



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

Revised December 15, 2025
June 6, 2025

Scott Turner, PE
Menlo Engineering Associates
261 Cleveland Avenue
Highland Park, New Jersey 08904

Re: CaraVan LLC
Route 9/Kearney Road
Lots 1-5, 13 & 14 in Block 277
Sayreville Borough, Middlesex County
MRA File No. 24-142

Dear Scott:

Pursuant to your request, McDonough & Rea Associates (MRA) has evaluated the traffic impacts associated with a proposed tunnel car wash to be constructed on the noted property. Plans prepared by Menlo Engineering Associates (MEA) show a right-in/right-out driveway from and to the southbound lanes of Route 9 and a building containing an automated tunnel car wash, 4 quick lubrication bays and 3 detailing bays on the noted property. The property is located along the southbound lanes of Route 9, just north of the intersection of Route 9/Kearney Road.

SCOPE OF STUDY

In order to prepare this *Traffic Statement*, MRA has performed the following tasks:

1. Made a field visit to the site to establish existing roadway and traffic conditions in the area.
2. Conducted peak hour traffic counts at the intersection of Route 9/Kearney Road.
3. Prepared estimates of traffic to be generated by the car wash and other uses on the site based upon Institute of Transportation Engineers (ITE) and New Jersey Department of Transportation (NJDOT) data.

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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December 15, 2025

4. Reviewed the *Site Plan* with respect to circulation, parking and conformance to proper traffic engineering principles.
5. Rendered an opinion on the impact of the car wash with respect to local traffic conditions.

The following report sets forth our findings.

EXISTING CONDITIONS/TRAFFIC VOLUMES

The subject property is currently a vacant lot located on the northwest corner of Route 9/Kearney Road. The lot is triangular in shape and contains slightly in excess of 2 acres. The property has approximately 420 feet of frontage along Route 9.

Route 9, in the area, is a major north/south State principal arterial highway with 3 southbound thru lanes along the site frontage. Kearney Road is a local roadway, however, no access from or to Kearney Road is proposed for this project.

Traffic volume data was collected by conducting manual turning movement counts at the intersection of Route 9/Kearney Road from 7:00 AM to 9:00 AM and 3:00 PM to 6:00 PM. *Table I* illustrates existing AM peak street hour (8:00 AM-9:00 AM) and PM peak street hour (4:30 PM-5:30 PM) volumes on southbound Route 9 passing the site.

TABLE I
EXISTING TRAFFIC VOLUMES
ROUTE 9

AM PSH	PM PSH
2,077	2,956

The following traffic volumes are spread out throughout 3 southbound travel lanes. As expected, due to prevailing commuter patterns in the area, PM peak street hour volumes are higher than AM peak street hour volumes.



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TRIP GENERATION

Estimates of traffic to be generated by the *CaraVan* project on the site were made after consulting the 12th Edition of the *ITE Trip Generation Manual*. *Table II* illustrates the anticipated AM peak street hour and PM peak street hour traffic generation as well as the weekend peak hour traffic generation for the property, based on NJDOT trip generation rates for the proposed uses.

TABLE II
TRIP GENERATION (AS PER NJDOT)
KEARNEY ROAD CAR WASH

USE	AM PSH			PM PSH			WEEKEND PH		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Car Wash (LUC 948)	41	33	74	62	60	122	80	81	161
Quick Lubrication (LUC 941)	8	4	12	11	8	19	8	10	18
Detailing (LUC N/A)	1	1	2	1	1	2	1	1	2
Totals	50	38	88	74	69	143	89	92	181

SITE PLAN AND PARKING

The *Site Plan*, prepared by MEA shows circulation in a clockwise direction around the site. Circulation to the car wash tunnel and quick lubrication bays as well as the detailing bays are provided from the same aisle. Parking spaces (16 in total) are provided for employees and for storage of cars that have been detailed. The quick lubrication and detailing bays also accommodate 7 additional vehicles. The quick lubrication service is typically a use that only requires parking for employees and customers generally do not park their vehicles as they are serviced while in their vehicle and do not require parking spaces. The car detailing use is by appointment. Therefore, based on the above, it is MRA's opinion that more than adequate parking is proposed to serve the site during peak periods. Overall, MRA finds the plans to have been prepared in accordance with proper traffic engineering principles.



