



MONMOUTH COUNTY
Local Concept Development Study for Monmouth County Route 537
Gravel Hill Road to NJ Route 33 Business
Township of Freehold and Borough of Freehold

PUBLIC INFORMATION CENTER NO. 2 – FREEHOLD BOROUGH
SUMMARY MEETING REPORT

DATE: Tuesday, February 26, 2013
TIME: 2:00 p.m. – 4:00 p.m. (*brief presentation 2:30 p.m.*)
LOCATION: Borough of Freehold, Freehold Firehouse, 2nd Floor
49 W. Main Street, Freehold, NJ
ATTENDEES: Sign-In Sheets available upon request.

PURPOSE OF MEETING

The purpose of this Public Information Center (PIC) Meeting was to inform the public of the conceptual alternatives and to solicit public input and comment on the proposed Preliminary Preferred Alternative (PPA). (See attached PIC Meeting Notice)

MEETING SUMMARY

1. A total of twenty-five (25) individuals attended the meeting as indicated on the Sign-In Sheets and a total of fourteen (14) project team members were in attendance to present information and assist with public questions, including Khalid Shaikh, from NJDOT Bicycle & Pedestrian Program.
 - The meeting was designed as an open house format with display boards providing aerials maps of the CR537 project study area, environmental screening, the Conceptual Alternatives, the Alternatives Comparison Matrix indicating the Preliminary Preferred Alternative (PPA), and the Local Concept Development process flow chart.
 - Project team members were available to answer questions.
 - A Project Information Update handout and blank Monmouth County Comment Form were distributed to the general public upon sign-in to the meeting. The Comment Form could be completed to hand in at the meeting or could be faxed, emailed or mailed to Monmouth County within the next 30-day comment period (Blank Comment Form attached).
2. At 2:30 p.m. Martine Culbertson, Community Involvement Facilitator, opened the brief presentation by welcoming attendees on behalf of Monmouth County, and the cooperating agencies of North Jersey Transportation Planning Authority and the New Jersey Department of Transportation.
3. After introductions by the project team members, Daria Jakimowska, Monmouth Project Manager, provided information on the project status and schedule. Due to increased congestion, access and safety issues; this project was developed to address the traffic and pedestrian concerns on this section of Route 537. We are in the Concept Development phase and looked at

alternatives, which will be presented in this PowerPoint presentation to propose a Preliminary Preferred Alternative (PPA) to move forward to the design phase. The presentation will be posted to the Monmouth County web site by the end of the week.

4. Bruce Riegel, H&H Project Manager, presented an overview of the project work efforts to date: the existing deficiencies in the corridor, the approved Purpose and Need Statement, and the proposed conceptual improvements, as Concepts 1, 2 and 3
 - (a) Based upon input received at the Community Stakeholders Meeting No. 2, Concept 2 and Concept 3 were developed to address various additional improvements at certain intersections.
 - (b) The data has been entered into the Alternatives Comparison Matrix to examine which of the concepts best meets the project purpose and need and the objectives as listed while minimizing environmental and right-of-way impacts.
 - (c) Bruce Riegel explained the Level of Service (LOS) for the operation of signalized intersections, which are rated from A to F. When proposing improvements for an intersection, the County looks to achieve LOS D for all movements during peak hours. Off peak the intersection would operate better, but due to limitations in acquiring extensive amounts of right-of-way, it is a compromise or balance between amount of lanes and property required to achieve the operational improvements. Safety and appropriate turning radius are also considerations in the operation of an intersection.
5. Bruce Riegel provided information as indicated on the Alternatives Comparison Matrix. He explained the potential improvements verses impacts to each concept, most notably at the intersection of Wemrock Road and Stillwells Corner Road, a key intersection in the RT537 corridor. Based upon the needed improvements at the key intersections, the Preliminary Preferred Alternative (PPA) proposed by the project team is Concept 3.
6. For next steps, Bruce provided information on the project schedule, as listed on the Project Information Update Handout and on the PowerPoint presentation.
 - The presentation will be posted on the Monmouth County web site.
 - The Concept Development Phase is scheduled to be completed by end of April 2013 with a Preferred Alternative.
 - Once the public meetings are held and a PPA is favored by the community, resolutions of support for the PPA will be requested by the Township of Freehold and Borough of Freehold so to complete the Concept Development phase documentation.
7. The meeting was opened for any questions or comments from attendees. The following questions and comments were noted:
 - *Question #1:* How much property will the project take to add lanes in front of residents?
Response: The ROW width varies from 8 to 9 feet in Freehold Borough. The proposed improvements include the addition of a three foot wide shoulder on both sides for bicycle compatibility, and to provide a center left turn lane between Park Avenue and US Route..
 - *Question #2:* Where will the bikes ride?
Response: The shoulder is proposed to accommodate bicycles, so they are not sharing the vehicle roadway lane; and where lanes merge and gradually come down to one lane, the bikes would be in the shoulder width.

