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ZB# ~~19-6606A~~

June 25, 2021
Via FedEx

Township of Marlboro Zoning Board of Adjustment
1979 Township Drive
Marlboro, NJ 07746

Attn: Alan Zwerin - Board Secretary

Re: Traffic Assessment
Proposed Rental Trailer Storage Facility
173 Amboy Road
~~Block 292~~ - Lot 178 Block 178 Lot 292
Township of Marlboro
Monmouth County, NJ
DT # 3899-99-001TE

Dear Board Members:

Dynamic Traffic has prepared the following assessment to determine the traffic impact and adequacy of access, circulation, and parking associated with the retention of an existing industrial facility located along the southbound side of Amboy Road in the Township of Marlboro, Monmouth County, New Jersey. The site is designated as Block 292 - Lot 178 on the Township Tax Maps and is currently developed with a two-story building containing US Radar, Inc. and Lucas Construction Group, Inc. Access to the existing development is provided via one (1) full movement driveway along Amboy Road. It is proposed to reoccupy the portion of the development previously occupied by the Lucas Construction Group with Talay Trailer Sales and Rentals (The Project). No building expansions or modifications to the site access are proposed as part of the retention.

This assessment documents the methodology, analyses, findings and conclusions of our study and includes:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, traffic control, and location and geometry of existing driveways and intersections.
- The site driveway was inspected for adequacy of geometric design, spacing and/or alignment to streets and driveways on the opposite side of the street, relationship to other driveways adjacent to the development, and conformance with accepted design standards.

Existing Conditions

Amboy Road is a Local roadway under the jurisdiction of the Township of Marlboro. In the vicinity of the site the posted speed limit is 35 MPH. The roadway provides one travel lane in each direction and the roadway has a general north/south orientation. On-street parking is not permitted along either side of the roadway. Curb is intermittently provided along both sides of the roadway, while sidewalk

is not provided along either side. Amboy Road provides a curved horizontal alignment and a rolling vertical alignment. The land uses along Amboy Road in the vicinity of The Project are a mix of commercial, residential, and residential. Amboy Road provides sufficient geometry and width to continue to accommodate two-way truck traffic.

Site Generated Traffic

As previously noted, the proposal includes the retenancy of a portion of 173 Amboy Road where the space previously occupied by Lucas Construction Group, Inc. would be occupied by Talay Trailer Sales and Rentals. The area previously utilized for the storage of construction equipment and materials will be converted into a trailer storage area. Specifically, the site will provide 40 spaces for 53-foot trailers and 41 spaces for 28-foot and 38-foot trailers. The trailers will arrive and depart the facility empty and are typically delivered to the lessee by the operator of the facility. The long-term nature of the leasing of trailers means that there are limited movements into and out of the facility on a typical day. Table I summarizes the typical daily trip generation for the proposed development.

**Table I
Typical Weekday Trip Generation**

Trip Type	In	Out	Total
Employees	6	6	12
Trailer Pick Up/Delivery	10	10	20
Total	16	16	32

Since no appreciable increase in trip generation is projected to be generated by the site, the operational conditions of the surrounding roadway network are not anticipated to change. The delays and queues in the area will remain as existing and it is likely that there will be no perceptible change in the traffic conditions with the construction of the proposed residential development. In fact, both the Institute of Transportation Engineers (ITE) and the New Jersey Department of Transportation (NJDOT) define a "significant" increase in traffic as 100 or more peak hour trips. As shown in Table I, the proposed will generate only 32 total trips per day.

Additionally, based on traffic counts previously conducted by our office along Amboy Road in the vicinity of the subject property, the two-way peak hour traffic volumes range between 400-450 trips. Conservatively assuming that 50% of the trailer pick up/delivery movements (10 trips) occur during the peak hour would result in only a 2% increase in traffic which further demonstrates the minimal traffic impacts.

Site Access, Parking and Circulation

The Trailer Layout Plan was reviewed with respect to the site access and on-site circulation design. As noted previously, access to the site will be provided via the existing full movement driveway along Amboy Road. In an effort to limit truck traffic utilizing Amboy Road to the north of the property, a left turn egress restriction for all truck traffic is proposed at the site driveway. Further, as the majority of the trailer pick up/deliveries will be done by the operator of the facility, all truck ingress movements will be oriented to/from Tenant Road. This will ensure limited impacts on Amboy Road to the north of the property. As indicated on the Access Exhibit prepared by our office, the ingress and egress movements can be accommodated by the existing driveway geometry without encroachment into the opposite lanes of travel.

The parking lot will be serviced by parking aisles with widths ranging from a minimum of 24 feet to a maximum of 80 feet in the trailer parking area. These dimensions are in accordance with accepted engineering design standards and will be sufficient to accommodate the traffic volumes anticipated for The Project.

Findings

Based upon the detailed analyses as documented herein, the following findings are noted:

- The proposed Talay Trailer Sales and Rentals operations will result in minimal daily traffic generated to/from the subject property without consideration of the traffic generated previously by the Lucas Construction Group.
- The Amboy Road access to the site will remain as existing via one (1) full movement driveway.
- A left turn egress restriction will be placed on the site driveway for all truck movements.
- As proposed, The Project's site driveway and internal circulation have been designed to provide for safe and efficient movement of vehicles on-site.

Conclusion

Based upon our Traffic Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of the Township of Marlboro will not experience any significant degradation in operating conditions with the retention of the site. The site driveway is located to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate The Project's needs.

If you have any questions on the above, please do not hesitate to contact me.

Sincerely,

Dynamic Traffic, LLC



Corey M. Chase, PE
Principal
NJ PE License 47470

CMC

c: Salvatore Alfieri, Esq. (via email)
Jay Joel (via email)