

Traffic Generation Statement

For a
**Preliminary and Final Major
Subdivision of Hemingway Estates**

Located on
Wilbur Avenue

LOT 1242, 1267, 1268, 1272, 1276 BLOCK 23 LOT 1134, 113, 1165, 1206, 1216, 1234 BLOCK 24
LOT 1286, PART OF 1291, AND PART OF 1307 BLOCK 26
LOT 1201, 1204, PART OF 1197 AND PART OF 1168 BLOCK 27 LOTS 1071,1084
AND PART OF 1091 BLOCK 28

**Township of Manchester
Ocean County, New Jersey**

April 20, 2026

**Prepared for:
Arya Properties, LLC**

Prepared by:



**P.O. Box 155
Colts Neck, New Jersey, 07722**

A handwritten signature in black ink, appearing to read 'A.J. Garito Jr.', is written over a horizontal line. The signature is stylized and overlaps the text below it.

**A.J. Garito Jr., P.E.
New Jersey Professional Engineer
License No. 24GE03799700**

INTRODUCTION

This Trip Generation Statement is developed in conjunction with plans entitled “Preliminary and Final Major Subdivision Plans – Hemingway Estates” located within the Township of Manchester, Ocean County, New Jersey. This study includes a summary of the existing and proposed vehicle trips within the vicinity of the subject site.

PROJECT DESCRIPTION

- The subject site is known as Lots 1242, 1267, 1268, 1272, 1276 block 23 lot 1134, 113, 1165, 1206, 1216, 1234 in Block 24, Lot 1286, part of 1291, and part of 1307 in Block 26, Lot 1201, 1204, part of 1197 and part of 1168, Block 27, Lots 1071,1084 and part of 1091 in Block 28 according to the Township of Manchester tax map 1.01Manchester Township, Ocean County, New Jersey.
- The subject properties front on Wilbur Avenue.
- The subject parcel is approximately 15.152 acres in area.
- The site is currently vacant and wooded.
- The proposed development intends to construct fourteen (14) single family residential dwellings, which will front on a new cul-de-sac (Ernest Way) fed by Wilbur Avenue.
- Also proposed are three (3) small-scale surface infiltration basins in associated easements to be maintained by the homeowners association.
- As the existing property is vacant and wooded, no formal stormwater management measures exist on-site.

EXISTING AREA

From a review of Aerial Imagery as available through Historic Aerials (<https://www.historicaerials.com/>), no prior development has appeared on the subject site dating back to at least 1931. By 1995, this area of Manchester started seeing more development and Wilbur Avenue was now a paved roadway consistent with the conditions as can currently be seen.

There is a variety of uses surrounding the subject property, which is to be expected, considering the rural nature of the properties to the north, west and south and the commercial corridor associated with New Jersey State Highway Route 70 which exists a short distance to the east from the subject site.

PROPOSED TRIP GENERATION

As was previously stated within this report, fourteen (14) residential lots are proposed with accessed by a new cul-de-sac (Ernest Way) which intersects with Wilbur Avenue. In accordance with New Jersey Administrative Code (NJAC) 5:21, single family dwellings generate 10.1 trips per day. The fourteen (14) lots accessed by the new cul-de-sac will generate 141.4 new trips on Wilbur Avenue will general 10.1 daily trips.

CONCLUSIONS

Based upon the existing surrounding roadway infrastructure, it is this firm's opinion that the proposed 141.4 new vehicle trips generated by the proposed subdivision known at Hemingway Estates will not have a negative impact. Wilbur Avenue a Local road and NJSH Route 70 is an Urban Principal Arterial and both should be able to adequately support the increase in trips.