



Horner & Canter Associates

A PROFESSIONAL CORPORATION

TRANSPORTATION AND TRAFFIC ENGINEERING

DAVID H. HORNER, P.E., PTOE, President
HASSON A. KEENE, Associate

July 30, 2026

Mr. Joseph Forgione
JMF Properties
100 South Jefferson Road, Suite 215
Whippany, NJ 07981

**Re: Trip Generation Assessment
Harbor Station Marketplace**
City of Bayonne, Hudson County, New Jersey
HCA File No. 26-057

Dear Mr. Forgione:

Horner & Canter Associates has completed this trip generation assessment for the Harbor Station Marketplace located along Route 440 in the City of Bayonne, Hudson County, New Jersey. The purpose of this assessment is to determine the relative traffic increase associated with the proposed new retail tenant (referred to as "Tenant A") and to form an opinion as to whether this increase represents any substantive traffic impact on the adjacent roadway network. The existing shopping center consists of 90,746 square feet of building area which includes a CVS pharmacy, a Lidl grocery store, an LA Fitness, a Starbucks coffee shop and two small general retail uses. The proposed Tenant A will consist of 3,285 square feet of retail spaces, resulting in a future total shopping center square footage of 94,031 square feet.

In order to project the trip generation attributable to the existing and proposed expanded shopping center, we utilize the Institute of Transportation Engineers' (ITE) publication *Trip Generation Manual, 12th Edition*. This publication is a nationally-accepted resource of trip generation data for a variety of land uses including those within the Harbor Station Marketplace.

Table 1 below summarizes the weekday AM, weekday PM and Saturday midday peak period trip generation for the existing shopping center and the proposed expanded shopping center including the new tenant space:

Table 1
Trip Generation Summary

	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
<i>Existing Uses:</i>									
Pharmacy (14,698 s.f.)	29	27	56	75	26	151	64	67	131
Grocery (35,089 s.f.)	61	43	104	163	163	326	194	194	388
Fitness Center (35,000 s.f.)	31	30	1	71	54	125	83	94	177
Coffee Shop (2,414 s.f.)	105	101	206	47	47	94	88	91	1798
Retail (3,545 s.f.)	8	6	14	19	19	38	12	2	24
Total	234	207	441	375	359	734	441	458	899
<i>Proposed Tenant A:</i>									
Retail (3,285 s.f.)	7	6	13	18	18	36	11	11	22
Total (w/Tenant A)	241	213	454	393	377	770	452	469	22
<i>% Increase</i>			<i>2.9%</i>			<i>4.9%</i>			<i>2.4%</i>

As shown in Table 1, during the critical peak periods of shopping center traffic activity, the Tenant A retail space will result in a minimal traffic increase of between 2.4% to 4.9% to the overall shopping center traffic activity.

It should be noted that this finding is a conservative projection since it does not take into account the shared trips that are occurring between the various shopping center components, which lessens the traffic impact on the site accesses and the adjacent roadway network as compared to what is presented in Table 1. It is our professional opinion that the traffic impact of the proposed new retail Tenant A is negligible relative to the existing shopping center traffic.

If you have any questions, please do not hesitate to call me.

Mr. Joseph Forgione
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Page 3

Very truly yours,

A handwritten signature in blue ink, appearing to read 'D. Horner', with a long horizontal flourish extending to the right.

David H. Horner, P.E., PTOE

DHH/mac

cc: Chirag Thakkar, P.E.