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August 24, 2020

VIA UPS

Borough of Tinton Falls Planning Board
556 Tinton Avenue
Tinton Falls, NJ 07724

Re: Traffic Assessment
Proposed Assisted Living Facility
Block 124.63, Lot 30.01
Borough of Tinton Falls, Monmouth County, New Jersey
MC Project No. 18006673A

Dear Board Members:

This supplemental letter has been prepared per request of the Borough Engineer to provide trip generation estimates for the weekend peak hours and to document the weekday morning and evening peak hour traffic counts for reference to the application to the Borough of Tinton Falls ("Borough") for Senior Housing Development, LLC ("Applicant") to construct a 58,000 SF (112 Beds) Assisted Living Facility ("The Project").

Trip generation estimates were made utilizing data published under Land Use Code 254 – Assisted Living in the Institute of Transportation Engineers' (ITE) publication *Trip Generation, Tenth Edition*. Table 1 details the anticipated trips for The Project.

Table 1 – ITE Trip Generation

ITE Land Use	Size	AM Peak			PM Peak			SAT Peak			SUN Peak		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
254 – Assisted Living	58,000 SF (112 Beds)	13	8	21	16	21	37	14	16	30	13	18	31

As illustrated in the table above, the proposed development would generate a maximum of 37 new peak hour trips. It is noted NJDOT and ITE define a significant increase in traffic as 100 or more peak hour trips added to the adjacent roadway network. As The Project will generate less than 100 trips during the weekday morning, weekday evening, Saturday midday, and Sunday midday peak hours, it can be considered not a significant increase in traffic on the adjacent roadway network.



Borough of Tinton Falls Planning Board
MC Project No. 18006673A
August 24, 2020
Page 2 of 2

Historical data was utilized to establish the existing traffic volumes along West Park Avenue within the vicinity of The Project. A weekday morning peak hour of 7:00 AM and a weekday evening peak hour of 5:00 PM were established. To account for general increases in traffic due to regional population and employment growth, a general background growth rate was applied to the historical volumes. The NJDOT Annual Background Growth Rate Table specifies a growth rate of 1.00% for urban minor arterials within Monmouth County. A Volume Flow Diagram illustrating the 2020 Existing Conditions and the historical data utilized are enclosed.

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

Maser Consulting, Inc.

A handwritten signature in black ink, reading 'Michelle R. Briehof'.

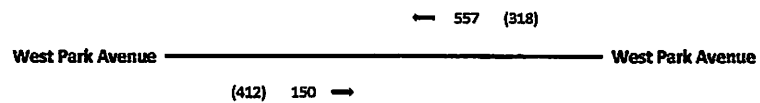
Michelle R. Briehof, P.E.
Project Manager, Senior Associate

ABZ

Enclosures

cc: Mark Lescavage, P.E., P.P., C.M.E. Maser Consulting, Inc. (via email w/enclosures)

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Senior Housing Development, LLC

MC Project No. 18006673A

Borough of Tinton Falls, Monmouth County, NJ

Legend

AM Peak Hour: ### Thru Movement: —
PM Peak Hour: (###) Turning Movement: ↗

Figure 1

2020 Existing Conditions

AM & PM Peak Hours



Location: West Park Avenue
 Between Wawa Way and Samantha Drive
 Tinton Falls, NJ

Date: Weekday Average
 October 2019
Time Frame: 7-9 AM
 4-6 PM

Start Time		Volume		
		EB	WB	Total
7:00 AM		149	551	700
8:00 AM		255	408	663
-		-	-	-
4:00 PM		393	274	667
5:00 PM		408	315	723
AM Peak	Hour	8:00 AM	7:00 AM	7:00 AM
	Volume	255	551	700
PM Peak	Hour	5:00 PM	5:00 AM	5:00 PM
	Volume	408	315	723