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NJDOT PERMIT

A permit will be required from the NJDOT for access to US Route 9 which is under the jurisdiction of NJDOT. Based on the NJDOT trip generation rates, the automated car wash tunnel and quick lubrication bays will generate in excess of 500 daily trips, therefore a *Major Permit without a Planning Review*, will be required for the access to Route 9. Based on the frontage along Route 9 (420 feet) the lot is a *conforming* lot, based on NJDOT permitting criteria.

CONCLUSIONS

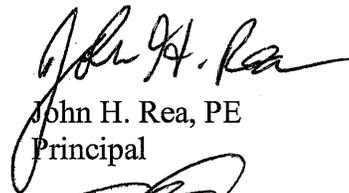
It is concluded, based on MRA's analysis of the proposed *CaraVan Site Plan*, that it can be approved and operate compatibly with existing traffic conditions along Route 9 in the area. Access to and from Route 9 will be via a right-in/right-out driveway. No access will be provided to Kearney Road, a local roadway.

The property will generate a peak hour traffic flow of 89 inbound and 92 outbound traffic movements during a peak hour. The project will require a *Major Permit without a Planning Review* from the NJDOT.

The *Site Plan* itself has been properly designed with respect to circulation, ingress/egress, adequate parking for employees and detailed vehicles.

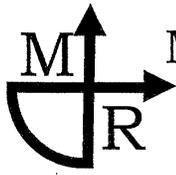
We hope the foregoing is helpful.

