

## McDonough & Rea Associates, Inc.

*Traffic and Transportation Consulting*

Kevin P. McDonough (1953-1994)  
John H. Rea, P.E.  
Jay S. Troutman, Jr., P.E.  
Scott T. Kennel

March 25, 2025

Mr. Steve Reznikov  
1111 Main Street  
Bradley Beach, NJ 07720

Re: 1111-1115 Main Street  
Borough of Bradley Beach, Monmouth County  
MRA File No. 24-195

Dear Mr. Reznikov:

As requested, McDonough & Rea Associates (MRA) has prepared this *Traffic Statement* with respect to plans prepared by your engineer, EM Waterbury & Associates (EMA) to expand the existing car wash at this facility to include new vacuum stations on a piece of property just north of the existing car wash.

### **EXISTING CONDITIONS**

The subject property is located on the west side of Main Street, also designated as New Jersey State Route 71 in Bradley Beach Borough, Monmouth County, New Jersey. It currently contains the *Rain Tunnel Car Wash* on existing southerly lot currently known as Lot 5, Block 32, and an adjacent 1-story brick commercial building previously used as an automotive parts and repair shop on existing northerly lot known as Lot 4, Block 32; both lots being in the Borough of Bradley Beach. Main Street is a north/south New Jersey State highway generally providing for 1 travel lane in each direction in the vicinity of the site. The property is located toward the northern end of Bradley Beach. The existing uses (car wash and commercial building) currently have flush pavement providing access to and from Main Street.

### **PROPOSED CONDITIONS**

With the acquisition of the property to the north (Lot 4, Block 32), which currently contains the 1-story commercial building, the applicant proposed to demolish the commercial building, combine the lots and reconfigure the northerly lot to add 9 new vacuum stations and merge the 2 lots into 1 car wash site. The existing car wash building will remain and the existing vacuum stations within the existing car wash site will also remain. Access to the vacuum positions will be from the same curb cut currently providing access to the car wash.

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



**McDonough & Rea Associates, Inc.**

***Traffic and Transportation Consulting***

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

Mr. Steve Reznikov

-2-

March 25, 2025

A new curb cut to Route 71 will be constructed for exit movements only from the 9 new vacuum stations to Main Street.

**ANTICIPATED TRAFFIC GENERATION**

Based on the fact that vacuum stations already exist on the existing car wash site, there is not anticipated to be significant additional traffic generation from the new vacuum positions. The new vacuum positions are being provided in order to provide a more efficient and enhanced customer experience while on site to eliminate or at least reduce on site vehicle pooling.

**NJDOT PERMITTING**

Given the change to the access to the adjacent lot to the north, a new New Jersey Department of Transportation (NJDOT) permit will be required for the exit only driveway from the vacuum positions. Based on the limited traffic activity anticipated from the vacuum stations, MRA anticipates that a *Minor Permit* will be required from the NJDOT for the construction in the State right-of-way.

**CONCLUSIONS**

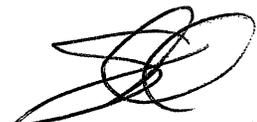
It is concluded, based on MRA's analysis of the proposed changes that they can be approved and operate compatibly with existing traffic conditions along Main Street. The new vacuum positions will be accessed from the existing curb cut to the car wash and will have a separate egress only driveway to Main Street. There is not anticipated to be a significant increase in traffic as a result of the changes, but rather a more efficient, enhanced customer experience on site.

The exit curb cut from the vacuum positions is anticipated to be a *Minor Permit* to be files with the NJDOT.

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: Elizabeth M. Waterbury, PE, PP, CME  
Jeffrey P. Beekman, Esq.