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September 11, 2023  
Via Email (rreid@njcrda.com)

Casino Reinvestment Development Authority  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

Attn: Robert Reid, ACIP, PP, Land Use Enforcement Officer

**Re: Traffic Impact Assessment  
Tambre, LLC  
Block 158 – Lot 3.01  
1926 Atlantic Avenue  
Atlantic City, Atlantic County, NJ  
DT # 4963 23-02838**

Dear Mr. Reid:

Dynamic Traffic has prepared the following assessment to determine the traffic impact associated with redevelopment of a site located along Atlantic Avenue between Michigan Avenue and Ohio Avenue in Atlantic City, Atlantic County, New Jersey (see Site Location Map). The site is designated as Block 158 – Lot 3.01 on the Atlantic City Tax Maps. The site is currently developed with the Los Amigos Restaurant, and it is proposed to convert the existing space into a cannabis dispensary (The Project). Public access to the site is proposed to be provided via the existing front door along Atlantic Avenue, with emergency access and pedestrian egress movements via an access aisle along the eastern side of the building. Deliveries for the site will be accommodated via a loading zone located along the eastern side of the building.

This assessment documents the methodology, analyses, findings and conclusions of our study and includes:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, traffic control, and location and geometry of existing driveways and intersections.
- Projections of traffic to be generated by The Project were prepared utilizing delivery information provided by the applicant.
- The proposed site driveway was inspected for adequacy of geometric design, spacing and/or alignment to streets and driveways on the opposite side of the street, relationship to other driveways adjacent to the development, and conformance with accepted design standards.

## **Existing Conditions**

Atlantic Avenue is an Urban Principal Arterial roadway under Atlantic City jurisdiction with a general east/west orientation. In the vicinity of the site the posted speed limit is 25 MPH and the roadway provides two travel lanes in each direction with turn lanes at intersections. On-street parking is not permitted along either side of the roadway. Curb and sidewalk are provided along both sides of the roadway. Atlantic Avenue provides a straight horizontal alignment along the site frontage and a flat vertical alignment. The land uses along Atlantic Avenue in the vicinity of The Project are commercial.

## **Site Generated Traffic**

The site, as proposed, provides access for pedestrians only. The vehicular trip generation associated with The Project will be solely the delivery vehicles. Based on conversations with the applicant, it is anticipated that a maximum of one (1) delivery will take place per day. The deliveries will occur either prior to store opening at 9:00 AM or after store closure at 9:00 PM. The deliveries typically take fifteen to thirty minutes, and as such would equate to two (2) peak hour trips per day. It should be noted that the number of new trips falls below the NJDOT accepted threshold of a significant increase in traffic of 100 peak hour trips. As such, it is not anticipated that the change in use will have any perceptible impact on the traffic operation of the adjacent roadway network.

## **Pedestrian Interaction**

In order to evaluate the potential interaction between the proposed delivery vehicle and pedestrians travelling along Atlantic Avenue, manual turning movement counts were conducted on Wednesday, August 30 and Thursday, August 31, 2023 from 8:00 AM to 10:00 PM at the adjacent intersection of Atlantic Avenue and the AtlantiCare Driveway. The time periods were selected to encompass the entirety of operating hours for The Project. However, as mentioned above, the deliveries will occur prior to store opening at 9:00 AM or after store closure at 9:00 PM. Based on a review of the count data, it was determined that a maximum of 28 pedestrians cross the driveway during the 8:00 AM hour and a maximum of 12 during a 15-minute period. Similarly, a maximum of 29 pedestrians cross the driveway during the 9:00 PM hour and a maximum of 11 during a 15-minute period. As such, it is our professional opinion that there is no safety concern with the proposed delivery vehicle accessing the loading zone. The manual turning movement count data is appended.

## **Site Access**

As previously noted, the loading for The Project is located along the eastern side of the building. It is proposed utilize the existing curb cut along Atlantic Avenue to provide access to a 9'x20' loading zone for the deliveries. Deliveries for The Project will be via vans and as such the 9'x20' loading zone will be more than sufficient to accommodate them. The layout, as designed, will provide for safe and efficient ingress/egress for the loading vehicles.

