

**Franklin Township,
New Jersey**

562 Easton Avenue Parking Study FINAL REPORT

July 28, 2021



THA CONSULTING

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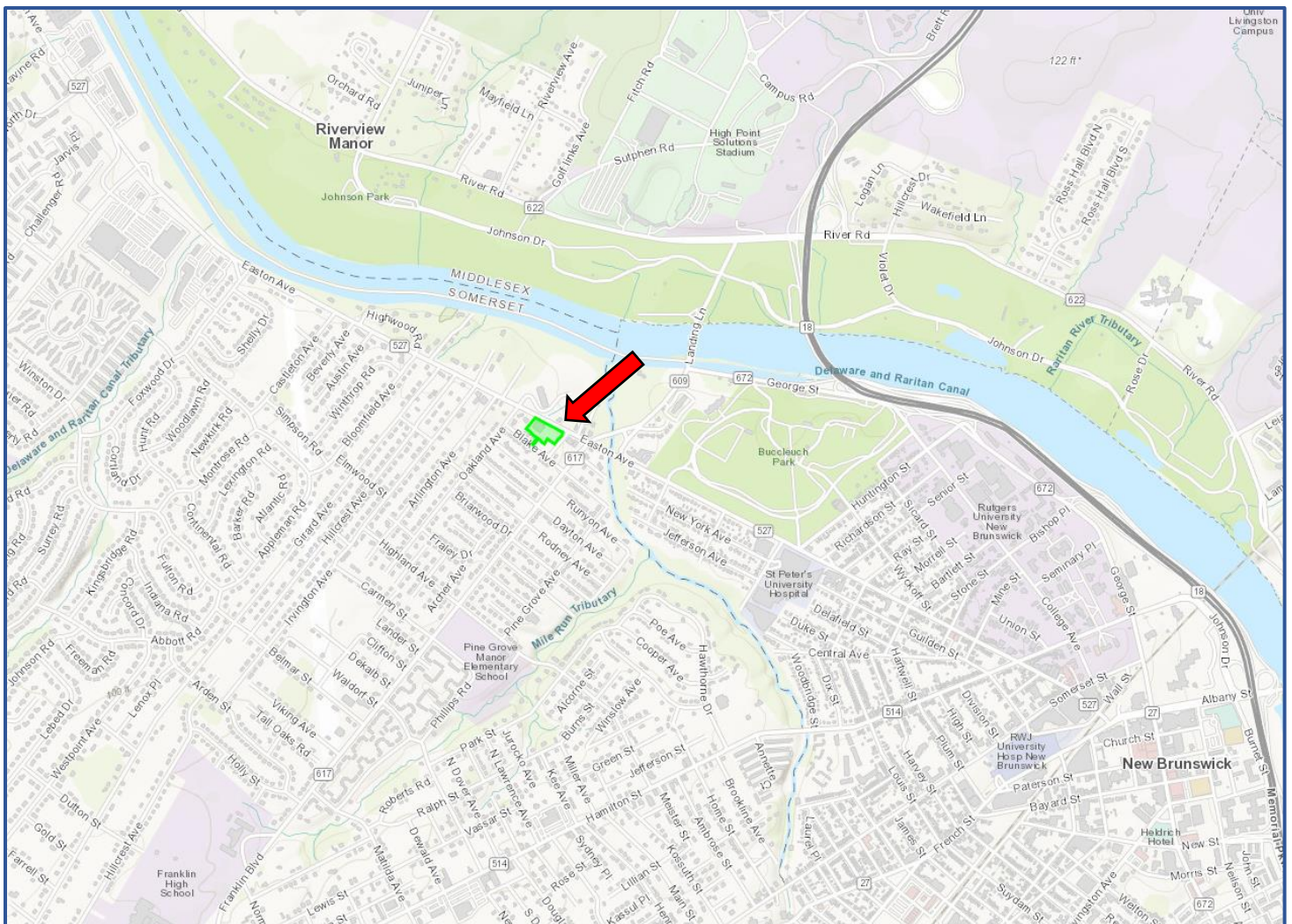
July 28, 2021

Mr. Andrew Schober, PMP
Director – Engineering and Project Management
Saint Peter’s Healthcare System
254 Easton Ave, New Brunswick, NJ 08901

RE: 562 Easton Avenue Parking Study – Final Report

Introduction

THA Consulting, Inc. (THA) has been retained by Saint Peter’s University Hospital (SPUH) to review the parking needs for their building located at 562 Easton Avenue, Somerset, New Jersey. It is our understanding that the first floor of the building (10,940 SF) is currently occupied by Sports Medicine and Specialized Surgical Center of Central New Jersey and the second floor (11,145 SF) is currently unoccupied. A map of the subject property’s location is shown below.



