

July 3, 2025

Township of Neptune Planning Board
P.O. Box 1125
Neptune, NJ 07754-1125

Attn: Heather Kepler, Planning Board Administrator

**Re: Traffic Impact and Parking Assessment
Proposed Office & Parking Lot Improvements
Block 407 – Lot 1
404 NJ Route 35
Township of Neptune, Monmouth County, NJ
DT # 5152 24-00173**

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 improvements to a site located in the southeast corner of the intersection of NJ Route 35 and Ninth Avenue in the Township of Neptune, Monmouth County, New Jersey (see Site Location Map). The site is designated as Block 407 – Lot 1 on the Township of Neptune Tax Maps. The site is developed with an 1,876 SF vacant office building that was previously occupied by an automobile parts and service center. It is proposed to maintain the existing building for use as an office and construct improvements to the parking lot (The Project). Access to the site is currently provided via a full movement driveway along Route 35. It is proposed to close the existing driveway along Route 35 and construct a new full movement driveway along Ninth Avenue. This will eliminate a point of conflict along Route 35 and improve the operation of both the site driveway and the surrounding roadway network.

Site Generated Traffic

Trip generation projections for The Project were prepared utilizing NJDOT trip generation research data as published under Land Use Code (LUC) 943 – Automobile Parts and Service Center and LUC Y52 – General Office Building (< 200,000 SF). The following table compares the trip generation for The Project during the weekday morning, weekday evening, and Saturday midday peak street hours (PSH).

Table 1
Trip Generation Comparison

Use	AM PSH			PM PSH			Sat PSH		
	In	Out	Total	In	Out	Total	In	Out	Total
1,876 SF Automobile Parts & Service Center (<i>Previous Use</i>)	3	2	5	2	3	5	6	6	12
1,876 SF Office (<i>Proposed</i>)	3	0	3	1	2	3	1	0	1
Difference (<i>Proposed – Previous Use</i>)	0	-2	-2	-1	-1	-2	-5	-6	-11

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As seen above, the proposed office is anticipated to generate less trips than the previous automobile parts and service center use during all peak hours. 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 proposed office 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 provided via a new full movement driveway along Ninth Avenue. This will eliminate a point of conflict along Route 35 and improve the operation of both the site driveway and the surrounding roadway network.

The parking lot will be serviced by a parking aisle with a width of 24', which satisfies the Ordinance requirement of 24'. This aisle will allow for two-way circulation and 90-degree parking.

The Ordinance sets forth a minimum parking requirement of 1 parking space per 300 SF for office uses. Additionally, per the Ordinance, the number of proposed spaces shall not exceed 20% of the minimum requirement. This equates to a minimum parking requirement of 7 spaces and a maximum requirement of 8 spaces for the proposed 1,876 SF office building. The site as proposed provides 11 parking spaces, inclusive of one ADA space, and the Ordinance requirement is exceeded.

It is proposed to provide parking stalls with dimensions of 9'x18', which satisfy the Ordinance requirement of 9'x18' for office uses.

Findings

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

- The proposed 1,876 SF office will generate 3 entering trips and 0 exiting trips during the weekday morning peak street hour, 1 entering trip and 2 exiting trips during the weekday evening peak street hour, and 1 entering trip and 0 exiting trips during the Saturday midday peak street hour. It is noted that the site was previously occupied by an automobile parts and service center, and conservatively no credit was taken for the trips associated with the previous use.
- Access to the site will be provided via a new full movement driveway along Ninth Avenue. The existing full movement driveway along Route 35 will be closed.
- As proposed, The Project's site driveway and internal circulation have been designed to provide for safe and efficient movement of automobiles.
- The proposed parking supply and design is sufficient to support the projected demand.

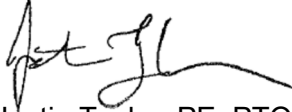
Conclusion

Based upon our Traffic Impact and Parking 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 and Township of Neptune will not experience any significant degradation in operating conditions with the proposed office building and parking lot improvements. The site driveway is located to provide safe and efficient access to the adjacent roadway system and will improve the operation of both the driveway and the surrounding roadway network. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate The Project's needs.

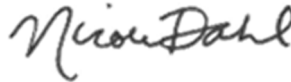
If you have any questions on the above, please do not hesitate to contact me.

