

VIII. SUMMARY AND CONCLUSIONS

The Traffic Impact Study prepared by Maser Consulting evaluated the impact the proposed development will have on the adjacent roadway network in the Township of Neptune, Monmouth County, New Jersey. The findings of the Traffic Impact Study are summarized as follows:

1. The Applicant proposes to develop a mixed-use development consisting of 10 single-family units, 39 multi-family residential units, a 40-room hotel, and 7,353 SF of associated retail.
2. Access to the site is proposed via a full movement driveway along Beach Avenue northbound and a full movement driveway along Spray Avenue eastbound.
3. Under the Build condition, all movements at the intersection of Seaview Avenue with Beach Avenue will continue to operate at Levels of Service “A” during all peak hours studied.
4. Under the Build condition, all movements at the intersection of Seaview Avenue with Ocean Avenue will continue to operate at Levels of Service “A” during all peak hours studied.
5. Under the Build condition, all movements at the intersection of Spray Avenue with Beach Avenue will continue to operate at Levels of Service “A” during all peak hours studied.
6. Under the Build condition, it is proposed to construct the site driveway which will act as the fourth leg of the intersection of Spray Avenue and Ocean Avenue and construct a westbound right turn lane. With the proposed modifications, all intersections movements will continue to operate at Levels of Service “A” during all peak hours studied.
7. The proposed site plan provides a minimum of 22-foot wide aisles, which can accommodate two-way traffic throughout the site with the exception of Spray Avenue which supports one-way travel in the eastbound direction and Ocean Avenue which provides a one-way loop north of Seaview Avenue. The layout of the site provides sufficient circulation for the anticipated design vehicles to efficiently maneuver through the site.
8. The Redevelopment Plan sets forth a parking requirement of 138 spaces. It is proposed to provide 140 spaces on the site, thus exceeding the Redevelopment Plan requirement.