

McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

Kevin P. McDonough (1953-1994)
John H. Rea, P.E.
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October 5, 2021

North Brunswick Township Planning Board
710 Hermann Road
North Brunswick, New Jersey 08902

Re: Livingston Avenue Warehouse
Lots 5.02 and 7.01 of Block 140.01
North Brunswick Township, Middlesex County
MRA File No. 21-128

Dear Board Members:

McDonough & Rea Associates (MRA) has been asked to prepare this letter in order to update information previously provided in our February 23, 2021 *Traffic Impact Study* for the noted application. The application proposes a total of 77,810 SF of warehouse space and 8,700 SF of office space in 2 buildings located to the rear (east) of the property. Access will continue to be gained from existing curb cuts on Livingston Avenue (New Jersey State Route 26).

Plans prepared by Menlo Engineering Associates (MEA) have been revised and a new parking count has been established based on the revised plans. The following information is provided on the *Zoning Chart* on the MEA plans:

- Total parking required 497 spaces.
- Total parking provided 457 spaces.

With respect to the parking requirements for the 2 new office/warehouse buildings, North Brunswick code requires 35 spaces for the 77,810 SF of warehouse space and an additional 35 spaces for the 8,700 SF of office space. Therefore, the total parking required for the 2 new buildings is 70 spaces. Plans prepared by MEA show 184 parking spaces surrounding the 2 new buildings. Therefore, it is MRA's opinion that adequate parking has been provided for the 2 new buildings.

It is also important to note that field visits to the site revealed adequate parking was provided for the 3 existing buildings on site which house various tenants. Open and available parking was observed during each of our site visits.

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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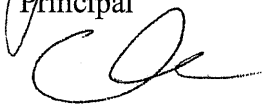
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North Brunswick Township Planning Board -2-

October 5, 2021

Based on the foregoing, it is MRA's opinion that the total of 457 parking spaces and the distribution of parking spaces throughout the site will provide for more than adequate parking for existing and future tenants.

Very truly yours,


John H. Rea, PE
Principal


Scott T. Kennel
Sr. Associate

cc: Zev Spira
Greg Oman, PE
Peter Lanfrit, Esq.