Source: Somerset County Tax Parcel Viewer

Parking Demand Analysis

The intent of this study is to evaluate the parking needs once SPUH expands and relocates some of their outpatient services related to physical therapy to the above property which contains 76 parking spaces. The current and future building uses are summarized in the table below.

	First Floor	Second Floor
Current	SPUH Sports Medicine	SPUH Sports Medicine
Future	SPUH Sports Medicine, Expanded Gym Areas Occupational and Speech Therapy Women's Health, Lymphedema Treatment	Pediatric Therapy & Gym (Physical, Occupational, Speech) Audiology, ENT, Other Therapies
Square Feet	10,940	11,145
Total Square Feet	22,085	

We understand this property has been granted zoning variances given the specialized nature of the uses within. Based on the Township of Franklin Zoning Ordinance, Land Development 112 Attachment 4, Schedule 4, Parking Requirements [Amended 8-14-2007 by Ord. No. 3708; 9-22-2009 by Ord. No. 3844; 12-8-2020 by Ord. No. 4333-20], Supplement 54, dated Apr 2021, medical offices require one space for each 150 square feet of gross floor area. Therefore, the zoning code would require 148 parking spaces.

Due to the nature of the services planned for this building, the large amount of space required for specialized equipment, and several large open areas where patients can perform various therapeutic activities, our team reviewed patient scheduling records and employee (medical and administrative) headcount data provided by SPUH representatives. This information was used to estimate the peak hour parking needs associated with the planned staffing and services after relocation is finalized.

Our analysis looked at the typical work week from 7am until 8pm, Monday through Friday. We included the impact caused by overlapping patients (one in the waiting room while another is completing their appointment). Since therapy services are usually pre-planned and follow a very specific length of time, we do not typically anticipate patients experiencing a long wait before their appointment nor do we anticipate the over filled waiting rooms as with other medical offices. For those reasons, quantifying the parking needs for a therapy center is much easier.

Based on information provided by the previous eye surgery center, approximately 80 to 100 surgeries/cases were performed each week (between 5 and 25 cases each day). The center was closed for a portion of the year due to the pandemic. There were also 14 employees typically on-site during business hours (8 RNs, 2 Certified Surgical Techs, 1 Certified Sterile Processing Tech, 1 Orderly, and 2 Front Office Staff).

We estimated the current peak demand assuming the worst-case scenario with all eye center employees present from 7 am until 6 pm and 25 cases each day of the week with all patients on-site from 10:00 am until 11:30 am. Under that scenario and along with the actual patient and staffing schedule for the sports medicine services, there would be a peak hour demand of approximately 67 vehicles. We have not made any reductions for the use of public transportation or alternate modes of transportation (i.e. Uber/Lyft, drop-off, etc.).

We also looked at the same data for the proposed services and based on the scheduling and staffing information provided by SPUH representatives, there would be a peak hour demand of approximately 63 vehicles. Again, we have not made any reductions for the use of public transportation or alternate modes of transportation (i.e. Uber/Lyft, drop-off, etc.). It should also be noted that we have not included any future growth of services or other uses beyond those included in this analysis.

The tables below summarize our analysis of the current peak hour demand with the existing program and the future peak hour demand with the proposed expanded and additional services:

