Colonial Terrace Protective Association’s has significant concerns regarding the massive development of the property and former location of the Coca Cola Bottling Plant bordering Rt 35, the Asbury Circle, Asbury Avenue, and Oxonia Avenue (referred to as the "Circle Development" or "Site") by the Neptune Planning Board.

The development consists of 4 separate buildings housing up to 7 separate businesses which include an Aldi supermarket, a building with space for 4 retail stores one of which includes a drive-through, a fast food restaurant with a drive-through and a convenience store with a 12-pump gas station complex.

The project was approved by the Neptune Township Planning Board on October 27, 2021. CTPA is now imploring State, County, and local officials to show leadership and devise an acceptable and safe traffic plan for the roads impacting the neighborhoods surrounding the site **before** construction is permitted to begin. We are encouraging our residents to write letters to let the officials know your concerns. Addresses are on a separate posting. CTPA’s main concerns are below:

Vehicular and Pedestrian Accidents

Many residents have observed an uptick in accidents around the Circle. Contributing factors include the odd geometry of the Asbury Circle, high speed levels, variations of speed limits on connector roads, as well as lack of proper striping and signage. Elements of the Circle Development site plan will exponentially increase dangerous conditions around the circle, on Asbury Avenue, on Rt 35, and within the site itself.

Here are the Issues:

* Two sets of full motion entrances and exits on Asbury Avenue

Asbury Avenue is already highly congested. With a D rating, it is one of the most dangerous roads in Monmouth County. Two sets of full motion entrances and exits on this road is the equivalent of pouring fuel onto an already raging fire!

The approved site plan calls for a "suicide lane" to be placed on Asbury Avenue just around the curve of the development where cars driving on Rt 35 north and those coming from Rt 66 and Rt 35 south weave around the circle. The existing "weave" is dangerous as motorists driving north on Rt 35 do not obey the yield sign. As a result, motorists already on the circle must focus their attention on those drivers which limits their ability to react to drivers making lefts from the Site onto Asbury Avenue.

The left hand turns into and out of the site on Asbury Avenue also create new opportunities for vehicular accidents. Homeowners in Colonial Terrace (a community of over 400 people and 135 homes bordering the north side of Asbury Avenue) enter the neighborhood via Asbury Avenue by making a left where Asbury and Colonial Avenue intersect. The Circle Development driveways on Asbury Avenue are dangerously close to this intersection creating a blueprint for head on collisions.

The suicide lane also adds a third element to the already dangerous weave of motorists traveling west on Asbury Avenue with those traversing the circle to travel north on Rt 35 or west on Rt 66.

Pedestrians and those on bicycles regularly travel along Asbury Avenue. The approved Site development made clear there was no plan for satisfactorily dealing with pedestrian and bicycle traffic on Asbury Avenue. There are not enough side walkways, cross walks, or white line demarcations along the roadside for non-motorized traffic to maneuver around the added traffic from the Circle Development.

NJ Transit also has bus stops on Asbury Avenue, near those driveways. Again, there is no plan for satisfactorily dealing with bottleneck issues caused by the added Development traffic when buses stop to pick up passengers.

* Two sets of driveways on Rt 35, one of which has full motion entrances and exits on Rt 35

The approved Development provides for vehicles to make left turns out of the Site onto Rt 35 south. In addition, vehicles traveling to the Site on Rt 35 south and Rt 66 east are permitted to make left turns into the Circle Development. The community questioned how those vehicles would be able to make left turns given the already dangerously high levels of traffic on the Circle. The response we were given was "motorists looking to make left turns would rely on the courtesy of vehicles already traveling on Rt 35 north and south".

That response highlights the lack of understanding of the dangerous traffic conditions which already exist around the Circle and is a recipe for disaster.

* Cut-through traffic within the Site

The Site's four driveways on Asbury Avenue and Rt 35 are symmetrically aligned which enables vehicles driving on Rt 35 north to cut through the Site and make a beeline for Asbury Avenue, bypassing the Circle. Similarly, vehicles on Asbury Avenue seeking to get to Rt 35 south will also be able to cut through the Site. We are deeply disturbed that the Site plan lays the foundation for additional reckless driving.

The numerous points above highlight this is **not** an acceptable and safe traffic plan for the roads surrounding the Site. It creates a foundation for vehicular accidents around the finished development to exponentially increase as well as for pedestrians and others to become seriously injured or worse….

Colonial Terrace residents also have a vested interest in traffic safety around the Site. We have 400+ residents who rely on Asbury Avenue as a main artery to enter and exit our community. Residents will not be able to safely enter and exit our community from Asbury Avenue. Our community is filled with families with young children who ride their bikes, parents who stroll their young ones, and residents who actively walk the neighborhood. The dangerous traffic conditions resulting from the approved Site plan will result in vehicles using Colonial Terrace as a means to cut through the massive congestion on Asbury Avenue, endangering the lives of our residents.