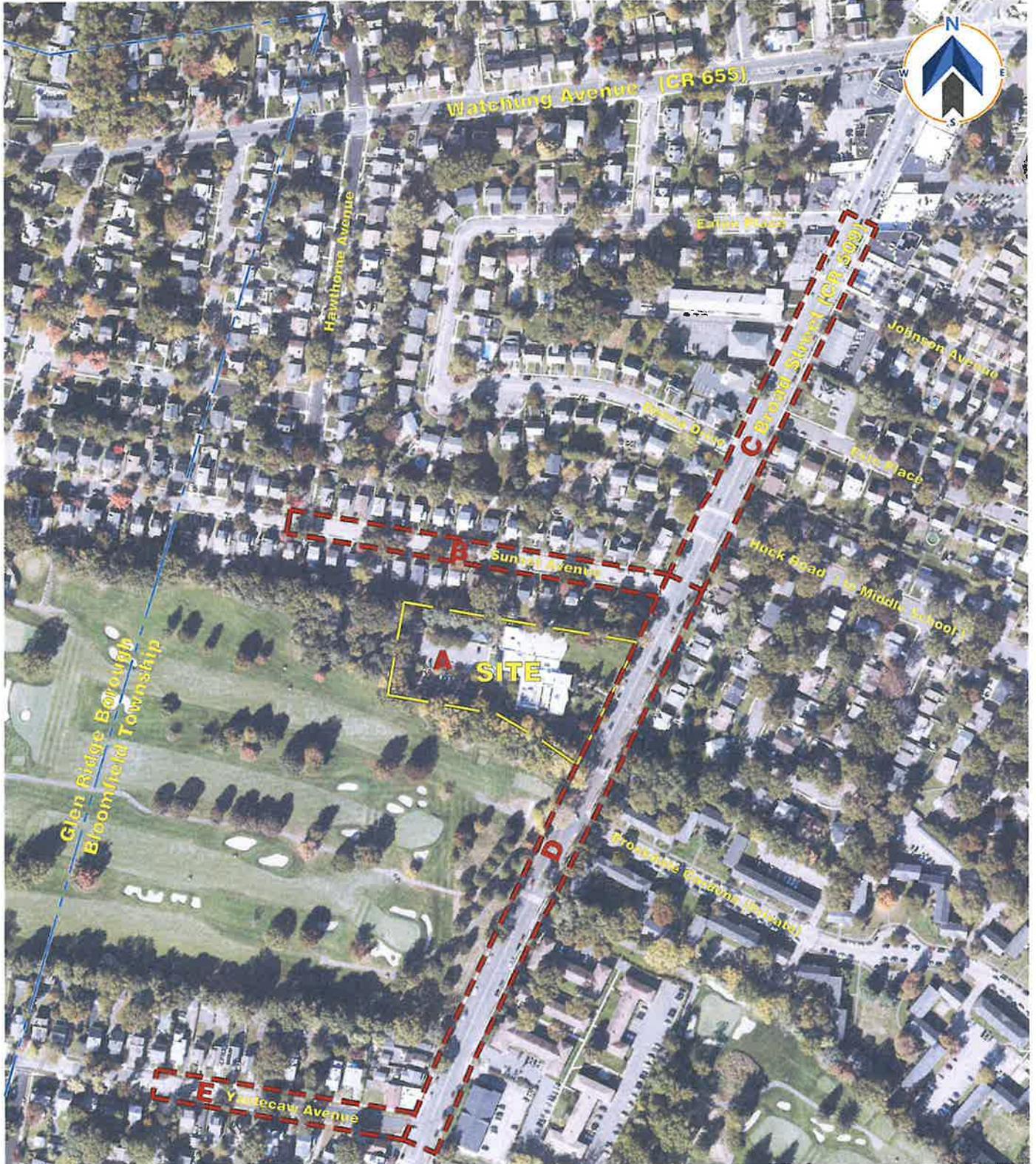
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Figure 2

Proposed Temple Expansion  
Bloomfield Township  
Essex County, New Jersey

Parking Area Map



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**B | NJDOT Straight Line Diagram**





# Land Use: 561

## Synagogue

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### Description

A synagogue is a building in which public worship services are held. A synagogue may also house a sanctuary, meeting rooms, classrooms and, occasionally, dining, catering, or event facilities. Church (Land Use 560) and mosque (Land Use 562) are related uses.

