

TOWNSHIP OF MIDDLETOWN

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Middletown, NJ 07748-2594

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Mayor

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ANTHONY P. MERCANTANTE, P.P., AICP
Township Administrator

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Memorandum

To: Honorable Mayor and Members of the Township Committee

From: Anthony P. Mercantante, P.P. AICP
Township Administrator

9/18/24

Subject: Tindall Park Improvements

A question as to the number of Pickleball Courts for Tindall Keeps coming up. The only plan officially approved by the Township was the plan presented to the Township Committee during the public meeting on this project. That plan showed six pickleball courts, where there are currently four tennis courts. In the end the plan would have 6 Pickleball Courts and 12 Tennis Courts. So that is what the contractor is obliged to build. It was even discussed that night as to why:

1. We are building a Pickleball only facility in Middletown at McMahon Park it will have six Pickleball Courts. It has been funded and we have received grants towards developing it and we have done a great deal of environmental due diligence to get the project moving forward. Why would we build eight Pickleball courts in another park, making McMahon less desirable for Pickleball events?
2. Probably a bigger reason; Eight Pickleball courts, plus the dog park, plus the tennis courts, plus the people who just walk the trails, plus the people using the playground, would, in my viewpoint, overburden the parking lot at Tindall. The parking lot at Tindall will contain 108 spaces when the project is complete, not counting the 10 or so near the basketball courts. Eight Pickleball courts could thus generate 32 cars, then assuming 32 cars of the people waiting to play pickleball next, you could have 64 cars or 60% of the spaces taken up by what was essentially four tennis courts. I believe this will create parking issues on nearly every day when the weather is nice. I think even six Pickleball courts will stress the parking, so why push it with two more, especially when we are building a Pickleball only venue. Once the Eight courts are in there will be no removing any due to parking issues.

If parking problems do develop due to the number of Pickleball courts we will be forced to consider adding parking to Tindall one day, which will involve a lot more tree removal. I recommend we stick with the approved plan which is six.

If anyone has questions, please give me a call.

