



McDonough & Rea Associates, Inc.

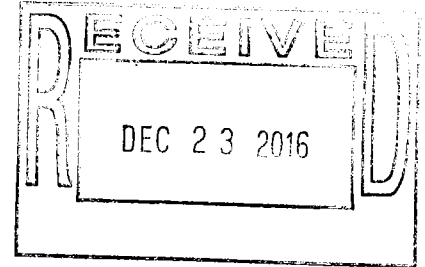
Traffic and Transportation Consulting

Kevin P. McDonough (1953-1994)
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March 23, 2015

Neptune Township Zoning Board of Adjustment
25 Neptune Boulevard
Neptune, NJ 07753

Re: Victoria Gardens
Lots 5, 20-22 in Block 1500
Neptune Township, Monmouth County, New Jersey
MRA File No. 05-237



Dear Board Members:

McDonough & Rea Associates (MRA) has been asked to provide the Zoning Board with an updated *Trip Generation Analysis* for the current development proposal that is in front of the Board for consideration. MRA previously conducted a *Traffic Impact Analysis* dated August 7, 2013 for the following land uses:

- > 312 apartment dwellings
- > 10,000 SF of commercial space

The current proposal eliminates the commercial space from the project and reduces the number of apartment units from 312 to 272. The layout of the residential portion of the site remains unchanged from the Applicant's last submission as the reduction of units was accomplished by removing the 4th floor of 5 buildings. The following Table illustrates the anticipated differences in traffic generation that will result.

TABLE I
TRIP GENERATION COMPARISON
312 RESIDENTIAL UNITS/10,000 SF COMMERCIAL VS. 272 RESIDENTIAL UNITS

USE	AM PSH	PM PSH	SATURDAY PH
Previous proposal-312 Units, 10,000 SF commercial	199	330	254
Current proposal-272 apartment units	139	169	141
Net difference	-60	-161	-113

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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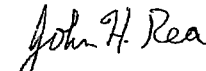
Neptune Township Zoning Board of Adj. -2-

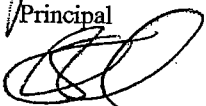
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As can be seen from the foregoing, there will be trip generation decreases during all peak hours as a result of these changes. Therefore, the conclusions reached in our August 7, 2013 *Traffic Impact Study* and supplementary letter of June 2, 2014 remain valid.

If anyone has any questions, please do not hesitate to call.

Very truly yours,


John H. Rea, PE
Principal


Scott T. Kennel
Associate

cc: Jennifer Krimko, Esq.
Brian Murphy, PE
Chad Warnken
Andrew Janiw, PE, AICP