### Additional Data

One study reported trip counts taken during the Yom Kippur holiday (source 571). The 30,000-square foot site had 20 employees and 1,040 family members. The numbers of vehicle trips are presented below and are excluded from the data plots:

- 446 during the weekday, AM peak hour of adjacent street traffic
- 308 during the weekday, PM peak hour of adjacent street traffic
- 871 during the weekday, AM peak hour of the generator
- 772 during the weekday, PM peak hour of the generator

The sites were surveyed in the 2000s and the 2010s in New York and Pennsylvania.

### Source Numbers

571, 902

# Synagogue (561)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. 1000 Sq. Ft. GFA: 30

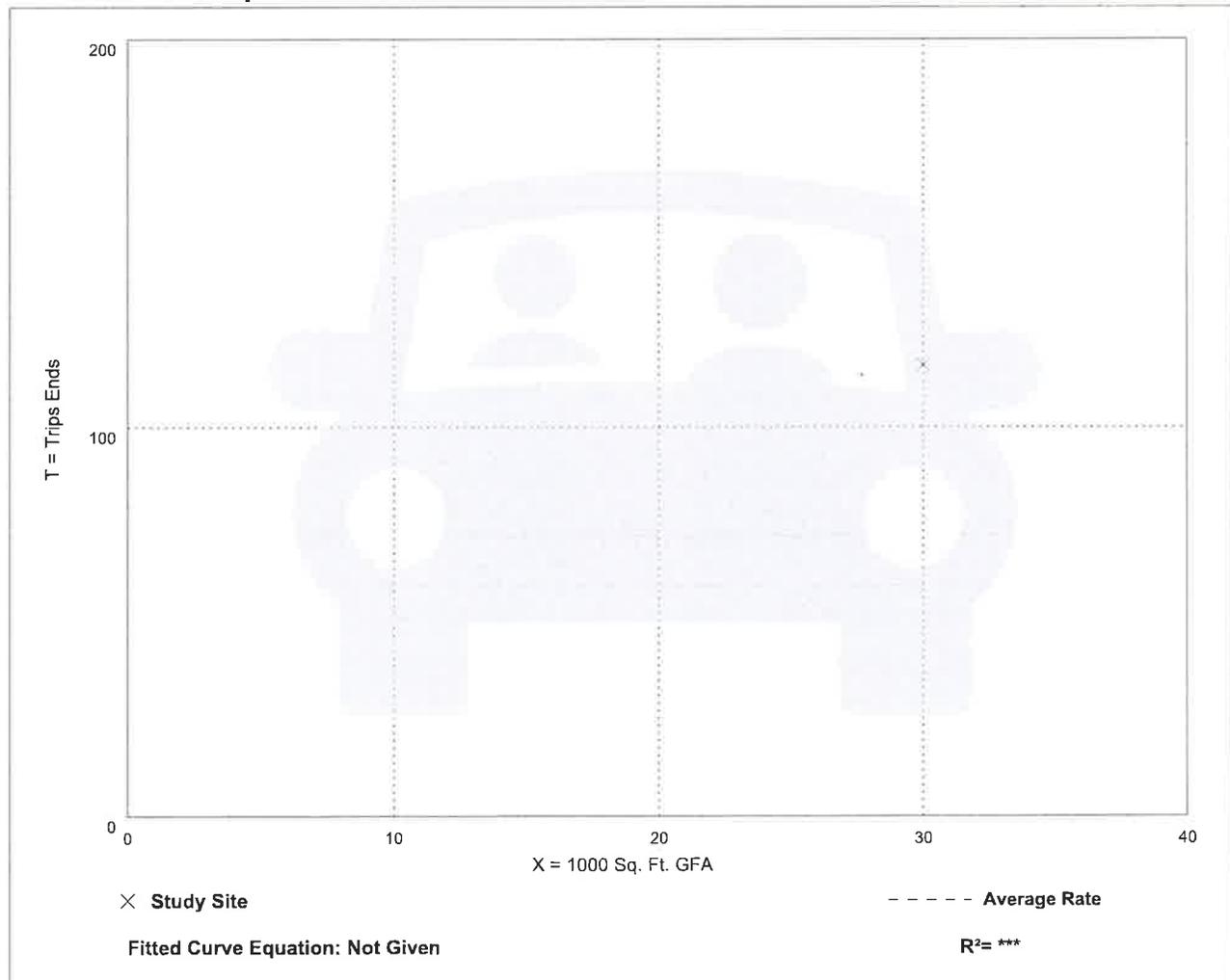
Directional Distribution: 42% entering, 58% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.87	3.87 - 3.87	***

