

Scope Engineering, Inc.

P.O. Box 899 Forked River NJ 08731

December 4, 2023

980-01

**RE: Traffic Summary Report
1300 Corlies Avenue
Block 515, Lot 13
Township of Neptune, Monmouth Co., NJ**

This report has been prepared to support the Applicant's application for site plan review and to address traffic considerations according to Township of Neptune's development regulations.

Existing Conditions

The subject site is situated on a corner lot at the intersection of NJ State Highway Route 33, also known as Corlies Avenue, and Ridge Avenue. The intersection of Corlies Avenue and Ridge Avenue is a four-way intersection controlled by a signalized traffic-light.

Access to the site is provided via a curb cut along NJ State Highway 33 at the north-west portion of the lot and along Ridge Ave at the south-east portion of the lot.

The 0.379-acre site is currently fully developed with a 7,318 square-foot automotive care center with seven service bays. Per §412.17 Parking Requirements - Table 4.2 *Parking Regulations* of the Neptune Township Ordinance, two (2) parking spaces per bay and work area are required to be provided. Pavement striping indicates there are currently two (2) marked parking spaces, where fourteen (14) are required for the existing land use.

Per Institute of Transportation Engineers (ITE) 8th generation Trip Generation Manual, the average daily trips for an Automotive Care Center (Land Use Code 942) with seven (7) bays is 280 trips.

Proposed Conditions

The Applicant is proposing a change in use from an automotive repair shop to a corporate managing and restaurant business support services/supply office. The building will include 3,770 square-feet of display room, storage areas, a reception area, a bathroom and small office area.

Two (2) separate parking areas are provided. Separate access to each of the proposed parking areas are provided from Corlies Ave and Ridge Ave, respectively. This will restrict traffic from cutting through the site.

The proposed display room will be open by appointment only. The Applicant owns and operates, and will continue to operate, Johnson's Restaurant Equipment and Supply located at 1100 Corlies Ave in Neptune Township approximately 0.4 miles east of the subject site, which will be the main location for the business.

Within the Neptune Township Ordinance, the "Office" land use is the closest fit to the proposed land use, although it is not fully representative since the proposed display room will be open by appointment only.

Per §412.17 Parking Requirements - Table 4.2 *Parking Regulations* of the Neptune Township Ordinance, one (1) parking space is required per 300 square feet of gross floor area for an "Office" land use. Accordingly, twenty-four (24) parking spaces are required for the proposed land use where only seven (7) are provided. One (1) of the seven (7) proposed spaces is designated as ADA compliant.

Per Institute of Transportation Engineers (ITE) 8th generation Trip Generation Manual, the average daily trips for the proposed General Office (Land Use Code 710) is 78 trips. The proposed number of average daily trips is a 202 trip reduction from the existing conditions.

Under §412.12 Loading Requirements - Table 4.1 *Loading Berth Standards* of the Neptune Township Ordinance, two (2) loading spaces are required for a total floor area of 7,123 square-feet, where one (1) is provided. Although two (2) loading spaces are required by ordinance, the low frequency of shipments to the facility only demand the need for one loading space.

Conclusion:

With a proposed change of land use, the project is anticipated to decrease the trip generation produced by the existing automotive care center which will improve traffic operations of the surrounding roadway network. The proposed office will be open by appointment only. The owner intends to schedule appointments, understanding that only seven (7) parking spaces are provided, accordingly.

Prepared By:

SCOPE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Matt R. Martin", with a stylized flourish at the end.

Matthew R. Martin, PE

NJ PE License #44165