

Re: **Four Ponds Redevelopment Plan**

The Lincroft Village Green Association and many of the residents of Lincroft Village are strongly opposed to the Four Ponds Redevelopment plan as is currently proposed. We have serious concerns this large scale housing development will bring negative change to our neighborhoods and adversely affect residents' safety and quality of life.

Our specific concerns for opposing this development are as follows:

Density and Type of Housing:

The plan proposes to build 270 townhouse and 72 flats, with 68 of the flats being COAH affordable housing rental units. This represents an approximate 16% increase in the number of households in Lincroft Village. This is far too many households for the infrastructure of Lincroft to absorb.

Good planning requires that new construction should be similar in size and character to existing, neighboring homes. The style of homes being built, three story townhouses in clusters of 4, 6 and 8 units, and four 18 unit apartment buildings, is not in keeping with the style of the majority of the homes in Lincroft, which are single family homes on large lots, of 0.5 - 5.0 acres in size. The density and configuration of the proposed Four Ponds Development are more reminiscent of inner city row houses than existing construction in Lincroft. Therefore, this development would have a very negative impact on property values in the surrounding neighborhoods.

Traffic:

The current traffic conditions along CR520 and CR50 make any additional traffic-generating projects in Lincroft completely unacceptable.

- The intersection of CR50 & CR520 is already considered failed because of too much traffic (County Route 520 Corridor Study, 2002).
- Middletown-Lincroft Road is a major route to the following Lincroft establishments: Brookdale Community College (enrollment over 13,000-all commuters), Christian Brothers Academy (enrollment over 900), St. Leo the Great Church and School, Oak Hill Academy, Lincroft Elementary School, Multiple preschools, Lincroft Library, Lincroft business center and professional buildings, Two senior citizen complexes, Four churches, in addition to St. Leo the Great, One county and five township parks, Lincroft Fire and First Aid stations.
- CR50 is a major North-South route for many trash, recycling and construction trucks, and services all of Middletown and towns north.
- Both CR520 and CR50 are major E-W and N-S traffic routes and are used by many to access the GSP (Exit 109) and Red Bank to the east, Holmdel corporate center and residential areas to the west, Monmouth Mall to the south and the remainder of Middletown and other points north.

There is already dangerous cut-through traffic and speeding in surrounding neighborhoods, especially on Turnberry Drive and Leedsville Drive, which will only be worsened by the additional traffic generated by the housing complex, affecting the safety of the residents who walk, bike, and jog and drive on those streets.

Schools:

The Four Ponds development will bring many additional children to our local schools. Two and three bedroom townhouses will be more likely to have families with school-age children.

The Lincroft Elementary School is already filled to capacity. The building is over 50 years old and every classroom and available space inside is being utilized. Families are drawn to Lincroft for the quality of our public school system. By adding children and overburdening our classrooms and teachers, this will have a negative impact on the excellence of our schools.

Safety - Fire, First Aid, Police:

Lincroft and the surrounding neighborhoods are served by our all volunteer Fire Department and First Aid Station. Adding 342 new homes to Lincroft Village, a 16% increase in households, will overburden these services, including the Middletown Police force and Public Works and seriously impact the safety of the entire area.

In closing, as you can undoubtedly see from the above noted points, the Lincroft Village Green Association is extremely concerned, as are the residents who have already contacted us in large numbers, that a development of this size, in this location, would be seriously considered for approval at this time. The impact on the quality of life of current Lincroft residents, the strain on our schools and already diluted resources, and the associated safety concerns, should trump any desire to vote to permit this development.

Consequently, we respectfully request this proposed plan be tabled at the present time, and the current owner be instructed to work with key stakeholders in our community to determine the most appropriate alternative uses of this space. This has simply not taken place to date.

In fact, when this property was rezoned in 2010 to accommodate COAH obligations, the then sitting Township Committee went on record to say they would rezone the site back to either commercial or residential single family homes at the earliest opportunity. We implore you to consider rezoning this property now, and come up with a more thoughtful, rational plan, with more potential for positive impact for Lincroft Village and its residents.

Board of Directors
Lincroft Village Green Association