



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

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April 16, 2024

Kenneth L. Pape, Esq.
Heilbrunn Pape
516 Route 33, Suite 101
Millstone NJ 08535

Re: Proposed Pay Kiosk
Lot 2 Block 3102
Neptune Township, Monmouth County
MRA File #18-270

Dear Mr. Pape:

As requested, McDonough & Rea Associates (MRA) has evaluated the construction of 2 pay kiosks for the existing tunnel car wash located at the noted site in Neptune Township. Overall, we have concluded that the pay kiosks, which will accept credit card and debit card payments, can be constructed without adversely affecting on-site circulation or stacking for the car wash. The following represents our analysis.

EXISTING CONDITIONS

The subject property is located on the south side of Route 33, just east of its intersection with Jumping Brook Road/Old Corlies Avenue. Route 33 is a 4-lane New Jersey Department of Transportation (NJDOT) east/west arterial roadway providing for 2 travel lanes in each direction.

The existing site has a tunnel car wash and a quick lubrication facility. A bifurcated access system exists with an entrance driveway and a separate exit driveway providing for a counter-clockwise circulation flow on the site for both car wash and quick lubrication customers. Observations of traffic activity at the site reveal that it is operating safely and efficiently.

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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PROPOSED CHANGES

The *Site Plan* prepared by Challoner & Associates (C&A) shows minor modifications to the *Site Plan*. No change is proposed to the access system from and to Route 33. Two pay station kiosks will be constructed along the southern boundary to accept credit card and debit card payments. The pay kiosks are in keeping with current car wash guidelines and are properly located with respect to stacking and access to the car wash tunnel.

EVALUATION OF CHANGES

It is MRA's opinion that the 2 car wash pay kiosk stations can be constructed as proposed without having an adverse or detrimental impact on traffic circulation. They are properly located and will not impact stacking or circulation on the site. The 2 pay kiosk stations will increase the capacity for this activity and lessen the impact of potential stacking from the pay kiosks. Overall, we believe the *Site Plan* changes will permit the car wash and quick lubrication facility to continue to operate safely and efficiently.

We hope the foregoing information is helpful.

Very truly yours,

John H. Rea, PE
Principal

Scott T. Kennel
Sr. Associate

cc: Felix Bruselovsky
Stuart Challoner, PE