



## Report from the Neptune Planning Board meeting July 28th

Thank you to everyone who attended the meeting and who asked a question of the the site engineer!! We certainly made our presence known.

Jeffrey Martell, the civil engineer with Stonefield Engineering, presented the site plan first. We found out that the proposed retail store is not defined and can be up to 4 businesses in that one space. And the gas station is for 12 pumps! He said that their application has been approved by the DEP. They will not be developing in the flood zone itself, but as you probably know, this backs up into wetlands that flood and run off into Deal Lake. They have proposed vegetation to stop runoff but could not provide a clear answer on how they can separate oil pollution from cars and the gas station from the rainwater that will run into our already suffering lake. They will be removing 15 established trees on the property and adding 46 trees. The trees they have proposed to plant (which should be there to help block some of the light and noise pollution to our nearby neighborhoods and the community in general), will be only 6 feet tall to start and they are also planting shrubs. And they are lacking loading zones and garbage enclosures for all but the Aldi. Loading times have not been defined yet. Street lamps are proposed to be 14 feet in height with downward facing light. They are willing to shield the lights from the neighborhood.

The traffic expert for the developer, Matt Seckler, presented next and referred to a study they conducted 6/7-6/17/2019 as being a typical reflection of our summer traffic. We all know surrounding school districts are not even closed for summer break yet at that point. He also tried to paint a picture of the Coca-Cola bottling plant previously having had traffic but this was not a place the public frequented. They are also proposing that a lot of the traffic from these businesses will be from pass by trips and will not add to the normal path of traffic. We all know that the large number of patrons that frequent a gas station, convenience store, fast food restaurant, and the visitors to an Aldi supermarket and up to 4 other retailers will increase stop and go traffic and cause more congestion and accidents on the Asbury Circle. They are proposing a center left turn lane on Asbury Avenue to be used by both east and west-bound traffic and a left turn lane into the shopping area from Route 35 South. He commented on their ideas to decrease cut-through traffic through the shopping center from Route 35 to Asbury Ave. There will be “No Thru Traffic” signs, 2 speed humps (one on each roadway in the shopping center) and an all-way stop near the retail store and supermarket. There was not time left to propose questions of the traffic engineer.

The next meeting will be August 25th at 7:00pm and will also be a Zoom conference. The links to join that meeting will be on the Neptune Township website. First the traffic engineer will take questions from the Board and then questions only (no comments yet!) from the public. The Neptune Township traffic engineer will testify. His report is #47 under the July 28th date on the Planning Board site. <https://neptunetownship.org/sites/default/files/documents/PlanningBoard/37-21-07-19%20Sam%20Schwartz%20Traffic%20Eng%20Rev%231.pdf> After he takes questions, if there is time the other experts expected to speak include the Aldi architect, the planner and someone from Aldi to speak about operations.

**Please, please, please mark your calendars for August 25th and plan to attend!** No Neptune residents spoke at the meeting so it is up to us to have an impact on this development!