



# Nelson Engineering Associates, Inc.

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

August 17, 2021

RE: Traffic Circulation Report  
135 Leonard Avenue  
Block 704, Lot 1  
Neptune Township  
NEAI File # 210313

Dear Board Members,

Nelson Engineering Associates, Inc. was retained by 135 Leonard LLC to prepare a property survey and minor subdivision plat to be submitted to the Neptune Township Planning Board as part of a minor subdivision application to create a conforming, buildable lot, from a vacant part of an oversized single family residential parcel.

The parcel is located on the southeast corner of the intersection of Asbury Avenue (Monmouth County Highway Route 16) and Leonard Avenue, a local roadway. Leonard Avenue will be considered the frontage for the new lot, and access to off-street parking for the new lot will also be from Leonard Avenue.

The property currently contains one (1) single family detached dwelling with three (3) available off-street parking spaces. This dwelling is to remain, so the result of the minor subdivision will be the addition of only one (1) new single family dwelling. This application proposes a permitted use at the appropriate density for the R-4 Medium Density Residential Zone in which it is located. The balance of the neighborhood in the R-4 zone is fully developed, with existing commercial properties located to the east, along Asbury Avenue.

Per the Residential Site Improvement Standards (RSIS), a single family dwelling is anticipated to generate a daily average of 10.1 vehicle trips per single family dwelling. As there is only one lot proposed, the anticipated increase in traffic is 10 new trips per day. This extremely small number of new trips will have no measurable impact on the operation of either of the adjacent roadways.

Leonard Avenue is a two-way local roadway that begins at its intersection with Asbury Avenue. It then proceeds southerly for approximately 1,000 feet to its southern end at its intersection with Monroe Avenue. This provides a second means of access to, or egress from, Leonard Avenue, in case the roadways at either end experience greater than normal traffic volumes.

Due to the very low anticipated daily vehicle trips being generated by one (1) single family dwelling, Nelson Engineering Associates, Inc. does not expect that there will be any change the operation of Asbury Avenue or Leonard Avenue as a result of the proposed application.

Respectfully,



Matthew R. Dubois, PE  
Project Engineer