## Data Plot and Equation

*Caution - Small Sample Size*



# Land Use: 560 Church

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## **Description**

A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary. It may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Synagogue (Land Use 561) and mosque (Land Use 562) are related uses.

## **Additional Data**

Worship services are typically held on Sundays. Some of the surveyed churches offered day care or extended care programs during the week.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Florida, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, Texas, and Virginia.

## **Source Numbers**

169, 170, 423, 428, 436, 554, 571, 583, 629, 631, 704, 903, 904, 957, 971, 981, 1080

# Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 16

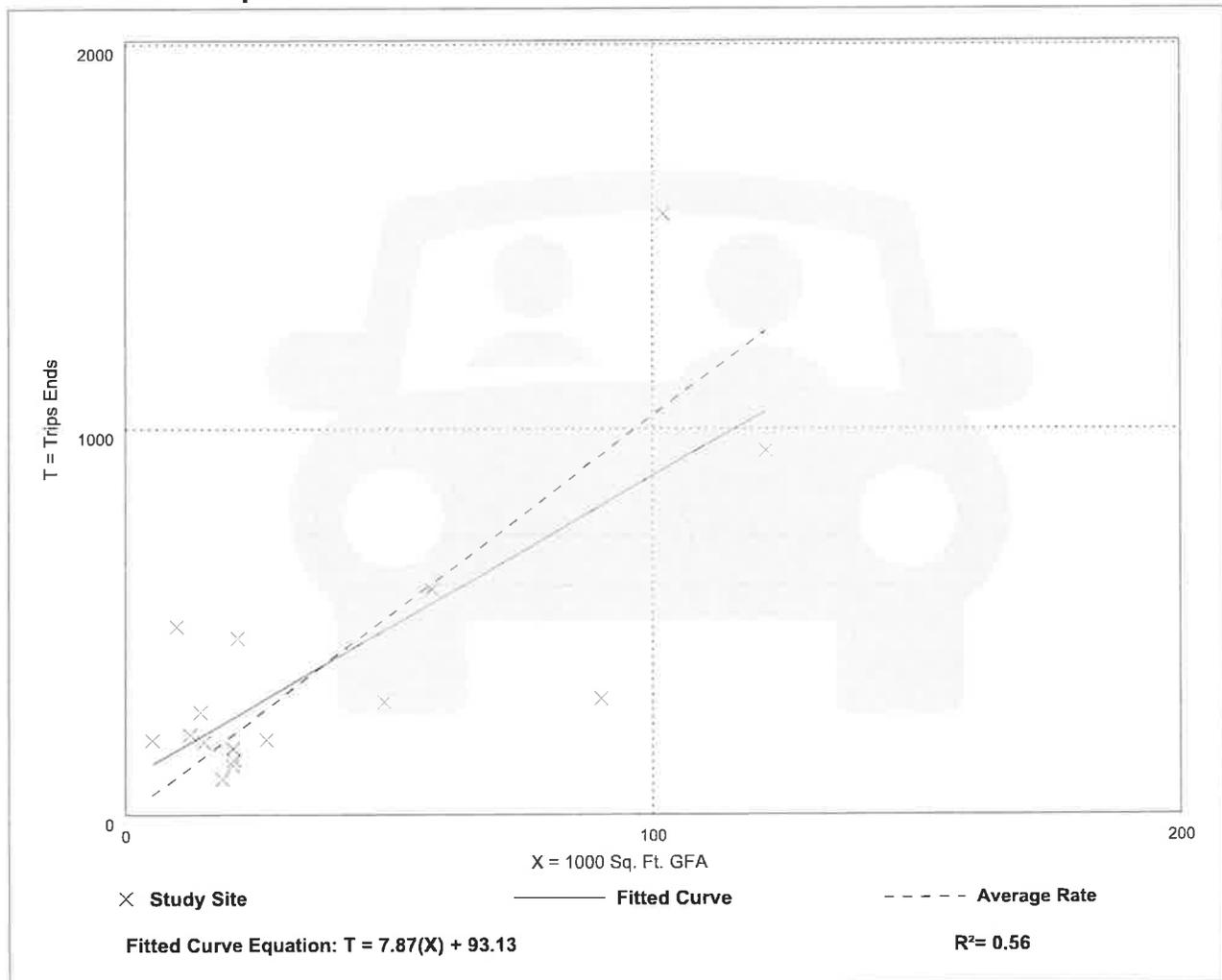
Avg. 1000 Sq. Ft. GFA: 38

Directional Distribution: 48% entering, 52% exiting

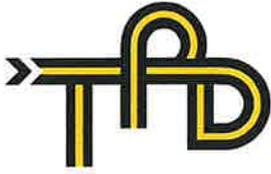
## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.36	3.36 - 51.31	7.83