Current Building Parking Demand by Hour and User Group

Time	Eye Center Patient				Eye Center Staff				Sports Medicine Patient				Sports Medicine Prof./Therapists				Sports Therapy Support Staff & Aides				Total Headcount						
	M	T	W	R	M	T	W	R	M	T	W	R	M	T	W	R	M	T	W	R	M	T	W	R	M	T	W
7:00AM	3	3	3	3	14	14	14	14	1	0	1	0	0	0	7	7	7	7	26	24	26	24	24	24	24	24	
7:30AM	7	7	7	7	14	14	14	14	2	2	2	1	0	0	7	7	7	7	31	31	31	30	30	30	30	28	
8:00AM	11	11	11	11	14	14	14	14	3	5	2	2	3	0	8	8	8	8	38	41	36	36	36	38	38	38	
8:30AM	15	15	15	15	14	14	14	14	4	6	3	2	6	2	9	9	9	9	44	47	43	41	41	47	47	47	
9:00AM	19	19	19	19	14	14	14	14	4	6	5	3	8	2	9	9	9	9	48	51	49	46	53	53	53	56	
9:30AM	23	23	23	23	14	14	14	14	5	6	4	3	7	2	9	9	9	9	55	55	53	51	51	56	56	59	
10:00AM	25	25	25	25	14	14	14	14	7	4	6	5	8	4	9	9	9	9	59	54	57	55	59	59	59	59	
10:30AM	25	25	25	25	14	14	14	14	11	5	9	7	8	7	3	6	6	4	66	66	63	61	60	60	60	60	
11:00AM	25	25	25	25	14	14	14	14	12	9	12	12	9	7	5	6	6	4	67	63	67	67	61	61	61	61	
11:30AM	23	23	23	23	14	14	14	14	11	11	11	12	7	7	6	6	6	4	65	64	64	65	57	57	57	57	
12:00PM	21	21	21	21	14	14	14	14	11	11	12	12	7	7	5	6	6	3	63	61	63	63	54	54	54	54	
12:30PM	19	19	19	19	14	14	14	14	10	8	10	9	5	7	4	6	6	2	60	55	59	58	49	49	49	49	
1:00PM	15	15	15	15	14	14	14	14	10	5	8	9	4	7	2	6	6	2	58	48	55	56	46	46	46	46	
1:30PM	15	15	15	15	14	14	14	14	9	6	6	10	3	7	3	6	6	2	55	48	51	55	43	43	43	43	
2:00PM	13	13	13	13	14	14	14	14	10	10	9	9	1	7	6	6	6	1	54	53	52	52	38	38	38	38	
2:30PM	11	11	11	11	14	14	14	14	12	10	12	8	1	6	4	6	6	1	53	49	53	49	36	36	36	36	
3:00PM	9	9	9	9	14	14	14	14	10	6	9	8	2	6	5	6	5	1	51	48	50	46	35	35	35	35	
3:30PM	7	7	7	7	14	14	14	14	7	2	8	8	2	6	2	6	5	1	45	37	44	42	31	31	31	31	
4:00PM	5	5	5	5	14	14	14	14	7	3	9	8	2	6	0	6	5	1	38	30	40	38	26	26	26	26	
4:30PM	3	3	3	3	14	14	14	14	7	3	9	8	2	6	2	6	5	1	37	30	35	35	22	22	22	22	
5:00PM	1	1	1	1	14	14	14	14	8	5	6	8	1	6	3	5	5	0	36	30	31	34	19	19	19	19	
5:30PM	0	0	0	0	14	14	14	14	9	6	6	8	0	6	3	4	5	0	36	29	32	32	19	19	19	19	
6:00PM	0	0	0	0	14	14	14	14	11	5	7	7	0	6	3	4	4	0	38	29	32	32	19	19	19	19	
6:30PM	0	0	0	0	0	0	0	0	10	4	8	6	0	4	2	4	3	0	20	12	18	15	5	5	5	5	
7:00PM	0	0	0	0	0	0	0	0	5	2	5	5	0	1	2	1	2	0	12	8	12	13	5	5	5	5	
7:30PM	0	0	0	0	0	0	0	0	1	0	1	2	0	0	0	0	0	0	7	6	7	8	5	5	5	5	

