

Meeting Minutes on the Lingo Townsend presentation on The Gills Neck Village Center Presentation

On Wednesday, 10/14/15, Nick Hammond, Bryce Lingo and Paul Townsend gave a presentation regarding the Gills Neck Village Center. Nick Hammond started the presentation and Bryce Lingo gave additional information with Paul Townsend adding some information as needed.

Nick started by saying that the Cape Gazette and people circulating petitions against the project are not giving accurate facts. Please see the separate pdf document with the Village Center – Fact Sheet handout from the meeting.

I got the impression that they were not done with their presentation when a number of people from the audience began asking questions. So the question and answer portion started.

A few people asked questions regarding traffic expectations and the amount of traffic the new merchants will need to be successful. They spoke about various traffic solutions, but only the merchants could give the traffic number being asked for. The presenters said that DELDOT analysis says that the road changes they are doing will be adequate to handle the volume. The presenters said they must do only what DELDOT tells them must be done. The intersection of Gills Neck and Kings Highway has had half of the upgrades completed. When the upgrades are complete, Kings Highway will have three lanes in each direction: one dedicated to a left turn, one for straight through and one for a right turn. There will be three lanes each for left, straight, and right turns coming out of Gills Neck onto Kings Highway and from the high school. There will be a light at Clay Road to control the traffic there and an entrance to the center at that light. There will also be an entrance off of Gills Neck Road approximately 400 feet from the intersection.

A rezoning application to apply for CR1 from AR1 zoning went in last Friday, 10/9/15. Another person asked if the developer could apply for B1 zoning, which would allow for a small shopping center, but not one the size being proposed. They also asked why so close to the high school and stated that in New Jersey it is illegal to build a shopping center like this so close to a school.

Some of the other topics discussed were:

Walkability and the idea of a village center serving the community

Architectural style will be subject to input

Traffic issues

Effect of Shopping Center on Well Heads

Types of Stores and Amenities