Very truly yours,


John H. Rea, PE
Principal

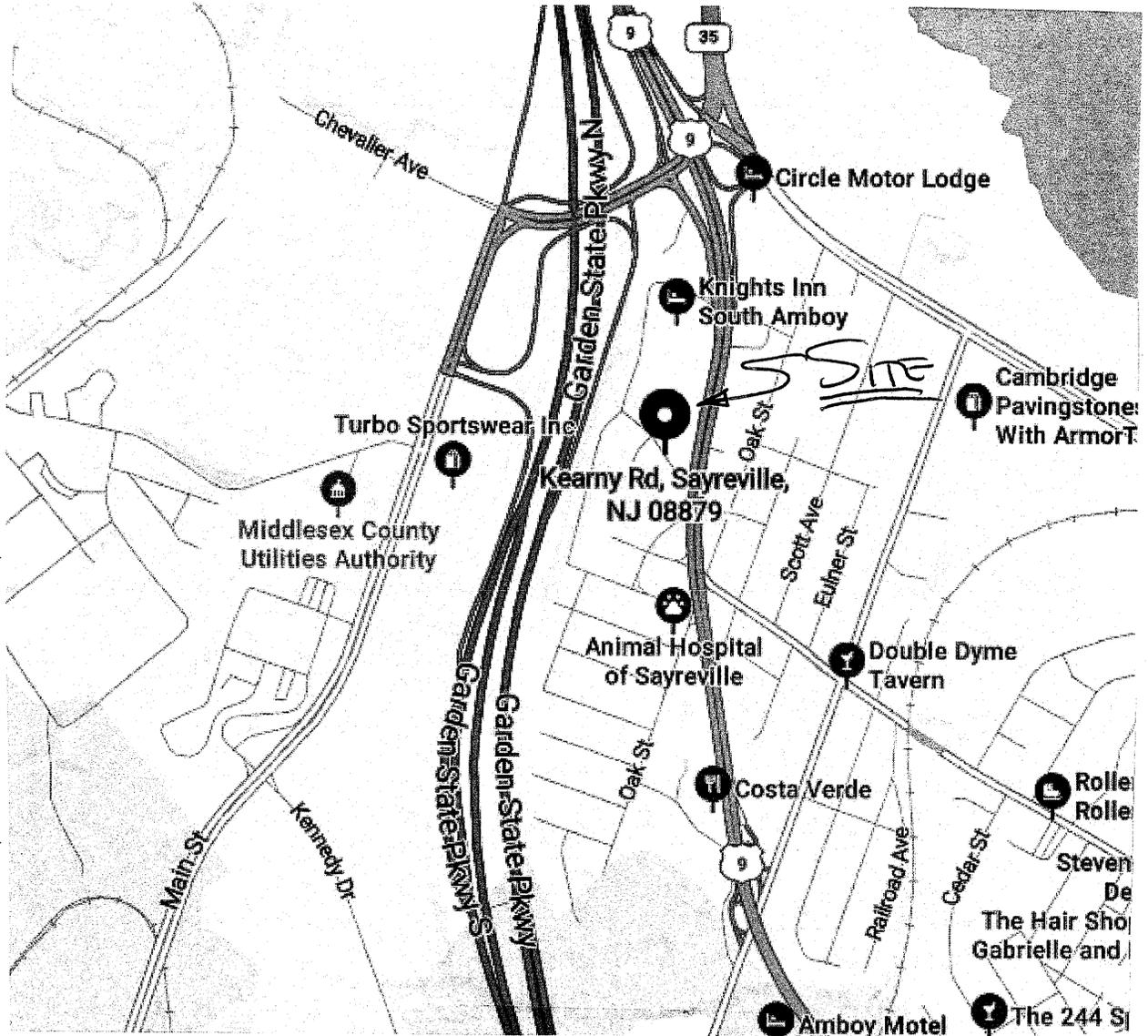

Scott T. Kennel
Sr. Associate

APPENDIX



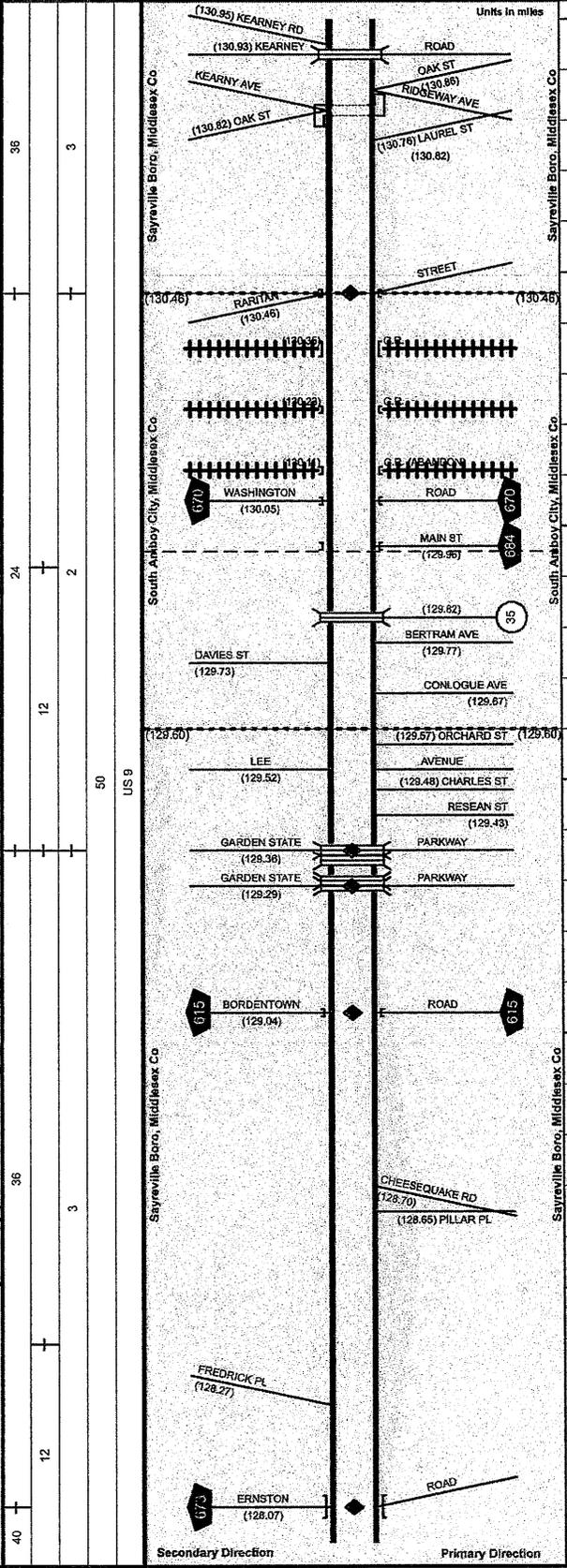
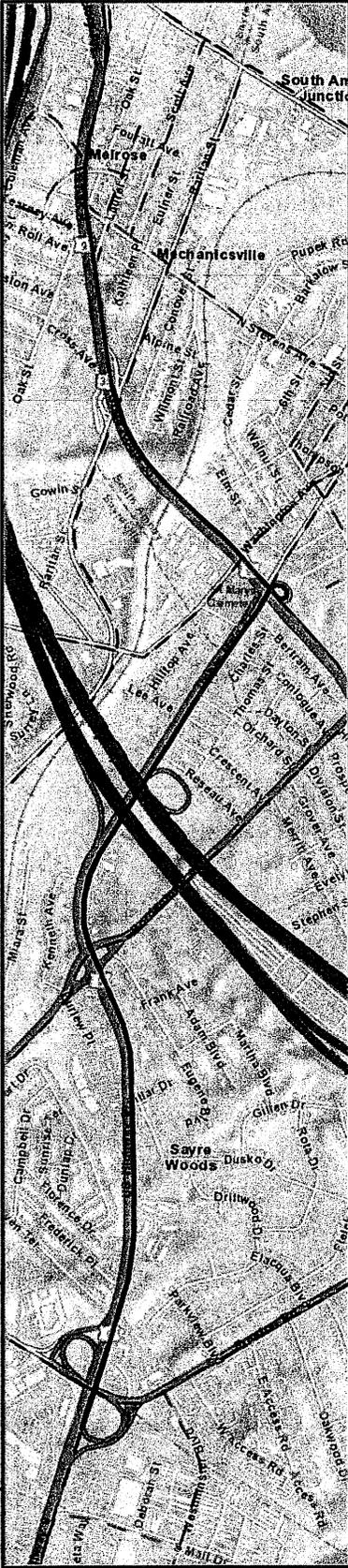
SUBJECT:

SITE LOCATION MAP



Mile Posts: 128.000 - 131.000

US 9 (South to North)



Street Name	US 9
Jurisdiction	N.J.D.O.T.
Functional Class	Urban Principal Arterial
Federal Aid - NHS Sy	NHS
Control Section	1207
Speed Limit	50
Number of Lanes	3
Med. Type	Positive
Med. Width	10
Pavement	36
Shoulder	12
Traffic Volume	
Traffic Ste. ID	1207152 2823 (DMS)
Structure No.	2823 (DMS)
Enlarged Views	

SRI = 0000009

Date last inventoried: March 2021

McDonough & Rea Associates
 1431 Lakewood Road Suite C
 Manasquan NJ 08736
 (732) 528-7076

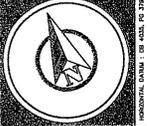
File Name : 24142 route 9 & kearny pm1
 Site Code : 00024142
 Start Date : 4/24/2024
 Page No : 1

TRUCK SALES/CAR WASH
 ROUTE 9 / ROUTE 35 SB & KEARNY ROAD
 SAYREVILLE BORO, MIDDLESEX COUNTY
 MRA JOB 24-142 WEDNESDAY PM COUNT