As mentioned above, access for customers will be via the existing front door along Atlantic Avenue. There is currently no parking allowed along Atlantic Avenue across the site frontage, and this condition is not proposed to change with the proposed change in tenancy. Further, it is our understanding that security staff of The Project are instructed to ensure that no customers park along the frontage. Any vehicle attempting to park, even temporarily, will be instructed to move along.

## Findings

Based upon the detailed analyses as documented herein, the following findings are noted:

- The proposed dispensary will generate a maximum of 2 daily trips which will occur either before opening or after closing. It should be noted that this level of traffic falls well below the threshold of 100 new peak hour trips set forth by the NJDOT for the impact of new traffic to be significant.
- Access to the site for loading will be provided via the existing driveway along Atlantic Avenue at the eastern end of the site.
- As proposed, The Project's site driveway and circulation pattern have been designed to provide for safe and efficient movement of automobiles.

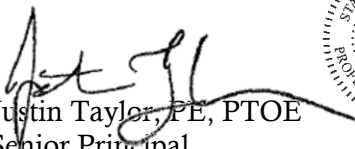
## Conclusion

Based upon our Traffic Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of Atlantic City will not experience any significant degradation in operating conditions with the redevelopment of the site. The site driveway is located to provide safe and efficient access to the loading zone. There is no safety concern with the interaction between the proposed delivery operation and the existing pedestrians travelling along Atlantic Avenue.


If you have any questions on the above, please do not hesitate to contact me.

