



## McDonough & Rea Associates, Inc.

*Traffic and Transportation Consulting*

Kevin P. McDonough (1953-1994)  
John H. Rea, P.E.  
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Scott T. Kennel

July 31, 2023

Andrew J. Grover, PE  
InSite Engineering LLC  
165 Chestnut Street, Suite 200  
Allendale, NJ 07401

Re: Proposed Self-Storage Facility  
Lot 18 in Block 420  
Neptune Township, Monmouth County  
MRA File No. 23-206

Dear Mr. Grover:

As requested, McDonough & Rea Associates (MRA) has prepared a *Traffic Statement* for plans prepared by your office for renovation and expansion of storage facilities on the noted property. The property is located on the northwest corner of Atkins Avenue/5<sup>th</sup> Avenue in Neptune Township, Monmouth County, New Jersey.

### **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 expanded storage facility based on Institute of Transportation Engineers (ITE) data.
3. Reviewed the *Site Plan* with respect to adherence to proper traffic engineering principles.

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 northwest corner of Atkins Avenue/5<sup>th</sup> Avenue in Neptune Township. The property is currently owned and utilized by the *Sperry Tent Company* for storage/warehouse in a building containing 5,600 SF in the northwest corner of the site. There is also a small building in the middle of the property that is currently not used and be demolished should this application be approved. It is planned to use the existing 5,600 SF building in the northwest corner for individual storage units. The smaller building will be demolished and additional individual storage units will be constructed on the site.

Atkins Avenue is a north/south collector roadway under the jurisdiction of Monmouth County. It has a generally level and straight alignment in the vicinity of the site and a posted speed limit of 30 MPH. Shoulders are provided on both sides of the road and parking is permitted on both sides of the road. Land use along the Atkins Avenue corridor consists of a mixture of commercial and residential uses.

5<sup>th</sup> Avenue is a local east/west roadway providing for 1 travel lane in each direction. Adjacent to the site in question, 5<sup>th</sup> Avenue has a paved cartway width of 39 feet. Across 5<sup>th</sup> Avenue on the south of the street is a warehouse building with 4 garage doors and a concrete loading area off the pavement of 5<sup>th</sup> Avenue.

5<sup>th</sup> Avenue intersects Atkins Avenue as a 4-way stop controlled intersections with stop signs on the 5<sup>th</sup> Avenue approaches. Crosswalks are provided across all 4 corners of the intersection. It should be noted that the property in question currently has access to both Atkins Avenue and 5<sup>th</sup> Avenue (1 curb cut to Atkins Avenue, 2 curb cuts to 5<sup>th</sup> Avenue).

### **PROPOSED RENOVATIONS**

It is proposed to maintain the existing building in the northwest corner of the site and demolish the smaller building in the center of the site. The existing building will be converted into individual storage units. Additional individual storage units will be constructed on the site. The curb cut on Atkins Avenue is proposed to be closed as is the curb cut on 5<sup>th</sup> Avenue closest to the intersection of Atkins Avenue. Therefore, access to the renovated property will be gained from a single curb cut to Atkins Avenue near the western boundary of the property.

Plans prepared by your office show construction of individual storage units of various sizes. Specifically, the storage unit sizes and numbers are as follows:



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- 8 foot x 10 foot exterior storage unit – 8 units
- 10 foot x 12 foot interior storage unit – 27 units
- 8 foot x 20 foot exterior storage unit – 25 units
- 10 foot x 20 foot interior storage unit – 1 unit
- Total number of units – 61 units

A total of 3 parking spaces including a handicap parking space are proposed off the 5<sup>th</sup> Avenue access. It has been MRA's experience, having conducted numerous traffic studies for self-storage facilities, that the amount of parking needed for the units is limited as it is restricted to customers signing up or signing out for units.

**TRIP GENERATION**

Estimates of traffic to be generated by the 61 individual storage units were made after consulting the 11<sup>th</sup> Edition of the ITE *Trip Generation Manual*. The following *Table* illustrates the anticipated AM and PM peak street hour traffic generation.

**TABLE I**  
**TRIP GENERATION**  
**61 INDIVIDUAL STORAGE UNITS**

AM PSH			PM PSH		
IN	OUT	TOTAL	IN	OUT	TOTAL
1	1	2	1	1	2

As can be seen from the foregoing, peak hour traffic generation is extremely minimal from the proposed facility. Again, these numbers are consistent with MRA's experience at self-storage facilities as these facilities are among the lowest, if not the lowest, types of commercial traffic generators.

**SUMMARY**

In summary, the proposed renovations to the property located at the northwest corner of Atkins Avenue/5<sup>th</sup> Avenue can be approved and operate compatibly with existing traffic conditions in the area. The overall traffic generation from the individual self-storage units will be minimal (2 AM peak street, 2 PM peak street hour trips).



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Parking for the facility will be adequate and curb cuts will be closed on Atkins Avenue and 5<sup>th</sup> Avenue, therefore limiting conflict points along those roadways. The single remaining access to 5<sup>th</sup> Avenue will be adequate to handle the everyday traffic needs of the facility.

We hope the foregoing information is helpful.

Very truly yours,

John H. Rea, PE  
Principal

Scott T. Kennel  
Sr. Associate