Groups Printed- CARS - TRUCKS - SCHOOL BUS

Start Time	Route 9 / Route 35 Southbound			Kearny Road Eastbound		
	Thru	Right	App. Total	Right	App. Total	Int. Total
03:00 PM	417	3	420	6	6	426
03:15 PM	482	2	484	3	3	487
03:30 PM	525	0	525	1	1	526
03:45 PM	509	0	509	1	1	510
Total	1933	5	1938	11	11	1949
04:00 PM	432	0	432	0	0	432
04:15 PM	498	1	499	1	1	500
04:30 PM	696	0	696	0	0	696
04:45 PM	748	0	748	1	1	749
Total	2374	1	2375	2	2	2377
05:00 PM	796	1	797	2	2	799
05:15 PM	716	0	716	2	2	718
05:30 PM	578	0	578	1	1	579
05:45 PM	574	0	574	0	0	574
Total	2664	1	2665	5	5	2670
Grand Total	6971	7	6978	18	18	6996
Approch %	99.9	0.1	100.0	0.3	0.3	
Total %	99.6	0.1	99.7			

Start Time	Route 9 / Route 35 Southbound			Kearny Road Eastbound		
	Thru	Right	App. Total	Right	App. Total	Int. Total
04:30 PM	2956	1	2957	5	5	2962
05:00 PM	100.0	0.0	100.0	2	2	799
05:00 PM	796	1	797			0.927
High Int. Volume	796	1	797	2	2	
Peak Factor			0.928		0.625	



REVISIONS

NO.	DATE	DESCRIPTION
1	12/22/2023	ISSUED FOR PERMIT

THIS PLAN IS FOR THE PROPOSED CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

DATE: _____



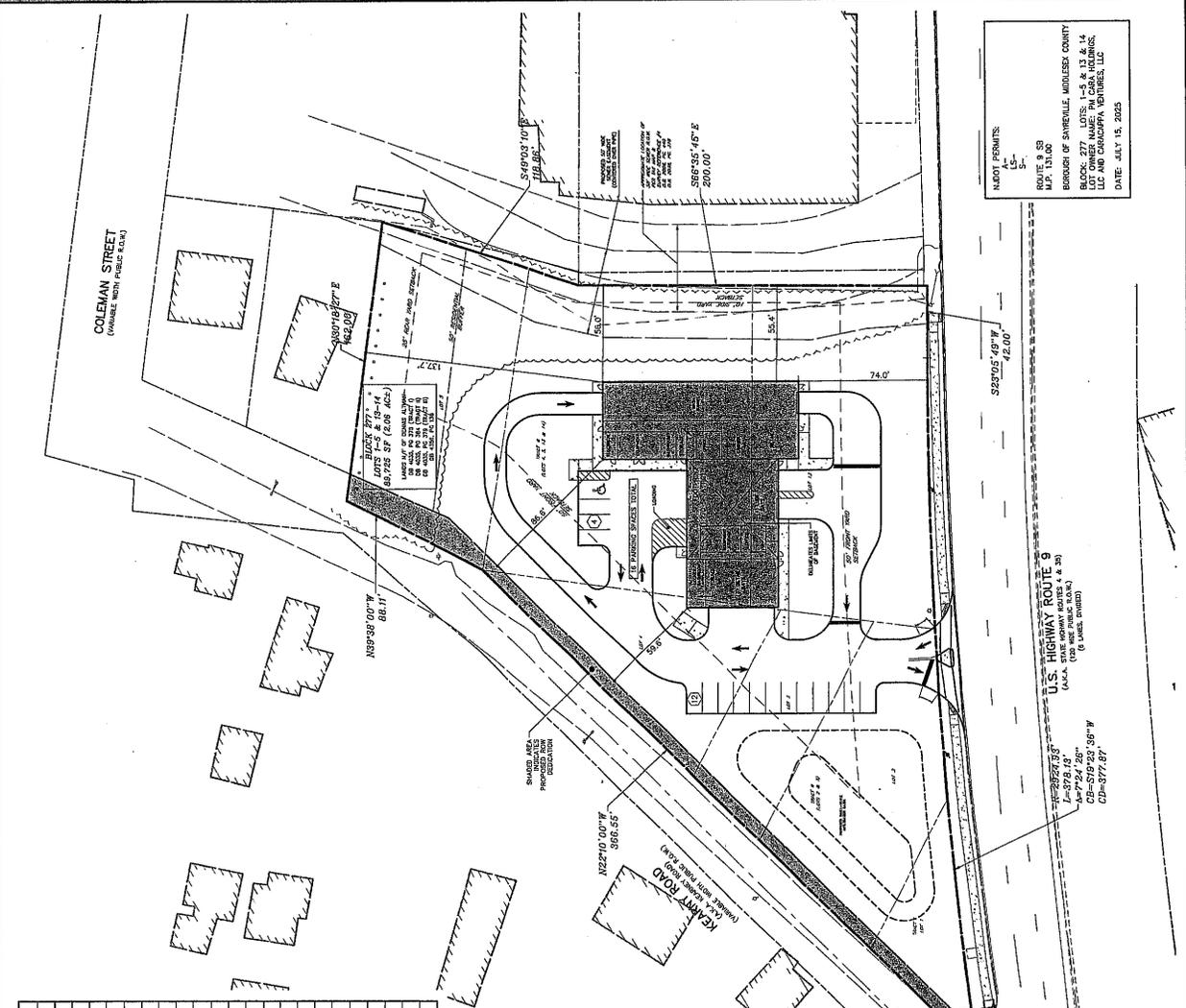
menio engineering associates
 Civil Engineering Consultants
 Professional Planners
 251 Cleveland Avenue
 Ridgedale Park, NJ 08066
 732-344-8885 732-344-1438
 info@menio.com

