



---

BEACON PLANNING AND CONSULTING SERVICES, LLC  
315 STATE HIGHWAY 34, SUITE 129  
COLTS NECK, NEW JERSEY 07722  
TEL: 732.845.8103/FAX: 732.845.8104

**COMMUNITY IMPACT ASSESSMENT  
1608 MONROE AVENUE  
BLOCK 715, LOT 4  
NEPTUNE TOWNSHIP  
MONMOUTH COUNTY, NEW JERSEY**

Beacon File: A23305  
January 2024

The original copy of this report was signed and  
sealed in accordance with N.J.S.A. 45: 14A-12.

---

Barbara J. Ehlen, PP, AICP  
Professional Planner #6924

## **I. DESCRIPTION**

### **A. INTRODUCTION**

Beacon Planning and Consulting Services, LLC, has been retained by Emmon Dormeus, property owner, to prepare a Community Impact Statement ("CIS") in fulfillment of Township requirements in connection with a D2 use variance application to permit the expansion of a pre-existing, non-conforming use. The subject property is located at 1608 Monroe Avenue in Neptune Township, New Jersey and is situated along the southern side of Monroe Avenue between George Street to the east and Route 35 to the west. The property is identified within local tax records as Block 715, Lot 4, contains 9,705 sq.ft., and is irregularly shaped, resembling a 'T'. The subject property is situated within the Township's R-4 Zone. See Figure 1: Property Location. The site is improved with two residential structures: a fire-damaged northern, 1 ½ - story single-family dwelling, and a rear, 2-story single family dwelling. As the R-4 district does not permit two residential homes on a single parcel, the existing configuration is considered non-conforming. Site access is provided via a driveway at the parcel's northeast corner, which extends southward before expanding westward to service both homes. See Figure 2: Existing Survey. The Application proposes to renovate and construct an addition to the northern, fire-damaged home. No changes are proposed to the rear structure. The application also seeks to expand the driveway to the east and west within the upper "T" portion of the site to provide additional parking. The purpose of the report is to identify and assess potential effects associated with the proposed use on various aspects of Neptune Township.

The northern structure will be renovated to as to contain a full second story; however, the structure previously and will continue to contain 4 bedrooms. No changes to the bedroom count are proposed with the current application, merely a square foot addition to modernize the living configuration.

No changes are proposed to the existing two-story dwelling situated within the southern portion of the site. This home contains and will continue to contain three bedrooms.

The two homes will continue to access the property by sharing the existing driveway.

Beacon Planning prepared the following evaluation of the project's influence on the community utilizing information gathered from local sources/officials.

### **B. PROPERTY DESCRIPTION**

1608 Monroe Avenue consists of a 9,705 sq.ft. lot developed with two, single-family dwellings and an associated driveway.

The northern structure, pursuant to local tax records and discussions with the Applicant, consists of a 1 ½ story home containing 4 bedrooms. This structure was fire damaged, and the Applicant is seeking to renovate the home. The home will continue to function with 4 bedrooms. The home's existing footprint will remain. The proposed additional square footage will be associated with the second floor.

The southern structure is a two-story, three-bedroom home. No changes are proposed to this dwelling.

Site access is provided by one driveway, which commences at the parcel's northeast corner and terminates along the northern elevation of the rear structure. The applicant proposed to extend the driveway to the east and west within the southern portion of the parcel in order to provide sufficient parking on site for both dwellings. Existing conditions limit parking to a stacked configuration wherein occupants of each dwelling must coordinate ingress and egress. The proposed configuration will cure an existing condition by improving circulation to allow independent parking, ingress, and egress. Of note, the additional pavement will not trigger the need for any variance relief.

