

Nelson Engineering Associates, Inc.

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Township of Neptune Board of Adjustment
25 Neptune Boulevard
Neptune, NJ 07753
Attn: Kristie Dickert, Administrative Officer

October 17, 2023

RE: Traffic Circulation Report
Ryal Holding LLC
3324 Route 33
Block 3001, Lot 6
Neptune Township
NEAI File # 230607

Dear Board Members,

Nelson Engineering Associates, Inc. was retained by Ryal Holding LLC to prepare a Use Variance Site Plan to be submitted to the Neptune Township Zoning Board of Adjustment in support of an application for the approval of the modifications made to a site containing an existing contractor/landscaping and lawn maintenance company. The company has been operating from this location since 1997.

The parcel is located on the south side of New Jersey State Highway Route 33 (a.k.a. Corlies Avenue), approximately 1,700 feet east of its intersection with West Bangs Avenue. The site has two (2) driveways providing access to Route 33. These driveways allow for ease of circulation and maneuvering for the work vehicles, often with equipment trailers, from Route 33 and around the site.

The property currently contains a number of permanent and temporary structures housing the administrative offices, weather sensitive materials, tool and equipment storage, and equipment repair facilities. Outdoor storage for work vehicles, trailers and bulk materials is provided to the rear (south) of the existing structures.

The company presently operates with approximately seventeen (17) employees. Approximately ten (10) employees drive their personal vehicles to work daily. The balance of employees share rides with the other drivers.

Parking for employees is provided in the northern areas of the site, adjacent to Route 33. These parking areas provide parking for approximately fifteen (15) vehicles. Additional employee vehicle parking can be accommodated in the rear of the site as the work vehicles and trailers depart to their daily assignments.

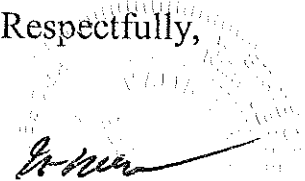
The company's current operating hours are Monday through Saturday from 7:30 am to 6:00 pm. Each morning approximately ten (10) vehicles enter the site and park in the northern parking areas. Once the crews have received their daily assignments, approximately five (5) trucks with trailers will depart from the site toward their respective assignments. The total number of anticipated vehicle trips for the morning peak hour of the operation is approximately fifteen (15) vehicle trips.

In the afternoon/evening, when the crews return, the vehicle operations are reversed with the work trucks and trailers being parked in the southern area of the site, and the employees exiting the property in their personal vehicles. The total number of anticipated trips being generated during the evening peak hour of operations is approximately fifteen (15) vehicle trips.

The New Jersey Department of Transportation defines a "significant increase in traffic" as an increase of 100 or more trips in any peak hour. Not only do the peak hours of the operation fall well below this threshold, the anticipated number of 24 hour vehicle trips also falls below this threshold.

Finally, company has been operating from this location since 1997, so the vehicle trip numbers represented above would not be considered an increase in vehicle activity, but an indicator of the existing level of vehicular activity that is expected to be maintained.

Respectfully,



M. Dubois
Matthew R. Dubois, PE
Project Engineer