CARAVAN, LLC
 BOROUGH OF SALEM
 MIDDLESEX COUNTY
 NEW JERSEY
 BLOCK 277
 LOT 10, 11, 12, 13, 14
 TAX MAP SHEET 83
 2.08 ACRES

OVERALL PLAN

PROJECT NO. 23-001
 DATE: JULY 15, 2023

SCALE: 1" = 40'



P-3 ZONE DATA

SECTION	ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED	CONDITION
SCHEDULE #1-B	MINIMUM LOT AREA	20,000 SF	48,720 SF	48,720 SF	COMPLIES
SCHEDULE #1-B	MINIMUM LOT WIDTH	100 FT	235 FT	235 FT	COMPLIES
SCHEDULE #1-B	MINIMUM LOT DEPTH	100 FT	397 FT	397 FT	COMPLIES
YARD REQUIREMENTS					
SCHEDULE #1-B	MINIMUM FRONT YARD SETBACK	50 FT	N/A (VACANT)	50.0 FT	COMPLIES
SCHEDULE #1-B	MINIMUM SIDE YARD SETBACK (ONE)	10 FT	N/A (VACANT)	20.4 FT	COMPLIES
SCHEDULE #1-B	MINIMUM SIDE YARD SETBACK (TOTAL)	20 FT	N/A (VACANT)	20.4 FT	COMPLIES
SCHEDULE #1-B	MINIMUM REAR YARD SETBACK	25 FT	N/A (VACANT)	137.7 FT	COMPLIES
BUILDING REQUIREMENTS					
SCHEDULE #1-B	MINIMUM HEIGHT (FEET)	25 FT	N/A (VACANT)	23.58 FT	COMPLIES
COVERAGE REQUIREMENTS					
SCHEDULE #1-B	MINIMUM LOT COVERAGE (BUILDINGS)	25 %	N/A (VACANT)	11.15 %	COMPLIES
SCHEDULE #1-B	MINIMUM LOT COVERAGE (BUILDINGS AND PAVEMENT)	25 %	7.28 %	33.18 %	COMPLIES
PARKING REQUIREMENTS					
SCHEDULE #1-B	PARKING SETBACK - FRONT YARD	50 FT	N/A (VACANT)	15.8 FT	VARIANCE
SCHEDULE #1-B	PARKING SETBACK - PROPERTY LINE	5 FT	N/A (VACANT)	15.8 FT	COMPLIES
PARKING REQUIREMENTS					
SCHEDULE #1-B	MINIMUM NUMBER OF LOADING SPACES	1 SPACE	N/A (VACANT)	1 SPACE	COMPLIES
SCHEDULE #1-B	MINIMUM LOADING SPACE DIMENSIONS	12' X 50'	N/A (VACANT)	18' X 20'	VARIANCE