- *Question #3:* How will we know the exact amount to be taken and where?

Response: The project team can show an estimated amount on the display boards, which is what is provided during concept development. Once proposed alternative becomes a Preliminary Preferred Alternative, the project moves forward into the Preliminary Engineering and Final Design Phases. As additional engineering work is completed during the design phases, the specific impacts to each property will be determined as the result of the proposed improvements.

- *Question #4:* If landscaping is removed will you plant trees?

Response: Landscaping plans, including the planting of trees, is completed in the final design phase.

- *Question #5:* What effect does the Federal sequestration have on this project?

Response: There is funding in place for this Concept Development phase and FHWA transportation funding is generated primarily by gasoline tax, so the sequestration does not directly impact funding for this type of project.

Question #6: Is the level of service D at what point in time? as of today or in future?

Response: The level of service is rated for the operation of the signal during the peak traffic period of the day. So at 4:00 a.m. with little or no traffic, most intersections in the corridor would be level of service A. On the Alternatives Comparison Matrix, level of service D is the peak period based on future condition (Year 2032) traffic volumes and analyses. The traffic analysis is projected 20 years out in the future.

- *Question/Comment #7:* Has the County or Township looked at the congestion or car safety list since improvements were made at Gravel Hill Road? The island at Gravel Hill Road does help and it's much safer there now than before.

Response: Concept Alternative 3 will consider the use of islands for some intersection where helpful and effective for safety and traffic flow. With double left turns or need for a large turning radius for trucks it would depend on the available area. These are details to be studied during the design phase.

- *Comment/Question #8:* The developer is in bankruptcy where the new Post Office is located and the Village Center Drive was to be revised. Will that be considered as part of improvements?

Response: No, that is a private roadway. Federal funding is not provided for improvements on private roadways or property (unless in unique circumstances where part of a mitigation or enhancement to government or public property involves land exchange).

8. Daria Jakimowska thanked the Borough of Freehold and the Firehouse for hosting the meeting, and thanked everyone for attending the meeting and providing comments. She noted that Project Team members would continue to be available near the display boards should anyone have additional questions in looking at the information provided.

9. In closing the presentation, Martine encouraged attendees to submit their comments, or any additional questions after the PIC meeting on the blank Comment Form, or if in letter to the attention of the County Engineer, Joseph Ettore.

- If interested in becoming a member of the Community Stakeholders Group, please provide your contact information to Inkyung Englehart, Monmouth County Project Coordinator.

- Future information on the project will be posted on the Monmouth County web site, once the Concept Development phase is completed and the County looks to move the project to the Design phase.
10. The PIC meeting adjourned at 4:00 p.m. No completed PIC Comment Forms or letters were given to the project team at the PIC meeting.

Additional Notes

11. A total of four PIC Comments were received by the County. One prior to the PIC meeting and three after the PIC meeting was held, during the 30-day public comment period.
12. The PIC Comments received are attached with personal information redacted to this summary report and the same has been attached to the summary report for Freehold Township.

We believe the foregoing to be an accurate summary of discussions and related decisions. We would appreciate notification of exceptions or corrections to the minutes within three (3) working days of receipt. Without notification, these minutes will be considered to be record of fact.
Route 537 LCD Study Project Team



Public Information Center Meeting Notice - REVISED

Local Concept Development Study

Monmouth County Route 537, Gravel Hill Road to NJ Route 33 Business

Township of Freehold & Borough of Freehold

Monmouth County, in cooperation with the North Jersey Transportation Planning Authority, the New Jersey Department of Transportation, and the Federal Highway Administration, will be hosting two Public Information Center meetings to inform local residents, officials, businesses and the general public of the Local Concept Development Study for the Monmouth County Route 537 Corridor from a point west of Gravel Hill Road (MP 48.85) in Freehold Township to a point east of New Jersey Route 33 Business (MP 51.65) in Freehold Borough.

