



**MEMORANDUM**

TO: Mayor Hornik & Community Vision Plan Committee

FROM: Heather M. Zieziula, P.P, AICP, Senior Planner

RE: Community Vision Plan Meeting 6/24/08

Date: July 2, 2008

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The following is a summary of the issues discussed at the June 24, 2008 Community Meeting of the Smart Growth Vision Plan. Approximately 30 members of the public were in attendance and engaged in discussion concerning views of the community, in regards to traffic circulation, education, public services, community facilities, land use...etc.

- **Traffic Circulation:**
  - Route 9 congestion is a major concern.
  - Design: Too many curb cuts causes traffic congestion along busy commercial corridors. Shared drives encouraged.
  - Do not promote future widening of Tennent Road.
  - Realignment Robertsville/Greenbriar intersection. A "dip" in the road exists there now.
  - Plant trees in streets as a traffic calming technique.
  - Route 18/Route 520: Volume of traffic makes it impossible to make left turn.
  - Paving needed at Windfall Lane & paving issues at Wyncrest Road/School Road, because of residential construction.
  - Left turn at Union Hill Road problematic.
  - Access to Brownstone Commons, via Route 9, is problematic and should be looked at.
  - Parking and access issues on Clayton Road and adjacent restaurant.
  - Hawkins Road: Additional emergency access road needed to serve existing +/- 100 homes.
  - Pleasant Valley Road/Route 79: Traffic light needed, varied sightlines, blind spots.
  - Intersection of Route 9/Route 520 should be studied.
- **Town Center:**
  - Overwhelmingly favored. Mixed uses of commercial and residential.
  - Lack of a defined Town Center. Historic "Town Center" area is located in the vicinity of Route 79 and School Road.
  - Township tends to lack identity and sense of place without a Town Center.
  - Possible Town Center Sites:
    - Former hospital.
    - Historic Town Center.
  - Henry Hudson Walkway: existing, but in progress for full access. Great pedestrian connections & biking to associate with a Town Center.
    - However, need safe access in certain areas.
    - Parking could be constructed near the cemetery, airport.
  - Town Center must not become a typical Strip Mall, especially located in a mainly suburban area as Marlboro.

- Design is different between a strip mall and Town Center, while functions maybe the same.
  - Town Center has mixed uses/services, design elements (building massing, scale...etc.).
- **Senior Citizen Service Needs:**
  - Transit to shopping, doctor's appointments.
  - Need separate senior community center from existing center. Senior housing should be close to new center. Possible location between Rosemont and Greenville developments.
  - Or, possibly add on to existing Recreation Center to remain in contact with children at center.
- **Special Needs Children Programs (i.e. after-school) and facilities:**
  - Separate programs/facility from school programs.
  - Safe environment needed.
  - Possibly expand existing Recreation Center for services/facility.
  - Model programs: Old Bridge program, Challenger School, Freehold Learning Center, and Cherry Hill.
  - 700 "classified" children in Township have special needs.
- **Flooding Problems:**
  - Locations at Big Brook, Deep Run, and Lake Topanemus.
  - Flooding begins from additional development.
- **"Park & Ride" Lots & various other parking lots:**
  - Not sufficient in amount or availability for Senior Citizen population. There is a need to accommodate for a large and growing Senior Citizen population.
- **Superfund Site (Texas Rd.):**
  - 2 years for clean up.
  - Health hazard.
- **Industrial Locations:**
  - Vanderburg Road.
  - Entron (Route 79/Brookhill Road).
    - Designated "In Need of Redevelopment."
- **Misc.**
  - Facility needed for teenagers to go to instead of the mall or hanging out.
  - Need for a hotel in Township (i.e. locations in Old Bridge and Freehold).
  - Increase the number of restaurants in Twp., but avoid placing them on Route 9.
  - Create buffers between differing uses on Tennent Road.
  - Provide an additional supermarket in the Township (i.e. Trader Joe's was favored).
  - Need for strong Master Plan to control developers.
  - Concern of overturning zoning.
  - Upgrade commercial uses throughout the Township.
    - Upgrade visual and functional aspects.
    - Expand, existing is too limited.
  
- Why live in Marlboro?



*MEMORANDUM*

- Family ties
- Affordability
- Good schools
- Sense of Community
- Quality of Life
- Good Seniors Programs
- Community Involvement
- Taxes, especially for older homes
- Quiet, away from city
- Pride
- Multi-Generational
- Quality Historic Homes
- Recreation Opportunities