



# LINCROFT VILLAGE GREEN ASSOCIATION Inc.

P.O. BOX 101 LINCROFT, NEW JERSEY 07738

“A COMMITMENT TO THE PRESERVATION AND RESTORATION OF OUR COMMUNITY”

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May 5, 2006

Mayor Thomas Hall  
Middletown Township Committee  
Middletown Planning Board  
1 Kings Highway  
Middletown, NJ 07748

Dear Mayor Hall, Township Committee members and Planning Board members,

At the Neighborhood Meeting in March at the Lincroft School the Township Committee revealed plans to build a Pop Warner Football complex at the Green Acres site on Middletown-Lincroft Road (CR50). The Lincroft Village Green Association and other residents of Lincroft have very serious concerns about this proposal.

Specific objections that Lincroft residents have to the relocation of the Pop Warner complex to the Middletown-Lincroft Road location include the following.

Traffic: Current traffic conditions along CR50 make any additional traffic-generating project unacceptable.

- The intersection of CR50 & CR520 is already considered failing because of too much traffic (County Route 520 Corridor Study, 2002).
- CR50 is a major North-South route for many trash, recycling and construction trucks that service all of Middletown and towns north.
- 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
  - Multiple pre-schools
  - Lincroft Elementary School
  - Lincroft Library
  - Lincroft business center and professional buildings (hub for surrounding communities)
  - Lincroft corporate park and Avaya
  - Two senior citizen complexes
  - Four churches in addition to St. Leo
  - One county and five township parks
  - Fire and first aid stations
- 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.

Safety: Pedestrian and vehicular safety are concerns at the proposed location.

- Poor visibility for entering or exiting the driveway. (The property is located on a curve.)
- Unsafe pedestrian crossing location due to both excessive traffic and poor visibility.
- Lack of sidewalks on the west side of CR50.
- Unsafe conditions created by an overflow of parking onto side streets.
- Dangerous cut-through traffic and speeding in surrounding neighborhoods will be worsened by the complex.

Environmental Impact: Construction near existing wetlands can present the following problems.

- Adverse effect on neighboring properties.
- Increase of the mosquito population.
- Habitat loss for wildlife.
- Pollution of the wetlands from field fertilizer and parking lot run-off.

Noise, light and air pollution: Lights, loudspeakers, idling cars and crowds are completely unacceptable in a mature, established neighborhood.

- Family homes on both sides of CR50 are close to the proposed site.
- Senior citizen housing is near the proposed site.

Before the township can propose building a new sports complex, the citizens of Middletown need to know how the design and construction would be funded. Property taxes are already high and taxpayers have a right to express their opinions on how tax monies should or should not be spent.

Finally, since the properties were purchased in 2003, no reference has been made in the Township Committee Meeting Minutes to the proposal to build a Pop Warner complex in Lincroft. However, at the neighborhood meeting, several members of the Committee and administration spoke with such knowledge and confidence regarding the proposal that one would think it was a "done deal." In addition, township representatives stated that Lincroft must "do its part." Lincroft already "does its part" with the congestion associated with Brookdale, local schools and businesses, the parkway exit, trash trucks and more. As for sports facilities, Lincroft currently has approximately 15 soccer fields, 11 baseball fields, 14 tennis courts, 2 outdoor basketball courts, a football field, a pool and various playgrounds (all on public property).

The Township Committee needs to find another place to relocate the River Plaza Pop Warner complex that would have less of an impact on both local residents and taxpayers. In the past the township provided lights for the HS South baseball field in exchange for use by local groups (Twp. Minutes, 4/28/04). Perhaps a similar arrangement can be made in upgrading the football field at Thompson Middle School. Another possibility would be to utilize the Normandy Park. Building a new field on the undeveloped property on CR50 is contrary to the interests of the residents of Lincroft, creating traffic, safety, environmental and quality-of-life problems.

We hope that the Township Committee and Planning Board will seek the opinions of all local residents before any present or future projects are planned; an ad hoc committee is recommended. We would like our concerns regarding any sports complex proposal on CR50 in Lincroft addressed in writing.

Sincerely,

Abe Littenberg  
Roger Foss, Esq.  
Co-Presidents