Sincerely,

**Dynamic Traffic, LLC**

  
Justin Taylor, PE, PTOE  
Senior Principal  
License #45988

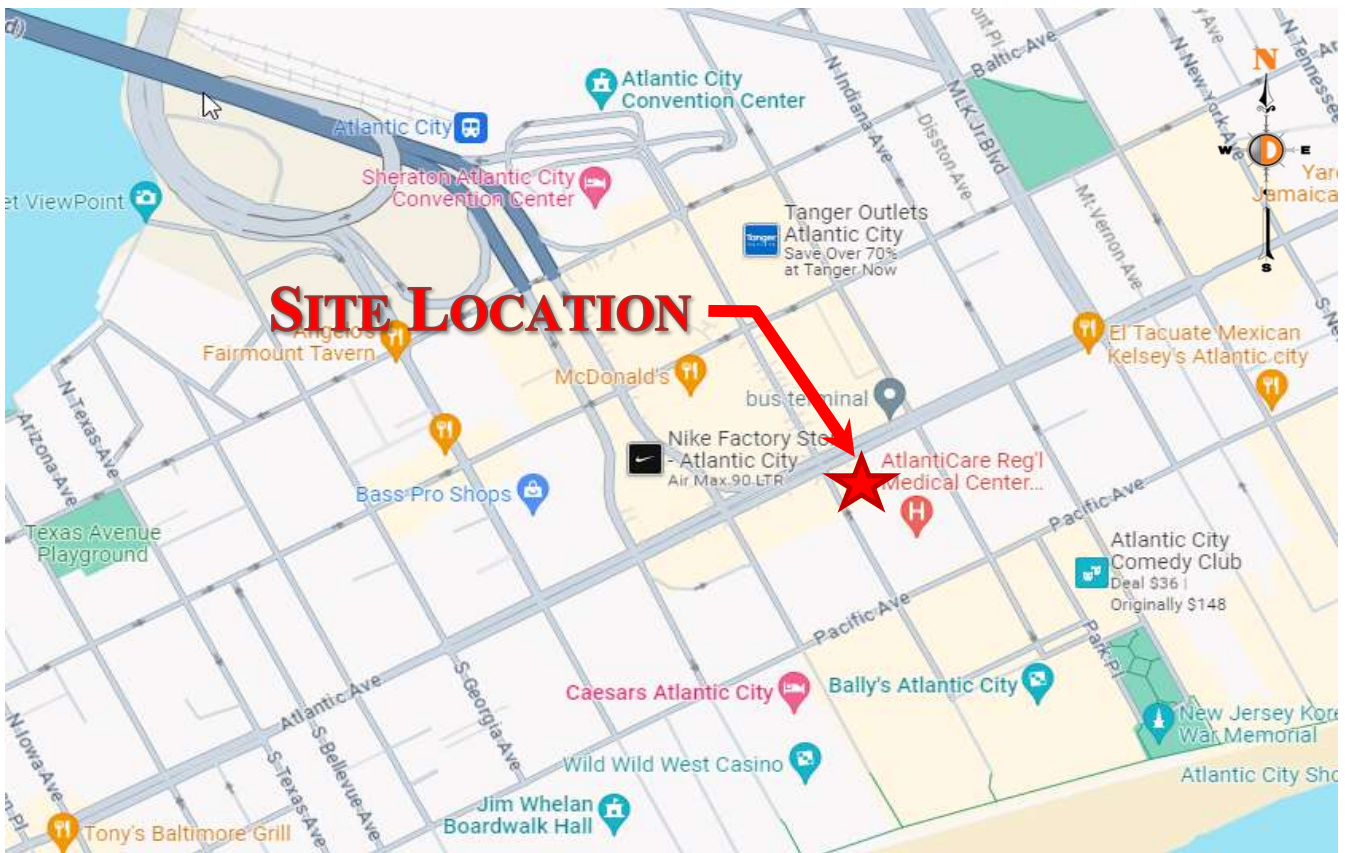
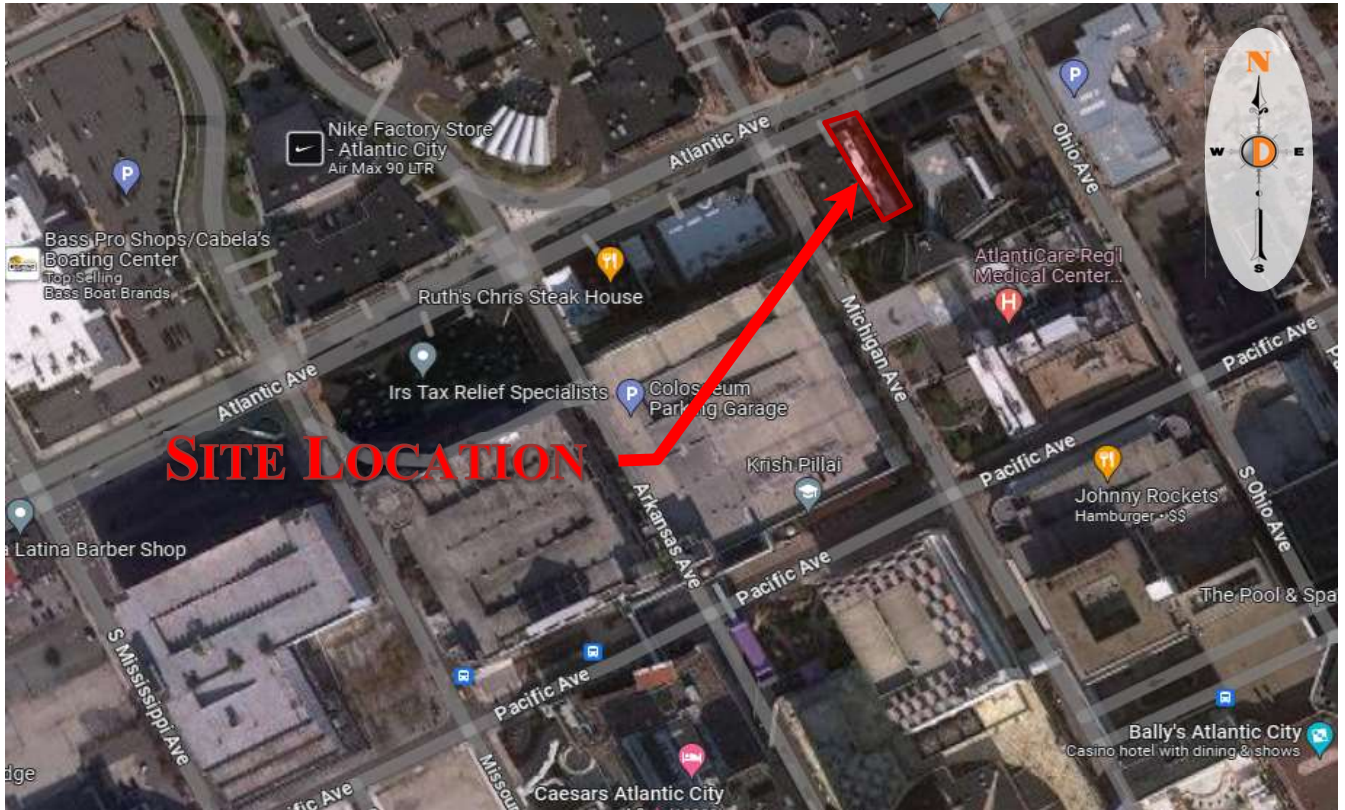


  
Nick Verderese, PE  
Senior Principal  
License #38991



JPT

c: Joe George/Cheryl McDaniel (via email w/encl.)  
Lou Magazzu (via email w/encl.)  
Jay Sciullo (via email w/encl.)



