



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

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June 17, 2025

Mr. Kerry Green
Four Star Developers
1301 Corlies Avenue #3E
Neptune, NJ 07753

Re: Proposed Warehouse Expansion
Lot 8, Block 1003
1933 Heck Avenue
Neptune Township, Monmouth County, New Jersey
MRA File No. 25-154

Dear Mr. Green:

As requested, McDonough & Rea Associates (MRA) has prepared a *Traffic Statement* for plans prepared by InSite Engineering (IE) for expansion of an existing building at the noted property in a westerly direction of 16,600 SF. The property is located on the northeast corner of Heck Avenue/North Taylor Avenue in Neptune Township.

SCOPE OF STUDY

In order to prepare this *Traffic Statement*, MRA conducted the following tasks:

1. Made a field visit to the site to establish existing roadway and traffic conditions in the area.
2. Prepared traffic generation estimates for the 16,600 SF warehouse expansion, based upon Institute of Transportation Engineers (ITE) data.
3. Reviewed the *Site Plan* with respect to adherence to proper traffic engineering principles.
4. Reviewed the availability and accessibility of the parking supply with respect to Neptune Township ordinance requirements

The following report sets forth our findings.

Please reply to:

- ☒ 1431 Lakewood Road, Suite C, Manasquan, NJ 08736 • (732) 528-7076 • Fax (732) 528-6673
☐ 105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181



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EXISTING CONDITIONS

The subject property is located on the northeast corner of Heck Avenue and North Taylor Avenue. The existing building on the property is utilized by *Excelsior Medical*. The property proposed for the warehouse expansion is currently a paved parking lot.

Heck Avenue is a 2-lane (one in each direction) east/west local roadway running along the south boundary of the property. Heck Avenue has a 25 MPH posted speed limit. Parking is practiced on the south side of Heck Avenue, but not on the north side of Heck Avenue.

North Taylor Avenue is a 2-lane north/south local roadway running along the western boundary of the property. Bradley Avenue is a 2-lane east/west roadway running along the northern boundary of the property.

TRIP GENERATION

Estimates of traffic to be generated by the 16,600 SF warehouse expansion were made after consulting the 11th Edition of the ITE *Trip Generation Manual*. The following Table illustrates the anticipated peak hour traffic generation from the warehouse expansion.

TABLE I
TRIP GENERATION
16,600 SF WAREHOUSE EXPANSION

| <u>AM PSH</u> | | | <u>PM PSH</u> | | |
|---------------|------------|--------------|---------------|------------|--------------|
| <u>IN</u> | <u>OUT</u> | <u>TOTAL</u> | <u>IN</u> | <u>OUT</u> | <u>TOTAL</u> |
| 3 | 1 | 4 | 1 | 3 | 4 |

Based on the foregoing, MRA has concluded that the warehouse expansion will generate a minimal amount of additional new AM and PM peak street hour traffic.

SITE PLAN & PARKING

The *Site Plan*, prepared by IE, shows a 16,600 SF 1-story warehouse building expansion proposed in a westerly direction to the existing building. Twenty-four new parking spaces are proposed fronting Heck Avenue and North Taylor Avenue.



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The Neptune Township parking requirements and the parking provided to meet those requirements are summarized below:

- Overall parking required as per Neptune Township zoning requirements (for entire building including warehouse expansion) – 74,265 SF total = 30 parking spaces.
- Existing parking on-site = 71 spaces
- Parking to be removed = 53 spaces
- Parking remaining afterwards = 18 spaces
- Additional parking provided = 24 spaces
- Total parking provided for the site = 42 spaces

Two full access driveways are proposed to Heck Avenue in order to provide access to the new parking and existing parking along the Heck Avenue frontage of the combined building. A 1-way circulation pattern in a northerly direction is proposed along the North Taylor Avenue frontage with an egress only driveway to North Taylor Avenue. Two 12-foot-wide loading docks are proposed with access from Bradley Avenue.

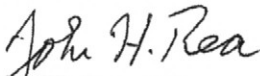
CONCLUSIONS

It is concluded, based on MRA's analysis of the warehouse expansion that it will generate a minimal amount of new AM and PM peak street hour traffic (4 trips during each peak hour).

The *Site Plan* itself has been properly prepared with respect to multiple points of access to the parking areas, parking which meets and exceeds Neptune Township ordinance requirements, etc.

We hope the foregoing information is helpful .

Very truly yours,


John H. Rea, PE
Principal



Scott T. Kennel
Sr. Associate

cc: Andrew J. Grover, PE