PARKING TABULATION

SECTION	ITEM	REQUIRED/PERMITTED	PROPOSED	CONDITION
21-48	CAR WASH	3 SPACES PER WASH LAINE	3 SPACES	COMPLIES
	REPAIR GARAGE	4 SPACES PER BAY	28 SPACES	COMPLIES
	REPAIR GARAGE	3 SPACES PER EACH SERVICE VEHICLE	31 SPACES	COMPLIES
TOTAL			34 SPACES	VARIANCE

STORAGE TABLE

SECTION	ITEM	REQUIRED/PERMITTED	PROPOSED	CONDITION
SCHEDULE #1	MAX. BUILDING SIGN AREA	1.5 SF FOR EACH LINEAR FOOT OF SIGN (MAXIMUM 15,000 SF)	LESS THAN 85 SF	COMPLIES
SCHEDULE #1	MAX. FREESTANDING SIGN AREA	85 SF	81 SF (SIGNAWAY FROM FREESTANDING SIGN)	COMPLIES
SCHEDULE #1	MAX. FREESTANDING SIGN HEIGHT	15 FT, OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS	7.8 FT	COMPLIES
SCHEDULE #1	MAX. NUMBER OF FREESTANDING SIGNS	1 SIGN	3 SIGNS	VARIANCE
SCHEDULE #1	FREESTANDING SIGN SETBACK	NAME OF THE SIGN (50 FT)	10 FT	VARIANCE

NOTIFY OF THE PROPOSED FREESTANDING SIGN SHALL BE LESS THAN 10 FEET ABOVE THE GROUND.

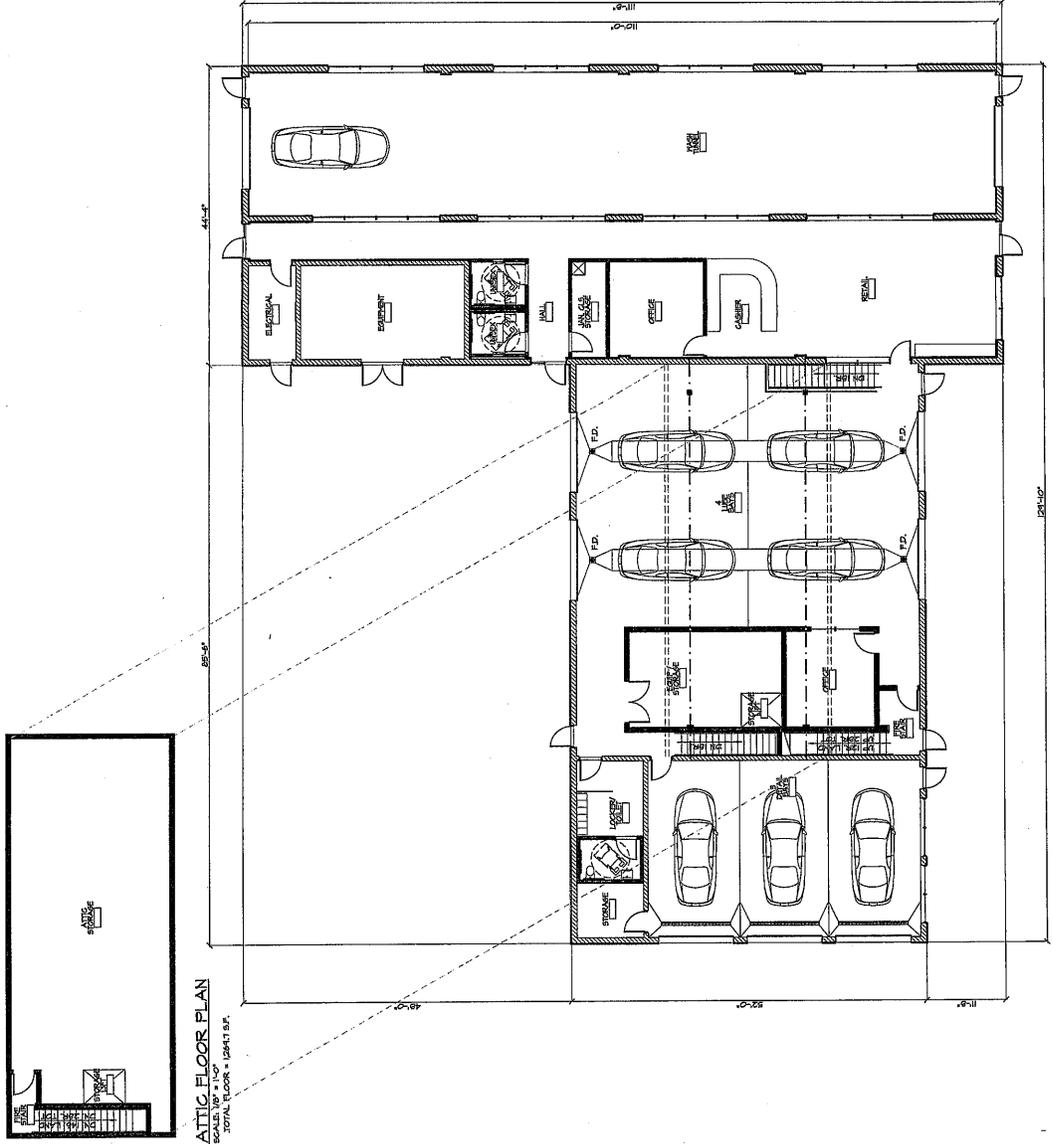
ALLOT PERMITS:
 ROUTE 9 SB
 N.J. 10.00
 BLOCK 277
 LOT 10, 11, 12, 13 & 14
 TAX MAP SHEET 83
 2.08 ACRES
 DATE: JULY 15, 2023