Proposed Cannabis Dispensary  
 Traffic Impact Assessment  
 4968 23-02838

Figure 1

Site Location Map

# Dynamic Traffic, LLC

www.dynamictraffic.com

732-681-0760

E/W: Atlantic Avenue  
 N/S: Atlanticare Driveway  
 Town/County: Atlantic/Atlantic  
 Job #: 4963 23-02838

File Name : Atlantic Ave & Atlanticare Dway - AMMIDPM 8-30  
 Site Code :  
 Start Date : 8/30/2023  
 Page No : 1

Groups Printed- Cars - Buses - Trucks (SU) - Trucks (TT) - Bicycles on Crosswalk

Start Time	Atlantic Avenue Eastbound				Atlantic Avenue Westbound				Atlanticare Driveway - 1972 Atlantic Avenue Northbound				Int. Total
	Thru	Right	Peds	App. Total	Left	Thru	Peds	App. Total	Left	Right	Peds	App. Total	
08:00 AM	58	4	0	62	1	64	0	65	0	0	5	5	132
08:15 AM	63	1	0	64	0	67	1	68	0	1	7	8	140
08:30 AM	62	2	1	65	1	68	1	70	0	0	8	8	143
08:45 AM	81	2	1	84	1	78	0	79	0	0	4	4	167
Total	264	9	2	275	3	277	2	282	0	1	24	25	582
09:00 AM	64	3	0	67	0	82	0	82	1	0	2	3	152
09:15 AM	56	1	1	58	1	95	0	96	1	0	4	5	159
09:30 AM	67	2	0	69	0	88	2	90	0	0	8	8	167
09:45 AM	77	1	0	78	0	103	0	103	0	0	5	5	186
Total	264	7	1	272	1	368	2	371	2	0	19	21	664
10:00 AM	57	0	0	57	0	112	0	112	0	0	10	10	179
10:15 AM	55	1	0	56	1	106	0	107	0	0	7	7	170
10:30 AM	81	3	0	84	0	105	0	105	1	0	1	2	191
10:45 AM	92	3	0	95	0	120	0	120	0	2	5	7	222
Total	285	7	0	292	1	443	0	444	1	2	23	26	762
11:00 AM	104	2	1	107	0	144	4	148	0	2	7	9	264
11:15 AM	100	1	0	101	1	135	1	137	0	0	11	11	249
11:30 AM	91	2	0	93	0	174	0	174	0	0	3	3	270
11:45 AM	97	2	1	100	0	141	0	141	0	0	8	8	249
Total	392	7	2	401	1	594	5	600	0	2	29	31	1032
12:00 PM	101	2	1	104	1	155	0	156	0	1	20	21	281
12:15 PM	108	2	1	111	1	129	0	130	0	1	15	16	257
12:30 PM	118	0	1	119	0	131	2	133	0	0	14	14	266
12:45 PM	111	1	1	113	0	137	0	137	0	0	25	25	275
Total	438	5	4	447	2	552	2	556	0	2	74	76	1079
01:00 PM	108	3	0	111	0	126	1	127	0	0	17	17	255
01:15 PM	108	1	1	110	2	124	3	129	0	1	17	18	257
01:30 PM	94	2	4	100	1	153	0	154	0	1	27	28	282
01:45 PM	108	2	1	111	1	131	2	134	0	2	19	21	266
Total	418	8	6	432	4	534	6	544	0	4	80	84	1060
02:00 PM	112	3	1	116	1	138	2	141	0	0	20	20	277
02:15 PM	106	1	3	110	1	145	1	147	0	0	18	18	275
02:30 PM	140	2	1	143	1	116	0	117	0	0	15	15	275
02:45 PM	158	1	5	164	1	144	1	146	0	0	28	28	338
Total	516	7	10	533	4	543	4	551	0	0	81	81	1165
03:00 PM	126	0	0	126	1	162	0	163	0	0	31	31	320
03:15 PM	122	0	0	122	1	163	2	166	0	0	15	15	303
03:30 PM	116	4	2	122	0	137	0	137	0	0	16	16	275
03:45 PM	128	0	0	128	0	148	1	149	1	1	9	11	288
Total	492	4	2	498	2	610	3	615	1	1	71	73	1186
04:00 PM	127	2	1	130	0	162	0	162	0	0	22	22	314
04:15 PM	114	1	0	115	2	177	0	179	0	1	24	25	319
04:30 PM	110	1	0	111	0	155	2	157	0	0	19	19	287
04:45 PM	92	0	2	94	0	146	3	149	0	0	23	23	266
Total	443	4	3	450	2	640	5	647	0	1	88	89	1186

