

McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

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February 10, 2021

Mr. Ryan Sansone
R2T2 LLC
1103 Industrial Parkway
Brick, NJ 08724

Re: Whaler's Point
Lot 1 in Block 45
Route 88 at Curtis Avenue
Point Pleasant Borough, Ocean County
MRA File No. 20-212

Dear Mr. Sansone:

As requested, McDonough & Rea Associates (MRA) has prepared a *Traffic Statement* for plans to construct 24 apartments on the noted property. The property is located on the northeast corner of New Jersey State Route 88 at Curtis Avenue in Point Pleasant Borough, Ocean County, New Jersey.

SCOPE OF STUDY

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

1. Made a field visit to the site to establish existing roadway and traffic conditions in the area.
2. Conducted a peak hour traffic generation estimate based upon data presented by the Institute of Transportation Engineers (ITE).
3. Reviewed the proposed access to and from the site with respect to safety and efficiency.
4. Reviewed the availability and accessibility of the parking supply with respect to the New Jersey Residential Site Improvement Standards (RSIS)

The following represents 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 Route 88 at Curtis Avenue and contains approximately 0.90 acres. It is located in the Affordable Housing Overlay Zone and multi-family development is a permitted use. The subject property is currently occupied by *Wenkes Hotel & Cottages* with access to Route 88, Curtis Avenue and Austin Avenue.

Route 88 is an east/west State arterial highway generally providing for 1 travel lane in each direction across the property frontage. Curtis Avenue is a local roadway approximately 45 feet in width, extending from Route 88 in a northerly direction to a "T" intersection at Herbertsville Road. Austin Avenue is an east/west local roadway which parallels Route 88 north of Route 88.

The intersection of Route 88 at Curtis Avenue is an unsignalized 4-way intersection with stop control on the Curtis Avenue approaches. Crosswalks are provided across the east, west and north approaches to the intersection. Land use at the intersection consists of a small Chinese restaurant on the southwest corner, a small 2-story office building on the southeast corner, the property in question on the northeast corner and a *Fins* restaurant on the northwest corner.

TRIP GENERATION

Estimates of traffic to be generated by the 24 apartments were made after consulting the 10th Edition of the *ITE Trip Generation Manual*. Trip generation estimates were made for the critical AM and PM peak street hours when traffic flow on the adjacent roadway network is at maximum levels. *Table I* illustrates the anticipated traffic generation during critical peak hours for the 24 Apartments.

TABLE II
TRIP GENERATION
24 APARTMENTS

AM PSH			PM PSH		
IN	OUT	TOTAL	IN	OUT	TOTAL
3	9	12	11	6	17



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With respect to the amount of peak hour traffic generated by the 24 apartments, it is noted that guidelines published by the ITE require an *off-site* traffic impact analysis, if a development proposal generates more than 100 peak hour trips. Since the total amount of peak hour trips generated by this project is substantially lower than this threshold, only an analysis of access, circulation, parking, etc. is typically required.

SITE PLAN & PARKING

The *Site Plan* prepared by L2A Land Design, details reconstructing the Route 88 access as a right-turn entrance only from Route 88 as well as a proposed 2-way driveway to Curtis Avenue serving 24 parking spaces. The *Site Plan* also details 23 parking spaces under the proposed building with a 2-way driveway to Austin Avenue.

Under New Jersey RSIS, the overall parking requirement for the development is as follows:

- Four 1-bedroom units at 1.8 spaces per unit=7.2 parking spaces
- Twenty 2-bedroom units at 2 spaces per unit=40 parking spaces
- **Total required=47.2 parking spaces**

A total of 47 parking spaces are provided for the development as follows:

- 23 spaces under a portion of the building with access to Austin Avenue.
- 24 on-site surface parking spaces with access to Route 88 and Curtis Avenue.

Therefore, the total of 47 parking spaces provided meets RSIS.

SUMMARY

In summary, MRA finds that the *Whaler's Point* project, comprised of 24 apartments, will generate minimal peak hour traffic volumes. The Site Plan itself has been designed in accordance with New Jersey RSIS and will provide a compliant parking supply and adequate circulation.



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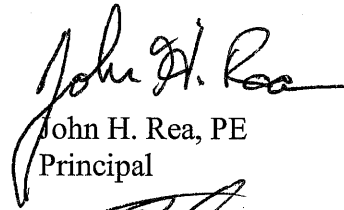
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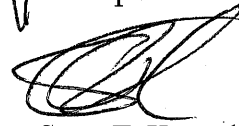
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If you have any questions regarding this information, please do not hesitate to contact us.

Very truly yours,



John H. Rea, PE
Principal



Scott T. Kennel
Sr. Associate

cc: Michael Dipple, PE
Matthew Ceres, Esq.

APPENDIX