The purpose of the Public Information Center meetings is to inform the public of the conceptual alternatives and to solicit public input and comment on the proposed Preliminary Preferred Alternative (PPA). These meetings are being conducted in conformance with Federal and State regulations. The public is invited and encouraged to comment on the study. The public may attend either or both open house format meetings.

Date:	February 26, 2013 Tuesday	February 26, 2013 Tuesday
Time:	2:00 p.m. – 4:00 p.m. (brief presentation at 2:30 p.m.)	6:00 p.m. – 8:00 p.m. (brief presentation at 6:30 p.m.)
Place:	Borough of Freehold Council Room 51 West Main Street Freehold Firehouse, 2nd floor 49 West Main Street Freehold, NJ	Township of Freehold Municipal Building, Room 114 One Municipal Plaza Freehold Township Senior Center 116 Jackson Mills Road Freehold, NJ

Written comments will be accepted through Friday, March 29, 2013. Comments may be mailed or faxed to:

Inkyung Englehart
Project Coordinator
Monmouth County Div. of Engineering & Traffic Safety
Hall of Records Annex
1 East Main Street, 3rd Floor
Freehold, NJ 07728
Fax 732-431-7765
engineer@co.monmouth.nj.us

These meetings are open to all members of the public.



**Monmouth County Route 537
From Gravel Hill Road to NJ Route 33 Business
Township of Freehold & Borough of Freehold**

Project Conceptual Alternatives: Public Comments & Suggestions

Please use the space below to provide comments or suggestions (Please print legibly):

Name:

Address:

Phone/Email:

Comments/Suggestions:

Kindly submit the comments by Friday, March 29, 2013 to:

Inkyung Englehart
Project Coordinator
Monmouth County Div. of Engineering & Traffic Safety
Hall of Records Annex
1 East Main Street, 3rd Floor
Freehold, NJ 07728
Fax 732-431-7765
engineer@co.monmouth.nj.us



Subject: Route 537 Corridor Improvement Questionnaire

Date: Tuesday, January 15, 2013 5:25 PM

From: [REDACTED]

To: Martine Culbertson <maculbertson@verizon.net>

Dear Martine Culbertson,

As a Route 537 Stakeholder, I hoped to provide you with meaningful comments on the Route 537 Corridor Improvement Questions for Stakeholder's Meeting No. 2 - 12/17/12, due on 1/16/13. Unfortunately, I have not been provided with adequate details to fully evaluate the conceptual transportation improvement proposal.

[REDACTED], our Traffic Consultant, requested a hard copy clearly illustrating the Alternative Concept 1 proposed improvements, but his request for this information was denied. Without a detailed plan to review, in conjunction with the text which was provided, I am unable to adequately present the proposals [REDACTED] and garner meaningful feedback. In addition, [REDACTED] [REDACTED] is not able to unilaterally provide a response as our partner [REDACTED], also requested a detailed description of the proposal and requires adequate time to evaluate and offer constructive feedback.

As an engaged RT537 Stakeholder, I would like to fully participate in this worthwhile process. When appropriate documents are provided for review, [REDACTED] will provide meaningful input intended to achieve a quality product able to best serve the needs of the community, now and well into the future.

Thank you,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Route 537 Corridor Improvement Questionnaire-Request for Map

Date: Wednesday, January 16, 2013 2:35 PM

From: Martine Culbertson <maculbertson@verizon.net>

To: [REDACTED]

Cc: [REDACTED] "Jakimowska, Daria" <Daria.Jakimowska@co.monmouth.nj.us>, "Englehart, Inkyung" <Inkyung.Englehart@co.monmouth.nj.us>, "briegel@hardesty-hanover.com" <briegel@hardesty-hanover.com>, "gschetelich@hardesty-hanover.com" <gschetelich@hardesty-hanover.com>, "Moren, Jon" <jon.moren@co.monmouth.nj.us>

Hello [REDACTED]

Thank you for sharing this information and your email has been forwarded to the Project Managers.