# Dynamic Traffic, LLC

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732-681-0760

E/W: Atlantic Avenue  
 N/S: Atlanticare Driveway  
 Town/County: Atlantic/Atlantic  
 Job #: 4963 23-02838

File Name : Atlantic Ave & Atlanticare Dway - AMMIDPM 8-30  
 Site Code :  
 Start Date : 8/30/2023  
 Page No : 2

Groups Printed- Cars - Buses - Trucks (SU) - Trucks (TT) - Bicycles on Crosswalk

Start Time	Atlantic Avenue Eastbound				Atlantic Avenue Westbound				Atlanticare Driveway - 1972 Atlantic Avenue Northbound				Int. Total
	Thru	Right	Peds	App. Total	Left	Thru	Peds	App. Total	Left	Right	Peds	App. Total	
05:00 PM	110	0	3	113	0	153	7	160	1	1	16	18	291
05:15 PM	109	0	0	109	0	154	2	156	0	0	18	18	283
05:30 PM	87	1	0	88	0	134	0	134	1	0	15	16	238
05:45 PM	95	1	0	96	1	120	0	121	0	0	14	14	231
Total	401	2	3	406	1	561	9	571	2	1	63	66	1043
06:00 PM	88	5	4	97	0	107	0	107	0	1	21	22	226
06:15 PM	90	2	0	92	0	113	0	113	0	1	14	15	220
06:30 PM	89	1	0	90	0	115	0	115	0	0	5	5	210
06:45 PM	71	4	1	76	1	101	1	103	0	0	13	13	192
Total	338	12	5	355	1	436	1	438	0	2	53	55	848
07:00 PM	90	2	3	95	1	111	0	112	0	1	16	17	224
07:15 PM	96	2	4	102	1	122	1	124	0	0	22	22	248
07:30 PM	88	0	0	88	0	106	0	106	1	1	16	18	212
07:45 PM	76	1	0	77	0	105	1	106	0	1	9	10	193
Total	350	5	7	362	2	444	2	448	1	3	63	67	877
08:00 PM	78	1	0	79	0	101	1	102	2	1	6	9	190
08:15 PM	67	0	0	67	0	102	1	103	2	0	7	9	179
08:30 PM	87	0	3	90	0	101	0	101	2	0	7	9	200
08:45 PM	53	0	2	55	0	105	0	105	0	0	6	6	166
Total	285	1	5	291	0	409	2	411	6	1	26	33	735
09:00 PM	57	2	3	62	1	65	1	67	0	0	8	8	137
09:15 PM	70	2	2	74	0	87	4	91	2	1	11	14	179
09:30 PM	66	0	0	66	0	77	0	77	0	0	1	1	144
09:45 PM	70	0	0	70	0	72	0	72	0	0	9	9	151
Total	263	4	5	272	1	301	5	307	2	1	29	32	611
Grand Total	5149	82	55	5286	25	6712	48	6785	15	21	723	759	12830
Apprch %	97.4	1.6	1		0.4	98.9	0.7		2	2.8	95.3		
Total %	40.1	0.6	0.4	41.2	0.2	52.3	0.4	52.9	0.1	0.2	5.6	5.9	
Cars	4835	77	54	4966	25	6413	48	6486	14	18	643	675	12127
% Cars	93.9	93.9	98.2	93.9	100	95.5	100	95.6	93.3	85.7	88.9	88.9	94.5
Buses	194	0	0	194	0	217	0	217	0	3	0	3	414
% Buses	3.8	0	0	3.7	0	3.2	0	3.2	0	14.3	0	0.4	3.2
Trucks (SU)	106	5	0	111	0	71	0	71	1	0	0	1	183
% Trucks (SU)	2.1	6.1	0	2.1	0	1.1	0	1	6.7	0	0	0.1	1.4
Trucks (TT)	14	0	0	14	0	11	0	11	0	0	0	0	25
% Trucks (TT)	0.3	0	0	0.3	0	0.2	0	0.2	0	0	0	0	0.2
Bicycles on Crosswalk	0	0	1	1	0	0	0	0	0	0	80	80	81
% Bicycles on Crosswalk	0	0	1.8	0	0	0	0	0	0	0	11.1	10.5	0.6