Future Building Parking Demand by Hour and User Group

Time	Future Patient				Future Professional/Therapists				Future Support Staff & Aides				Total Future Headcount					
	M	T	W	R	M	T	W	R	M	T	W	R	M	T	W	R		
7:00 AM	1	0	1	0	1	0	1	0	3	3	3	3	10	8	10	8	8	7:00 AM
7:30AM	2	2	2	2	1	1	1	2	4	4	4	4	12	12	12	13	9	7:30AM
8:00 AM	11	10	10	13	10	8	9	11	8	8	8	9	34	31	32	37	32	8:00 AM
8:30 AM	12	13	11	17	10	8	10	6	9	9	9	10	36	35	35	37	37	8:30 AM
9:00 AM	18	18	18	23	10	10	10	11	10	10	10	11	43	43	43	49	44	9:00 AM
9:30 AM	14	17	13	19	12	10	11	7	11	10	10	11	42	42	42	49	41	9:30 AM
10:00 AM	22	17	20	21	13	11	12	14	11	10	10	10	51	43	47	50	43	10:00 AM
10:30 AM	23	15	21	18	17	12	16	17	11	11	11	11	56	43	53	51	40	10:30 AM
11:00 AM	27	21	27	25	17	14	16	18	11	12	12	12	60	52	60	60	41	11:00 AM
11:30 AM	22	19	23	21	17	15	16	17	12	12	12	11	56	51	56	55	35	11:30 AM
12:00 PM	19	18	21	18	15	14	14	17	13	12	13	13	52	49	53	53	31	12:00 PM
12:30 PM	12	13	13	14	15	14	14	17	13	12	13	12	45	44	45	48	26	12:30 PM
1:00 PM	14	11	14	17	15	13	15	18	13	12	13	12	47	41	47	52	26	1:00 PM
1:30 PM	17	17	16	21	15	14	15	17	13	12	13	12	50	48	49	55	26	1:30 PM
2:00 PM	21	23	21	25	16	18	16	19	13	13	13	13	55	59	55	62	24	2:00 PM
2:30 PM	26	26	28	25	15	16	17	18	12	13	12	13	58	60	62	61	23	2:30 PM
3:00 PM	25	27	25	28	16	18	18	14	13	13	13	13	59	63	61	60	24	3:00 PM
3:30 PM	25	27	28	29	16	13	18	13	10	10	10	10	56	55	61	57	22	3:30 PM
4:00 PM	21	17	23	22	15	10	18	9	9	9	10	10	50	41	56	46	20	4:00 PM
4:30 PM	21	18	25	20	14	11	14	10	8	7	8	7	48	41	52	43	13	4:30 PM
5:00 PM	22	18	23	17	13	10	13	7	9	6	7	3	49	39	48	36	9	5:00 PM
5:30 PM	20	19	18	14	12	9	10	7	6	5	5	6	43	38	38	32	5	5:30 PM
6:00 PM	19	13	15	10	9	7	6	5	6	5	5	6	39	30	31	26	5	6:00 PM
6:30 PM	13	10	10	7	5	4	4	3	4	3	4	0	27	22	22	19	5	6:30 PM
7:00 PM	6	4	5	5	1	1	1	2	3	3	4	0	15	13	14	16	5	7:00 PM
7:30 PM	1	1	1	1	0	0	0	0	3	3	3	4	9	9	9	11	5	7:30 PM



Summary

Based on our detailed analysis, the current 76-space parking lot will be capable of meeting the projected future peak hour demand for the services presented. Furthermore, SPUH and St. Sharbel Maronite Church have a written agreement to share their parking resources, the church could use the 76-space parking lot at SPUH during the weekend services and SPUH could use up to the 33-space parking lot at the Church during the weekday. A copy of that agreement is included at the end of this memorandum.

This agreement between SPUH and St. Sharbel essentially provides each entity with a buffer or cushion to accommodate any unexpected escalation in parking demand without encroaching into the on-street parking within the neighborhood. While we understand these types of agreements are not discussed in the zoning code, we do believe that these shared-use provisions are highly beneficial and allow communities to preserve valuable land by promoting smart planning practices. With the church parking agreement, the users of 562 Easton Avenue have access to 109 parking spaces, well beyond their projected peak demand.

Sincerely,



Vicky Gagliano, CAPP, LEED AP
Director of Parking Studies



254 Easton Avenue
New Brunswick, NJ 08901
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January 5, 2018



St. Sharbel Maronite Church
7 Reeve Street
Somerset, New Jersey 08873

Attn: Rev. Tony K. Akoury

Re: Parking Space Lease

Dear Rev. Akoury:

This Letter Agreement shall serve to memorialize our understanding regarding Saint Peter's University Hospital's (the "Hospital") and St. Sharbel Maronite Church (the "Church") collectively (the "Parties") agreement to use parking spaces.

1. Parking Spaces

The Hospital agrees that the Church may utilize parking spaces located at 562 Easton Avenue, Somerset, New Jersey on Saturday and Sunday. The Church agrees that the Hospital may utilize parking spaces located at 7 Reeve Street, Somerset, New Jersey Monday- Friday.

2. Fees

The Parties agree there will be no fees associated with this Agreement.

3. Term

The effective date of this Letter Agreement shall be January 1, 2018 and continues thereafter for the initial term of one (1) year. This Agreement shall automatically renew.

4. Termination

Either party may terminate this Letter Agreement for any reason upon thirty (30) days prior written notice to the other party.

5. Items left in Vehicles

Neither Party shall be responsible to the other Party for damage or loss to items left in vehicles parked on each Party's property.

6. Damage to Vehicles

Neither Party shall be responsible for damage to any vehicle parked on either Party's property, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot.

If the terms set forth above meet with your approval, please sign this Letter Agreement and return to me.

Saint Peter's University Hospital



By: _____
Robert Mulcahy
Vice President

Agreed to and accepted by:
Reverend Tony Akoury

By: Rev Tony K Akoury
Signature
Tony K Akoury
Print Name

Date: Jan - 10 - 2018