

331 Newman Springs Road
Suite 203
Red Bank, New Jersey 07701
Main: 877 627 3772



April 9, 2021

Borough of Belmar Planning Board
601 Main Street
Belmar, NJ 07719

Beach Haus Brewery Parking Assessment
801-803 Main Street
Block 86, Lot 1
Borough of Belmar, Monmouth County, New Jersey
Colliers Engineering & Design Project No. 21001485A

Dear Board Members,

Colliers Engineering & Design, Inc. has prepared this parking assessment letter in support of an application to the Borough of Belmar ("Borough") on behalf of MB1 Belmar LLC ("Applicant") for an existing mixed-use building ("The Project"). The Project is located at the southwest corner of the intersection of Main Street (Route 71) & Eighth Avenue and contains the Beach Haus Brewery, which includes a restaurant and retail component, and other tenants operating retail, restaurant, and office spaces. It is proposed to utilize the existing flat roof for a rooftop seating area with approximately 152 seats for Beach Haus. No modifications to the site at ground-level are proposed. It is noted the building roof structure was originally designed and reinforced to accommodate this proposal. The site is designated as Block 86, Lot 1 on the Monmouth County Tax Maps and is located within the CBD-1 Zoning District. A site location map is enclosed. The purpose of this assessment is to demonstrate the adequacy of off-street parking to support the increase in anticipated patrons resulting from expanding seating onto the roof.

Usage of the proposed, uncovered, rooftop seating area will be limited by weather conditions, so the use will not be year-round. When the rooftop is in use, it is unlikely the indoor area will operate at full capacity. When the rooftop is not in use, current operations would be unchanged. The majority of brewery patrons are expected to reside locally or to be within the Borough for other retail or restaurant destinations, creating a shared parking demand. During fair-weathered times when the proposed rooftop area would be in use, it is likely the patrons who reside locally would walk or bike to the site. Taxi and rideshare services such as Uber and Lyft, in conjunction with the availability of public transportation via the nearby bus stop and train station, would reduce parking demand within the municipal lots. If any parking demand was created, it would complement the existing office and retail land uses such that the peak demands would occur at different times.

A Traffic Impact Statement, last revised November 5, 2014, was prepared by French & Parrello, Associates, P.A. in association with a previous site plan application, which was approved and is represented by the existing conditions. The assessment found a decrease in expected parking demand compared to the previous land use. The parking demand is served by the Belmar Plaza parking lot, located immediately west of The Project. The lot spans between Eighth Avenue and

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Tenth Avenue, providing 207 parking spaces. The Belmar Train Station is located at the westerly extent of the lot, where an additional 54 parking spaces are provided. On-street, two-hour parking is also provided within the downtown area along Main Street, Eighth Avenue, and Tenth Avenue.

The previously prepared Traffic Impact Statement discussed the impact of shared parking demand and the availability of public transportation. The proposed restaurant uses would similarly share patrons with the brewery retail uses, increasing shared parking. Alternative means of transportation would also act to reduce parking demand. The bus stop along Main Street at Eighth Avenue is located directly adjacent to The Project. The stop is served by NJTRANSIT routes 317, between Asbury Park and Philadelphia, and 830, between Asbury Park and Point Pleasant Beach. The Belmar train station is located approximately 500 feet from The Project, along Tenth Avenue. The station is served by NJTRANSIT's North Jersey Coast Line, which runs between New York Penn Station and Bay Head, while also providing connectivity to various other rail lines along the way.

The Borough Ordinance, Section 40-9.2-b-3 establishes reasonable walking distances for parking areas as 700 feet for employees and 400 feet for shoppers. All of the 207 parking spaces within the Belmar Plaza parking lot and the on-street parking along Main Street and Eighth Avenue fall within the reasonable area for shoppers. All of the parking within the Belmar Plaza parking lot, including the parking adjacent to Railroad Avenue, fall within the reasonable limits for employee parking.

No modifications are proposed to the existing land uses or parking areas. It is our opinion that the seasonality of the proposed rooftop area, the expected local patronage, shared parking demand, and the immediate availability of public transportation will allow for no significant increase in parking demand. Thus, the findings of the previously prepared Traffic Impact Statement remain valid. If you have any questions, please do not hesitate to contact this office.

Sincerely,

Colliers Engineering & Design



S. Maurice Rached, PE, PTOE
Traffic/Transportation Division Director

cc: Joel S. Brudner, MB1 Capital Partners