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732-681-0760

E/W: Atlantic Avenue  
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 Job #: 4963 23-02838

File Name : Atlantic Ave & Atlanticare Dway - AMMIDPM 8-31  
 Site Code :  
 Start Date : 8/31/2023  
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Groups Printed- Cars - Buses - Trucks (SU) - Trucks (TT) - Bicycles on Crosswalk

Start Time	Atlantic Avenue Eastbound				Atlantic Avenue Westbound				Atlanticare Driveway - 1972 Atlantic Avenue Northbound				Int. Total
	Thru	Right	Peds	App. Total	Left	Thru	Peds	App. Total	Left	Right	Peds	App. Total	
08:00 AM	64	1	0	65	1	66	0	67	0	0	1	1	133
08:15 AM	69	1	0	70	1	60	0	61	0	1	12	13	144
08:30 AM	58	2	0	60	0	86	1	87	0	0	8	8	155
08:45 AM	62	1	0	63	1	73	1	75	0	0	7	7	145
Total	253	5	0	258	3	285	2	290	0	1	28	29	577
09:00 AM	76	2	0	78	0	69	1	70	0	0	9	9	157
09:15 AM	69	2	2	73	1	90	0	91	0	2	7	9	173
09:30 AM	80	1	0	81	0	98	0	98	0	0	7	7	186
09:45 AM	89	3	2	94	0	123	0	123	1	1	10	12	229
Total	314	8	4	326	1	380	1	382	1	3	33	37	745
10:00 AM	84	3	0	87	0	110	0	110	0	0	9	9	206
10:15 AM	100	2	1	103	0	127	0	127	0	1	9	10	240
10:30 AM	99	0	0	99	1	143	0	144	1	0	16	17	260
10:45 AM	86	3	3	92	0	131	1	132	0	0	14	14	238
Total	369	8	4	381	1	511	1	513	1	1	48	50	944
11:00 AM	105	1	0	106	0	156	0	156	0	0	20	20	282
11:15 AM	101	3	1	105	0	156	2	158	0	0	17	17	280
11:30 AM	93	1	1	95	0	165	0	165	0	0	22	22	282
11:45 AM	124	4	1	129	0	158	0	158	0	0	26	26	313
Total	423	9	3	435	0	635	2	637	0	0	85	85	1157
12:00 PM	110	1	1	112	1	123	1	125	0	1	26	27	264
12:15 PM	115	2	2	119	1	162	0	163	0	0	24	24	306
12:30 PM	126	2	0	128	2	164	3	169	0	1	16	17	314
12:45 PM	123	1	1	125	1	139	1	141	0	0	19	19	285
Total	474	6	4	484	5	588	5	598	0	2	85	87	1169
01:00 PM	110	3	4	117	0	169	2	171	0	0	31	31	319
01:15 PM	117	1	0	118	0	155	1	156	1	0	23	24	298
01:30 PM	109	4	0	113	0	152	4	156	0	0	29	29	298
01:45 PM	109	1	1	111	0	134	0	134	0	0	16	16	261
Total	445	9	5	459	0	610	7	617	1	0	99	100	1176
02:00 PM	120	3	1	124	0	149	0	149	1	0	21	22	295
02:15 PM	116	0	3	119	0	153	2	155	0	3	10	13	287
02:30 PM	117	1	0	118	1	142	3	146	0	0	18	18	282
02:45 PM	125	1	1	127	1	154	0	155	0	0	10	10	292
Total	478	5	5	488	2	598	5	605	1	3	59	63	1156
03:00 PM	128	2	5	135	0	156	2	158	1	0	16	17	310
03:15 PM	130	1	2	133	1	142	0	143	1	0	25	26	302
03:30 PM	106	3	1	110	0	170	0	170	2	0	26	28	308
03:45 PM	117	1	1	119	0	146	1	147	0	0	24	24	290
Total	481	7	9	497	1	614	3	618	4	0	91	95	1210
04:00 PM	106	1	1	108	0	184	0	184	0	0	26	26	318
04:15 PM	93	2	0	95	1	165	0	166	0	0	8	8	269
04:30 PM	106	0	2	108	0	146	0	146	0	0	10	10	264
04:45 PM	96	2	0	98	2	136	0	138	0	1	18	19	255
Total	401	5	3	409	3	631	0	634	0	1	62	63	1106

