

# THE TOWNSHIP OF MIDDLETOWN

Township Hall, 1 King's Highway  
Middletown, NJ 07748-2594

ROSEMARIE D. PETERS  
Mayor

JOAN A. SMITH  
Deputy Mayor

RICK BRODSKY  
Committee Member

RAYMOND J. O'GRADY  
Committee Member

PATRICK W. PARKINSON  
Committee Member



Organized December 14, 1667  
"Pride in Middletown"

ROBERT M. CZECH  
Township Administrator

ROSA CROWLEY, RMC, CMC  
Township Clerk

Township of Middletown  
MAY 23 2003  
PLANNING DEPARTMENT  
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May 13, 2003

Theodore A. Giannechini, P.E.  
Monmouth County Engineer  
Hall of Records Annex  
1 East Main Street  
P.O. Box 1255  
Freehold, NJ 07728-1255

**Re: County Road 520 Corridor Study  
Orth-Rogers & Associates, Inc.**

Dear Mr. Giannechini:

This is to advise that the Middletown Township Committee has reviewed the revised recommendations for the County Road 520 Corridor Study, prepared by Orth-Rogers & Associates, Inc., dated March 21, 2003. Sheet 1 of 3, Sheet 2 of 3, and Sheet 3 of 3 provide for improvements to the Newman Springs Road corridor from Hurleys Lane to the Brookdale Community College entrance on Newman Springs Road.

After review, Middletown Township feels that the center island proposed to be constructed between Phalanx Road and the Lincroft Post Office is not a necessary improvement. The Township also feels that the connection to Old Phalanx Road to provide a jughandle connection for U-turns is not necessary or desirable.

The Township would request that the County investigate the feasibility of extending the existing left-turn lane farther to the east to allow a common left-turn lane which would provide access to the Lincroft Library property, as well as to the Sunrise Assisted Living Facility.

Middletown Township has no objection to the entrance modifications to the Lincroft Post Office and the modifications to the Brookdale Community College entrance, including the provision for jughandles.

The improvements along Newman Springs Road between Middletown/Lincroft Road and Hurleys Lane appear feasible. However, the Township feels that some modification of these improvements should be considered.

1. Modify the proposed two-way access road intersecting with Middletown/Lincroft Road to the rear of the Fleet Bank property. The current proposal is to expand the current one-

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way exit that presently allows traffic from the Acme parking lot to proceed northerly to the rear and then out the existing one-way access road to Middletown/Lincroft Road. It is proposed to convert this to a two-way access road from Middletown/Lincroft Road to allow access to the Grove Shopping Center (Tolas Plaza). The feasibility of extending this two-way access road to the existing driveway between the Acme site and the Lincroft Pharmacy site should be evaluated. This would assist in reducing left turns from Newman Springs Road into the Acme site from traffic approaching the intersection along Middletown/Lincroft Road southbound. That traffic would be able to make a left turn prior to the intersection and pass the rear of the Grove Shopping Center (Tolas Plaza) and the Lincroft Pharmacy sites to the Acme access driveway and, ultimately, the Acme parking lot.

2. Sidewalk should be provided along the new two-way access road from the rear of the Acme along the two-way access road out to Middletown/Lincroft Road. Sidewalk should also be provided along Middletown/Lincroft Road and some distance north, to opposite the driveway entrance to the Lincroft Commons Shopping Center on the west side of Middletown/Lincroft Road. A crosswalk for pedestrians could be provided on Middletown/Lincroft Road, just north of the entrance to the Lincroft Commons Shopping Center, in the vicinity where a center island is currently proposed for Middletown/Lincroft Road.
3. Pedestrian access and circulation should be reviewed for safety improvements. Better designed sidewalk routes, with appropriate signage and other pedestrian safety improvements such as crosswalks and/or other delineations (where appropriate), should be considered. A significant pedestrian route would seem to be from the Luftman Towers site to the rear of the Acme site, then along the Acme driveway, which would bring a pedestrian to the front of the Acme store. At that location, a well defined crosswalk and signage could be provided for pedestrians to access the Lincroft Pharmacy site, thence utilizing existing sidewalk to proceed to Newman Springs Road. This internal intersection within the parking lot is in need of signage to control traffic movement as well. Consideration should also be given to linkage of the proposed

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sidewalk along the two-way access road into the Grove Shopping Center (Tolas Plaza) as well.

I trust this provides the information you require. If you have any questions, please advise.

Very truly yours,

  
MAYOR ROSEMARIE D. PETERS  
TOWNSHIP OF MIDDLETOWN

cc: Township Committee  
Rosa Crowley, Clerk  
Robert Czech, Administrator  
John Pollinger, Chief of Police  
William Farrell Jr., Acting Middletown Township Engineer  
Anthony Mercantante, Director of Planning /