As discussed with [REDACTED] by phone yesterday, the project team does not want draft copies of the proposed improvements map presented at the Stakeholders Meeting in circulation electronically; and based upon input from the community and agency stakeholders, the project team is working on some revisions to the conceptual improvements. It is understandable that the map is helpful with the text in discussing the proposed improvements and it is the reason why a set of the hard copy map is available for viewing at both the Freehold Township and Freehold Borough municipal offices, and at the County.

The County would welcome meeting with you and your constituents to discuss the conceptual improvements, and recognizing that some individuals do not reside locally, perhaps after meeting with County regarding the proposed improvements and possible revisions, what may be possible to provide in hard copy for sharing with your senior management.

Your continued participation and support for the project is appreciated. Please contact our office if you would like assistance in scheduling the meeting with the County or you are welcomed to contact Daria Jakimowska directly to request the meeting (732-431-7768, daria.jakimowska@co.monmouth.nj.us).

Regards,
Martine

Martine A. Culbertson
Principal
M.A. CULBERTSON, LLC
PO Box 45
9 Tanner Street
Haddonfield, NJ 08033
Tel 856-795-8485
Fax 856-795-8523
maculbertson@verizon.net

Subject: Route 537 Corridor Improvement Questionnaire

Date: Friday, March 29, 2013 3:00 PM

From: [REDACTED]

To: Martine Culbertson <maculbertson@verizon.net>

Dear Martine Culbertson,

As a follow-up to my previous email and in response to the Questionnaire due 3/29/2013, [REDACTED] and our partners are still waiting for a copy of the concept plans to review. In addition, we would anticipate that the updated concept plans will incorporate the future development of the Bellemead tract and the suggested on and off site roadway improvements for the Bellemead site. The full project was presented to the Township Committee last Thursday (3-21-13) and by all indications, we are hopeful that the Township will be making a recommendation for us to proceed with the necessary rezoning approvals for the project in order to accommodate the proposed uses for the property. Thank you again for the opportunity to participate in the process.

[REDACTED]

.....

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Re: Route 537 Corridor Improvement Questionnaire

Date: Friday, March 29, 2013 6:42 PM

From: Martine Culbertson <maculbertson@verizon.net>

To: [REDACTED]

Cc: "Jakimowska, Daria" <Daria.Jakimowska@co.monmouth.nj.us>, "Englehart, Inkyung" <Inkyung.Englehart@co.monmouth.nj.us>, "briegel@hardesty-hanover.com" <briegel@hardesty-hanover.com>, "gschetelich@hardesty-hanover.com" <gschetelich@hardesty-hanover.com>, "ldiffley@cherryweber.com" <ldiffley@cherryweber.com>

Hello [REDACTED]

Thank you for this information. It has been forwarded to the project team and I will follow-up next week after the holiday to be sure the County has seen this request.

Regards,
Martine

Martine A. Culbertson
RT537 Com.Inv. Facilitator
M.A. CULBERTSON, LLC
PO Box 45
9 Tanner Street
Haddonfield, NJ 08033
Tel 856-795-8485
Fax 856-795-8523
maculbertson@verizon.net

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From: [REDACTED]
Sent: Wednesday, February 27, 2013 5:54 PM
To: engineer
Cc: Jakimowska, Daria
Subject: RT. 537 Improvement between Bus. 33 and Iron Bridge Road

Dear Sir or Madam;

I just wanted to suggest that this entire project can be financed by putting a stoplight camera at RT 537 and Wemrock road, where left turn on red is a way of life. The bulk of the costs could be met by the people who actually use these roads, so it would seem completely fair. Thank you for your time.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, February 27, 2013 6:38 PM
To: engineer
Subject: Rt. 537 Roadway at Stillwells Comer Road

I think changing the middle lane from straight only to straight and right on Stillwell Corners Road heading North will help traffic flow. This allows drivers to be in the middle or right hand lane to make a right onto Rt. 537 East. Since Rt. 537 is a two lane road, for those turning right onto Rt. 537 East, the middle lane driver can make a right onto the left hand lane of Rt. 537 while the right lane driver can make a right onto the right hand lane of Rt. 537. This may require lane markers but it would vastly improve the traffic flow for those wishing to make a right hand turn onto Rt. 537 East as the line of traffic making a right is considerably more than those going straight or left. This is especially important because there is a No Turn on Red sign.

[REDACTED]