U.S. HIGHWAY ROUTE 9
 (A.K.A. (TOP OF PUBLIC R.O.W.)
 (6 LANE DIVIDED)
 L-5728.19
 CD-5728.23
 CD-5728.23
 CD-377.87

BOROUGH OF SALEM, MIDDLESEX COUNTY
 BLOCK 277
 LOTS 10, 11, 12, 13 & 14
 TAX MAP SHEET 83
 2.08 ACRES
 DATE: JULY 15, 2023

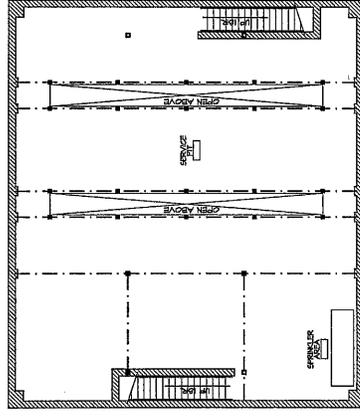
SMITH, H. TURNER
 PROFESSIONAL ENGINEER
 No. 12086

STATE OF NEW JERSEY
 JUNE 8, 2023
 2



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 TOTAL FLOOR = 23100 SF.

ATTIC FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 TOTAL FLOOR = 12841 SF.



BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 TOTAL FLOOR = 2100 SF.

RELEASE STATUS OF THIS DRAWING

- PRELIMINARY DRAWING
- PROGRESS PRINT
- PARTIAL RELEASE
- FULL RELEASE

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO.	DATE	REVISIONS	BY
01	05/20/08	ISSUES / REVISIONS	K.P.S.
02	06/25/08	APPLICATION DRAWINGS	K.P.S.
03	07/28/08	REDUCED TUNNEL LENGTH	K.P.S.

PROJECT:

Caravan
 CONSTRUCTION DRAWINGS FOR:
 US HIGHWAY 9 SOUTH
 SAYREVILLE, NEW JERSEY

DATE	SCALE	AS NOTED	CAD FILE	DATE	BY
11.11.24			24100		

DRAWING NO. **A-1** OF 2

DESIGNED BY: **THOMAS R. CANZANI**
 DRAWN BY: **K.P.S.**