Sincerely,

Dynamic Traffic, LLC



Justin Taylor, PE, PTOE
Senior Principal
License #45988

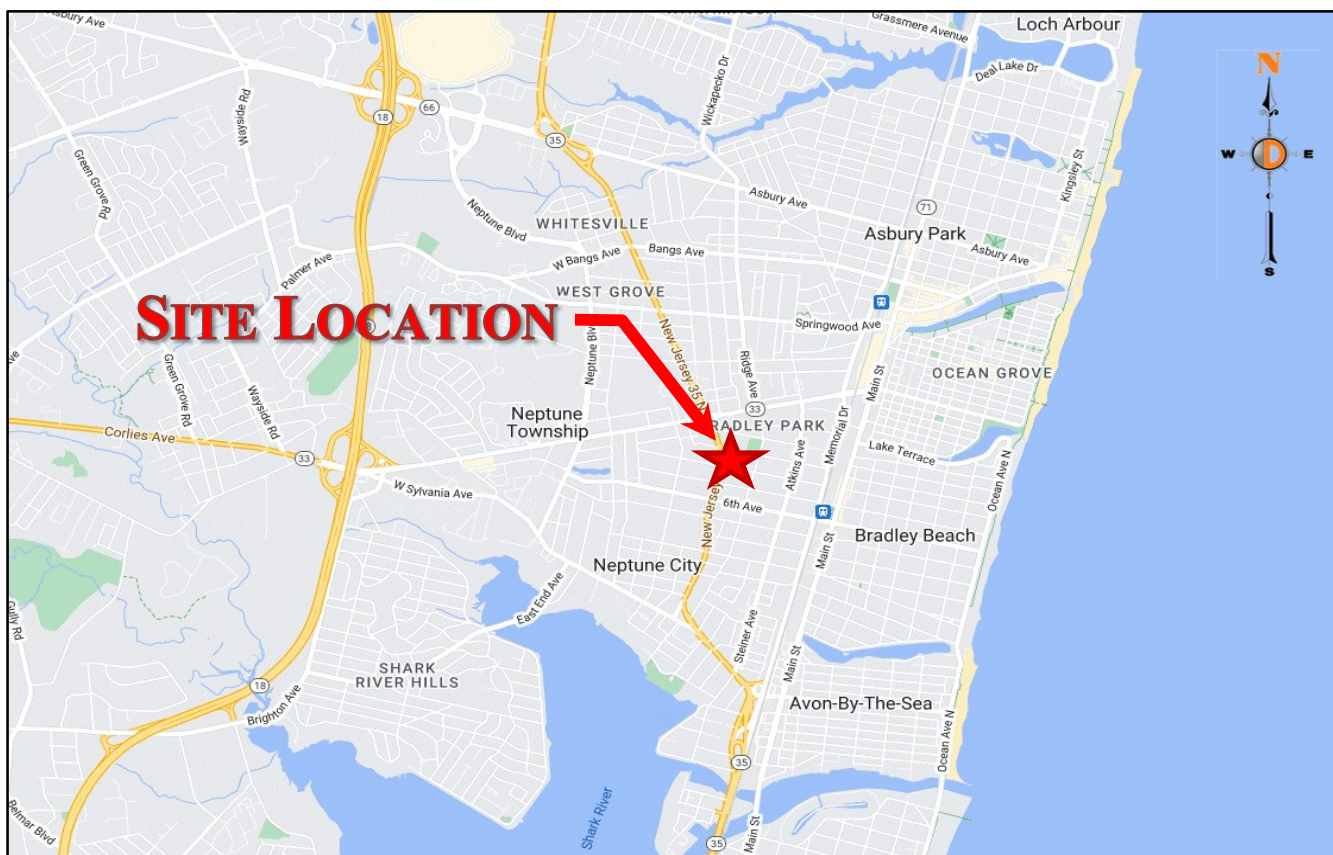


Nicole Dahl, PE
Project Manager
License #60909

NED;msa

Enclosures

c: Brendan Sullivan/Brendan Watson (via email w/encl.)
Jennifer Krimko (via email w/encl.)
Mark Whitaker (via email w/encl.)



Proposed Office
 Traffic Impact and Parking Assessment
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Site Location Map