

March 16, 2022

Commissioners of East Orange Planning Board
44 City Hall Plaza
East Orange, NJ 07018

**RE: Central Avenue Parking
Proposed Commercial Building Modifications
239 Central Avenue
City of East Orange
Essex County, NJ
DTRAF Project # 3687-99-001TE**

Dear Commissioners:

The question arose at the last Planning Board hearing of whether curbside parking on the south side of Central Avenue, west of Watson Avenue, was legal, permitted and allowed. This letter addresses that issue in a number of independent ways, as well as making the determination if such curbside parking is practical and safe. The following provides our means of investigations and findings:

- 1) The existing street signage indicates that parking is allowed across the site frontage. There is a *No Parking* sign at the southwest corner of Central Avenue and Watson Avenue with an arrow pointing to the east, indicating that parking is allowed to the west of the sign. To the west of the subject property limits, there is a *Bus Stop* sign and *No Parking* sign with an arrow pointing to the west. The purpose of the sign is an indication that no parking is permitted within the bus stop. Between these two (2) signs and across the entire site frontage along Central Avenue, there are no indications that parking is restricted.
- 2) Per City Ordinance 260-23 Parking Prohibited At All Times (see attached), parking is prohibited on the south side of Central Avenue between Watson Avenue and Whittlesey Avenue (east of Watson Avenue). The Ordinance does not identify the section of Central Avenue across the site frontage. This listing in the Ordinance corroborates the existing signage along Central Avenue indicated in 1) above.
- 3) At a pre-application meeting with David Antonio, County of Essex Planner, I asked the question of the possibility of a parking restriction across the site frontage. He indicated that the City Ordinance dictates whether parking is prohibited or permitted. The signage is indicative of what the Ordinance intentions for the public's knowledge.
- 4) Parking along the south side of Central Avenue at the site frontage has been a common occurrence in the past as indicated by a series of aerial photographs provided as an attachment to this letter.

Parking was physically restricted last year during the reconstruction of the Central Avenue overpass bridge of the Garden State Parkway. However, the geometric configuration and

striping of Central Avenue has been recreated post-construction to replicate it as it existed before the bridge reconstruction. The outer lanes of eastbound and westbound Central Avenue (along the south side and the north side) both have a width of 18 feet to adequately accommodate for through traffic flow in conjunction with parking along the curb line. While parking on the north side continues to be common practice, for whatever reason, parking by the public on the south side is sporadic. This may be due to a force of recent habit and circumstance. It is the reason for the perception by some that parking may not be allowed.

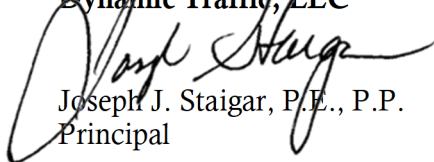
As indicated by the attached aerial photographs, there is over 90 feet of curb length available to park cars with ample clearance distance from the intersection of Watson Avenue and the site driveway. This allows for the capability of four (4) parked cars along the curb of the site frontage of Central Avenue.

In conclusion, there is legal, effective, practical, and safe ability to park along the curb line of the site frontage on the south side of Central Avenue.

I will make myself available to provide testimony related to the contents of this letter and answer questions the Commissioners and the attending public may have at the April 6, 2022 public hearing.

Sincerely,

Dynamic Traffic, LLC



Joseph J. Staigar, P.E., P.P.
Principal