



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

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November 1, 2019

Peter Klouser, Esq.
Heilbrunn Pape
516 Route 33, Suite 101
Millstone NJ 08535

Re: Bubbleworks Auto Spa
Lots 4, 5 & 6 Block 175
Marlboro Township, Monmouth County
MRA File No. 19-196

Dear Mr. Klouser:

As requested, McDonough & Rea Associates (MRA) has reviewed plans prepared by JKR Engineering (JKR) for modifications to the existing *Bubbleworks Auto Spa* located on southbound Route 9 in Marlboro Township. Based on our review of those plans, it is our opinion that the proposed changes will be beneficial with respect to vehicle stacking at this existing car wash facility.

The proposed changes involve establishing 11 self-vacuum stations along the south side of the property that will be served by a central vacuum station. In addition, designated employee parking spaces will be striped along the western boundary of the property.

Currently, customers utilizing the *Bubbleworks Auto Spa* have their vehicles vacuumed by *Bubbleworks* employees, prior to entering the car wash tunnel. This procedure can result in long queues waiting to enter the car wash tunnel, sometimes extending to Route 9 during busy time frames.

The proposed changes will eliminate employees vacuuming customer vehicles and, therefore, lessen vehicle queuing as customers will now proceed directly to the car wash tunnel. Upon exiting the car wash tunnel, customers can proceed to 1 of 11 vacuum stations where they can self-vacuum their vehicles.

Based on the plans prepared by JKR, approximately 32 vehicles can be stacked prior to entering the car wash tunnel. Based on MRA's experience in conducting traffic studies for car washes, we have typically found that vehicle stacking for 24-26 vehicles is usually adequate. Therefore, the revised plans which show stacking for approximately 32 vehicles, meets and exceeds this requirement.

Please reply to:

1431 Lakewood Road, Suite C, Manasquan, NJ 08736 • (732) 528-7076 • Fax (732) 528-6673
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-2-

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In summary, the proposed changes to the *Bubbleworks Auto Spa* will reduce vehicle queuing from the car wash tunnel and lessen the possibility that the queuing will extend out onto Route 9. We find the operational changes will have a positive impact on this situation, should the plans be approved.

If you have any questions, please do not hesitate to call.

Very truly yours,

John H. Rea, PE
Principal

Scott T. Kennel
Sr. Associate

cc: Nick Gupta
Richard DiFolco, PE
Ken Pape, Esq.