

PLEASE ATTEND!

**Board of Adjustment Meeting, Thursday May 18, 2017
Municipal Building, 399 Monmouth Road • 7:30PM**

Dear neighbor,

For several months momentum has been building as neighbors become aware and alarmed at a pending variance request that would allow the building located at 1001 Wickapecko Drive (formerly the Methodist Church Office) to operate as an Adult Medical Day Care Center. While this type of business may be useful to Ocean Township, the location is NOT well-suited for this purpose, and its existence in this location would be detrimental to the surrounding neighborhoods.

The following are some of the neighborhood concerns:

- Increased traffic on Wickapecko, especially between Sunset Avenue and Bimble Avenue throughout the day, five to six days a week as 14 - 20 person passenger vans transport 200+ Seniors in and out of the Center, four times a day, plus “excursions,” between the hours of 7:00am and 6:30pm.
- Traffic flow interruptions during school pickup times and rush hour traffic.
- Mid-day (1:30 - 3:30) traffic - especially problematic during Peak Beach Season.
- Commercial noise from 14 - 20 person passenger vans backing up (beepers) and idling throughout the day.
- Vague information has been offered by applicant in BOA hearings regarding operation of the facility, regarding everything from the number of clients served, to how many employees on the premises, to parking lot traffic flow, Essentially promising anything to try and secure the necessary variances without specifics.
- Congested parking/dropoff and pickup area lends itself to complications in navigation despite proposed revisions as illustrated on the revised site plan (dated March 8th).
- Shared entrance with the golf course will make for bottlenecks in traffic during peak midday and seasonal hours (for both the proposed Adult Day Care Center and the Golf Course)
- Security lighting throughout the night in the back parking lot and large illuminated sign in front of building begins to “commercialize” the look of a residential (ZONED R-1) neighborhood.
- Impact on Deal Lake from run-off from vans parked overnight and noise pollution affecting wildlife and birds. The proposed rain garden to address toxic run-off requires regular and costly maintenance, which if not managed diligently will negate any positive impact it might offer.

We believe these concerns, and others that have been raised at previous hearings, will devalue not only the homes, but also the quality of life in the surrounding community. NOW is the time to voice your concerns.

EVEN IF YOU AREN'T INCLINED TO SPEAK, YOUR PRESENCE AT THE MEETING THIS THURSDAY WILL SPEAK VOLUMES. THIS IS POSSIBLY THE LAST TIME WE CAN SHOW OUR CONCERN.

WE URGE YOU TO ATTEND THIS MEETING.