

November 15, 2023

**Via Fed-Ex**Township of Neptune Planning Board  
25 Neptune Boulevard  
Neptune, NJ 07753

Attn: Kristie Dickert Planning Board Administrator

**Re: Traffic Impact & Parking Assessment  
Proposed Cannabis Dispensary  
Block 3601 – Lot 4  
3536 Route 66  
Neptune Township, Monmouth County, NJ  
DT # 4759-23-01059**

Dear Planning Board Members:

Dynamic Traffic has prepared the following assessment to determine the traffic impact and adequacy of access, circulation, and parking associated with redevelopment of a site located along Route 66 between Green Grove Road to the east and Jumping Brook Road to the west in the Township of Neptune, Monmouth County, New Jersey (see Site Location Map). The site is designated as Block 3601 – Lot 4 on the Township of Neptune Tax Maps and is located in the C-1 – Planning Commercial Development zoning district. The site is currently developed with a 3,320 SF office building. It is proposed to expand the existing office building and convert it into a 3,515 SF cannabis dispensary (The Project). Access to the site is proposed to be maintained via the existing ingress only driveway and existing egress only driveway along Route 66, however the egress movements will be restricted to right turn out only.

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 trip generation data as published by the New Jersey Department of Transportation.
- The parking layout and supply was assessed based on accepted design standards and demand experienced at similar developments.

## Existing Conditions

NJ Route 66 is an Urban Principal Arterial roadway under New Jersey Department of Transportation (NJDOT) jurisdiction with a general east/west orientation. In the vicinity of the site the posted speed limit is 50 MPH and the roadway provides one travel lane in each direction. It should be noted that NJDOT is currently in the design phase of a roadway widening project along Route 66, which will result in Route 66 being widened to provide two (2) travel lanes in each direction, separated by a concrete median. On-street parking is prohibited along both sides of the roadway. Curbing is provided along the southern side of the roadway east of the subject site, while sidewalk is not provided along either side the roadway. Route 66 provides a straight horizontal alignment and a descending vertical alignment going eastward along the site frontage. The land uses along Route 66 in the vicinity of The Project are primarily commercial.

## Site Generated Traffic

Trip generation projections for The Project were prepared utilizing the NJDOT published rates found under Land Use Code (LUC) Y52 – General Office Building (<200,000 SF) and LUC 882 – Marijuana Dispensary for the existing and proposed uses, respectively. Table 1 below details the existing and proposed traffic volumes associated with the subject project.

**Table 1**  
**HAPS Trip Generation Comparison**

Land Use	AM PSH			PM PSH			Sat PSH		
	In	Out	Total	In	Out	Total	In	Out	Total
3,320 SF Office <i>(Existing)</i>	4	1	5	1	4	5	1	1	2
3,515 SF Cannabis Dispensary <i>(Proposed)</i>	31	27	58	42	44	86	51	50	101
<b>Difference (Added Trips)</b>	<b>+27</b>	<b>+26</b>	<b>+53</b>	<b>+41</b>	<b>+40</b>	<b>+81</b>	<b>+50</b>	<b>+49</b>	<b>+99</b>

As shown above, the proposed redevelopment is anticipated to result in an additional of 53, 81, and 99 peak hour trips during the weekday morning, weekday evening, and Saturday midday peak hour, respectively, compared to the existing office use. 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.

## Site Access, Parking and Circulation

The site was reviewed with respect to the site access and on-site circulation design. As previously noted, access to the site will be maintained via the existing ingress driveway and existing egress driveway along Route 66, however the egress movements will be restricted to right turn out only. The site will be served by 18' wide one-way aisles with 60-degree angled parking as well as a minimum aisle width of 24' for two-way movements with perpendicular parking, which satisfies the Ordinance requirements for the respective aisle widths and corresponding direction of travel and parking angle, and allows for full site circulation for the anticipated vehicle mix on site and satisfies the Ordinance requirement.

It is proposed to provide 41 parking spaces (including 2 handicap spaces) in support of The Project. The Ordinance sets forth a requirement of 1 parking space per 250 SF for retail uses. This equates to a parking requirement of 15 parking spaces for the proposed 3,515 SF cannabis dispensary. Consequently, the Ordinance parking requirements are satisfied and the proposed parking supply will be sufficient to support the anticipated demand of the project. The proposed parking stalls are 9'x18', which satisfy the Ordinance requirement of 9'x18'.