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	Thru	Right	Peds	App. Total	Left	Thru	Peds	App. Total	Left	Right	Peds	App. Total	
05:00 PM	106	0	1	107	0	170	2	172	0	3	20	23	302
05:15 PM	107	1	0	108	0	173	1	174	0	0	24	24	306
05:30 PM	101	1	3	105	2	129	1	132	0	1	14	15	252
05:45 PM	127	1	2	130	3	127	2	132	0	0	19	19	281
Total	441	3	6	450	5	599	6	610	0	4	77	81	1141
06:00 PM	94	0	0	94	0	126	2	128	0	0	18	18	240
06:15 PM	118	5	0	123	0	112	0	112	0	0	11	11	246
06:30 PM	100	1	2	103	1	130	0	131	0	0	14	14	248
06:45 PM	100	4	2	106	2	96	4	102	0	0	18	18	226
Total	412	10	4	426	3	464	6	473	0	0	61	61	960
07:00 PM	83	3	2	88	2	111	0	113	0	0	15	15	216
07:15 PM	97	2	2	101	0	112	2	114	0	1	15	16	231
07:30 PM	90	3	2	95	1	112	0	113	0	0	16	16	224
07:45 PM	88	2	1	91	0	118	1	119	1	0	16	17	227
Total	358	10	7	375	3	453	3	459	1	1	62	64	898
08:00 PM	72	0	2	74	0	111	3	114	1	1	16	18	206
08:15 PM	82	1	1	84	0	107	1	108	1	1	10	12	204
08:30 PM	66	1	1	68	0	86	0	86	0	0	6	6	160
08:45 PM	70	0	0	70	0	119	1	120	0	0	9	9	199
Total	290	2	4	296	0	423	5	428	2	2	41	45	769
09:00 PM	68	1	3	72	0	100	0	100	1	0	4	5	177
09:15 PM	70	0	0	70	0	114	0	114	0	1	9	10	194
09:30 PM	75	0	0	75	0	77	0	77	0	0	1	1	153
09:45 PM	65	0	0	65	0	76	0	76	1	0	6	7	148
Total	278	1	3	282	0	367	0	367	2	1	20	23	672
Grand Total	5417	88	61	5566	27	7158	46	7231	13	19	851	883	13680
Apprch %	97.3	1.6	1.1		0.4	99	0.6		1.5	2.2	96.4		
Total %	39.6	0.6	0.4	40.7	0.2	52.3	0.3	52.9	0.1	0.1	6.2	6.5	
Cars	5116	85	59	5260	27	6844	45	6916	10	18	761	789	12965
% Cars	94.4	96.6	96.7	94.5	100	95.6	97.8	95.6	76.9	94.7	89.4	89.4	94.8
Buses	199	0	0	199	0	221	0	221	0	1	0	1	421
% Buses	3.7	0	0	3.6	0	3.1	0	3.1	0	5.3	0	0.1	3.1
Trucks (SU)	95	3	0	98	0	83	0	83	3	0	0	3	184
% Trucks (SU)	1.8	3.4	0	1.8	0	1.2	0	1.1	23.1	0	0	0.3	1.3
Trucks (TT)	7	0	0	7	0	10	0	10	0	0	0	0	17
% Trucks (TT)	0.1	0	0	0.1	0	0.1	0	0.1	0	0	0	0	0.1
Bicycles on Crosswalk	0	0	2	2	0	0	1	1	0	0	90	90	93
% Bicycles on Crosswalk	0	0	3.3	0	0	0	2.2	0	0	0	10.6	10.2	0.7