## Data Plot and Equation







**Proposed Temple Expansion**  
**936 Broad Street (CR 509)**  
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**TPD Project No. BOHL 00498**

**PARKING ACCUMULATION**

**Saturday, June 28, 2025**

Start Time	PARKING ZONES					Total
	Temple Parking Lot	Yantecaw Avenue	Broad Street		Sunset Avenue	
	A	B	C	D	E	
8:00 AM	8	19	2	27	9	65
8:10 AM	8	18	2	33	8	69
8:20 AM	8	22	1	34	7	72
8:30 AM	8	18	2	35	9	72
8:40 AM	8	17	2	33	10	70
8:50 AM	8	18	4	33	11	74
9:00 AM	10	18	5	31	12	76
9:10 AM	9	20	7	31	12	79
9:20 AM	8	18	6	32	11	75
9:30 AM	10	19	6	31	11	77
9:40 AM	11	20	5	30	10	76
9:50 AM	12	21	5	29	10	77
10:00 AM	18	20	6	33	11	88
10:10 AM	21	21	7	33	7	89
10:20 AM	25	21	6	34	8	94
10:30 AM	26	21	6	33	8	94
10:40 AM	25	20	8	32	8	93
10:50 AM	24	21	9	31	8	93
11:00 AM	23	20	9	29	8	89
11:10 AM	23	20	10	29	8	90
11:20 AM	22	18	11	30	8	89
11:30 AM	22	16	17	30	7	92
11:40 AM	18	18	12	26	9	83
11:50 AM	11	18	13	24	9	75
<b>Peak Parking Demand</b>	26	21	6	33	8	94
<b>Parking Supply</b>	71	55	36	82	37	281
<b>Percent Occupancy</b>	37%	38%	17%	40%	22%	33%