## Findings

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

- The proposed 3,515 SF cannabis dispensary is anticipated to generate 27 additional entering trips and 26 additional exiting trips during the weekday morning peak hour, 41 additional entering trips and 40 additional exiting trips during the weekday evening peak hour, and 50 additional entering trips and 49 additional exiting trips during the Saturday midday peak hour as compared to the existing office use.
- Access to the site is proposed to be maintained via the existing ingress driveway and existing egress driveway along Route 66, however the egress movements will be restricted to right turn out only.
- As proposed, The Project's internal circulation has been designed to provide for safe and efficient movement of the anticipated vehicle mix.
- The proposed parking supply and design is sufficient to support the projected demand and satisfies the Ordinance requirement.

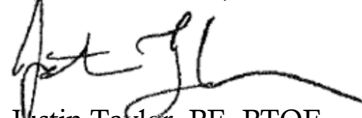
## Conclusion

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 the NJDOT will not experience any significant degradation in operating conditions with the redevelopment of the site. The site driveways are located to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate The Project's needs.

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

Sincerely,

### Dynamic Traffic, LLC



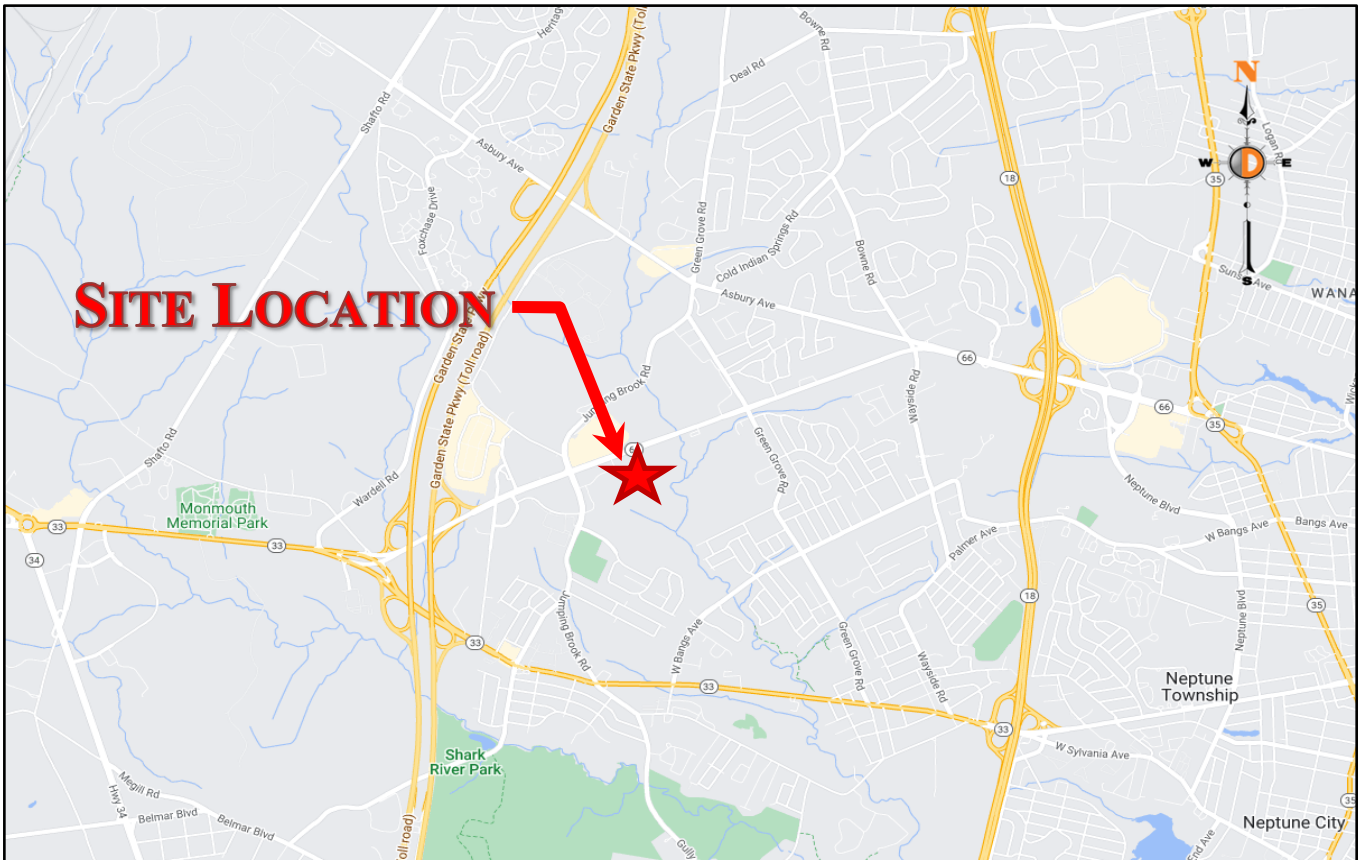
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JPT;jdp

c: Teri Festa (via email w/encl.)  
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Site Location Map