

# **THERE IS SOMETHING HAPPENING IN YOUR COMMUNITY THAT WILL PROFOUNDLY AFFECT YOUR PROPERTY VALUE AND QUALITY OF LIFE**



This building located at 1001 Wickapecko Drive (formerly the Methodist Church Office), has been sold, and the new owners have applied for a variance to open an Adult Medical Day Care Center. While this type of business may be useful to Ocean Township, we believe that this location is not well-suited for this purpose, and its existence in this location would be detrimental to the neighborhoods around it.

- **FACT:** Owner wants Township to issue a use variance converting what has been office space for sixty years into a proposed Adult Medical Day Care Center, servicing functionally impaired elderly adults.  
**CONCERN:** The location of this facility, unlike many other adult Day Care Centers, offers no outdoor recreation space, no safe outdoor physical space, and the congested parking/drop-off and pickup area (that shares access with the golf course) makes for a high risk for the physically and mentally impaired clientele.
- **FACT:** There will be nearly 200 Seniors transported to the facility up to six days a week (120 adults per morning shift - dropped off before 8:30am, dismissed at 1:30pm; and an additional 60 for afternoon shift, in by 1:30pm and out by 6:30pm). According to their traffic expert, each session (and presumably the mid-day changeover) would involve 45 "ins and outs," provided every van has at least 12 passengers. After observing one of the other facilities operated by the same administrator, most vans carry only a few passengers (3-5 seniors), before going out for additional rounds. This means the number of "ins and outs" dramatically increases.  
**CONCERN:** Because of the problematic location, Wickapecko Drive, not to mention Bimbler Avenue, Lincoln Drive, Ballard Drive, and all other streets that feed onto Wickapecko will see substantially more traffic and wait times as a result of the transportation traffic created by this business (a minimum of twenty times each shift - assuming each van is always full).
- **FACT:** The driveway for the facility is shared with the Colonial Terrace Golf Course. According to the testimony of the facility's traffic expert, we can anticipate 19 trips in and out in the morning (7:00am - 9:00am), and 26 trips in and out in the evening (4:00pm - 6:00pm), however, also according to the traffic expert, the peak hours for golf course traffic is most likely mid-day, which coincides with the mid-day changeover shift at the Daycare Facility.  
**CONCERN:** The mid-day changeover will most likely be the busiest time for "ins and outs" at the facility. Anyone using the Colonial Terrace Golf Course will find it difficult to enter or leave. This traffic will have a detrimental impact on clinics, leagues, tournaments and other golfing programs. This could ultimately affect the enjoyment of the golfers, and the viability of the course itself.
- **FACT:** There is NO half-circle driveway (present at most facilities like this). This forces every vehicle to backup while making a K-turn in order to exit the lot.  
**CONCERN:** All cars have blind spots and large vehicles like the ones that will be used here have much larger Blind Spots that can hide entire vehicles and people (i.e. staff members of the facility, confused seniors, and or golf course walk-ins).
- **FACT:** They are proposing to have a illuminated sign that is 7 feet high and 6 feet wide (actual signage will be approximately 26 sq feet - or 4' X 6') in front of the building.  
**CONCERN:** A large illuminated sign (or a large sign at all) will impact the neighborhood esthetics, turning what has been a quiet residential area along the lake into a low-end commercial space.
- **FACT:** The Deal Lake Commission has expressed concerns that the applicant may not be compliant with NJ storm water management requirements.  
**CONCERN:** It is clear that Deal Lake will see a dramatic increase of flows from oils and other vehicle fluids from a dramatic daily rise in bus and vehicle traffic.
- **FACT:** Clientele, by state law, can be transported from up to one hour away. As an Adult Medical Day Care facility, they will be catering to a concentrated number of the elder population with medical problems and needs coming not only from Ocean Township, but outside our environs.  
**CONCERN:** To safeguard against possible litigation, emergency responders will most likely be called on more occasions than if the patient were at home, resulting in an increase in how often Ocean Township's medical response resources will be required to participate. This additional burden on our emergency responders can lead to higher taxes, delays in response times to local residents in need, plus the generated noise and lights that responders are required use during every event.



- **FACT:** The facility will have seven vans (similar to those pictured above) parked in the back parking lot for the purposes of transporting seniors. Because of the configuration of the parking lot (which is not being changed, with the exception of painting new lines), each "in and out" will require the driver to back up at least once, and in most cases twice, to exit the lot. This type of van, used for transportation purposes has loud back-up beepers. (They typically produce 1000 Hz pure tone beeps at 97-112 decibels, considerably higher than the long-term hearing loss limit of 80 decibels - Wikipedia)  
**CONCERN:** If you live within two miles of 1001 Wickapecko Drive, and this variance is granted, you will be subjected to the noise nuisance of back up beepers from your home every time a van leaves or arrives to drop passengers off. Listen for the beeps starting around 7:30am and continuing throughout the day.
- **FACT:** Sound travels four times faster over water.  
**CONCERN:** Every resident in Colonial Terrace will hear the backup beepers. Can you hear them now?
- **FACT:** During the winter months, when the final dismissals happen after dark, additional lighting will be required for the parking lot and facility.  
**CONCERN:** Due to the close proximity of homes to the facility, (including those across the lake from the building) the required illumination to make sure the elderly clients are safe, will be a nuisance to those subjected to the bright lights.
- **FACT:** The traffic study was done in the dead of winter without analyzing the volume of traffic that increases at the golf course, as well as on Wickapecko Drive during the summer months, and was limited to traffic only at the intersection of Ballard and the facility driveway. It did not take into account traffic that already backs up on Bimbler, nor did it take into account cars that are parked legally on Wickapecko, impeding traffic flow from Sunset Avenue.  
**CONCERN:** Most vehicles, especially large ones, have to cross the yellow lines in order to avoid hitting legally parked cars on Wickapecko. The additional vans transporting seniors to the facility from Sunset Avenue will be added traffic, and *will probably face oncoming school buses in the morning*. The traffic heading east on Bimbler, which currently backs up five to ten cars in the morning rush, will see a significant increase in wait times to access Wickapecko Avenue, as will school buses that traverse Wickapecko Drive on their morning routes.

***We believe all of these concerns, added together, will mean the lowering of your property values as our neighborhoods in Ocean give way to unnecessary commercialization. In this instance, the influx of such a transient business will devalue not only our homes, but also the quality of life that drew us to this community originally.***

## WHAT YOU CAN DO

If you share ANY of these concerns, do EVERYTHING you can to attend the Ocean Township Board of Adjustment meeting **this THURSDAY, March 16th at 7:30PM\*** in the Municipal Building, 399 Monmouth Road. This is the first case to be heard that evening, so please be prompt. **THIS COULD BE THE LAST MEETING BEFORE THE BOARD OF ADJUSTMENTS MAKES A DECISION.** The Applicants have deep pockets and have paid for lawyers and expert witnesses in their effort to secure this variance. The applicant has made a strong case, and we are quite concerned that the BOA will grant this use variance. This is very possibly the last time we can voice our concerns.

**The only hope we have in preventing this from being approved is showing our strength in numbers.**

\*Please check the Colonial Terrace Protective Association website at [www.ctpanj.org](http://www.ctpanj.org) - should the meeting be postponed, we will post updated information there.