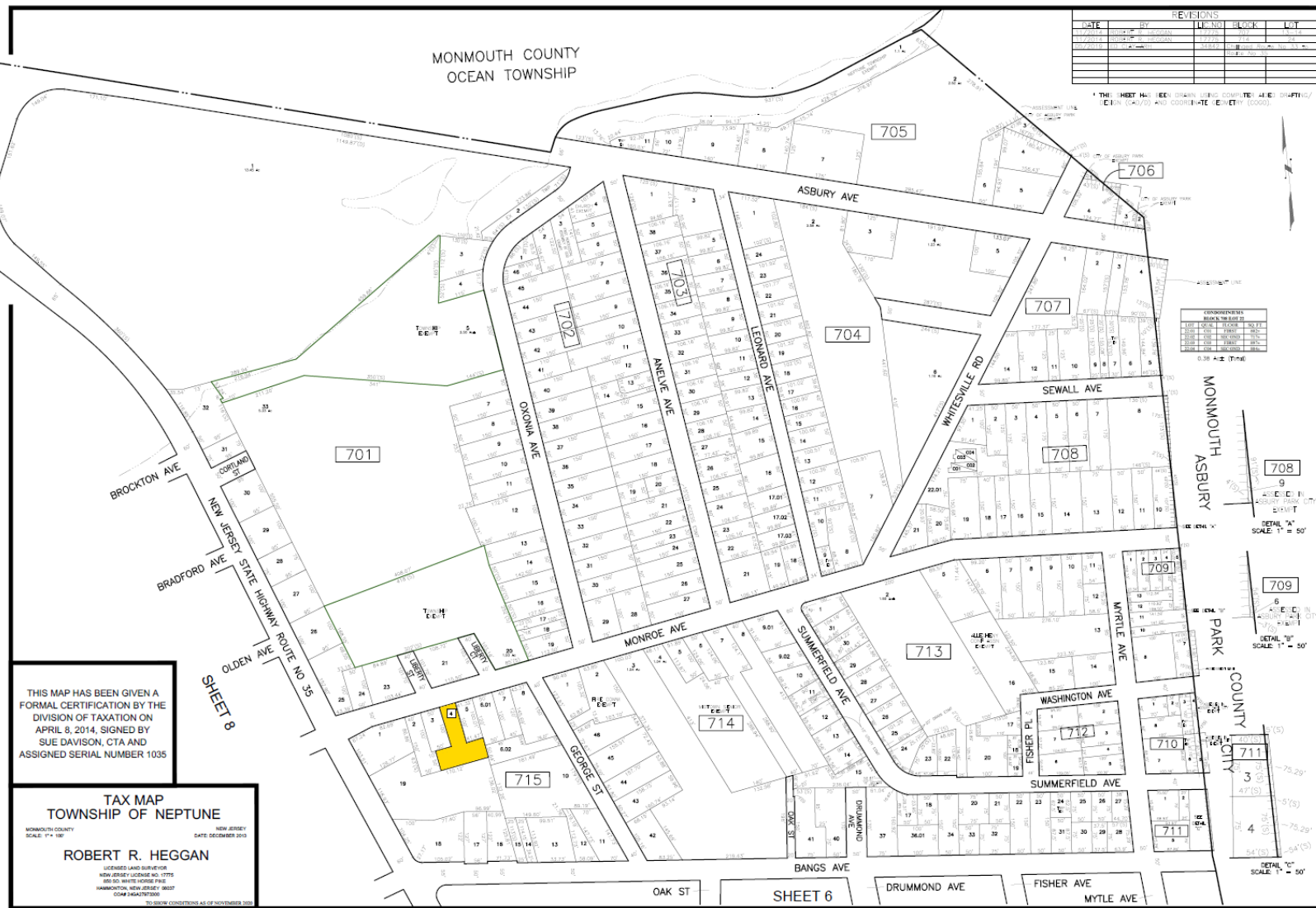
The subject property is oversized for the R-4 District containing 9,705 sq.ft. wherein 5,000 sq.ft. minimum is required. The existing parcel is almost double the size of the minimum required area meeting 97% of the standard.

The subject property is situated within the Township's R-4 Medium Density Residential District. The R-4 District permits single-family detached dwellings, community shelters, places of worship, etc. The neighborhood is characterized by single-family homes with commercial uses located to the south and west. Residential homes within the neighborhood are a combination of 1 ½ and 2 story in character.



Figure 1: Property Location





7

Figure 2: Tax Map No. 7

BEACON PLANNING AND CONSULTING SERVICES, LLC  
315 HIGHWAY 34, SUITE 129, COLTS NECK, NEW JERSEY 07722  
TEL: (732) 845-8103/FAX: 732.845.8104

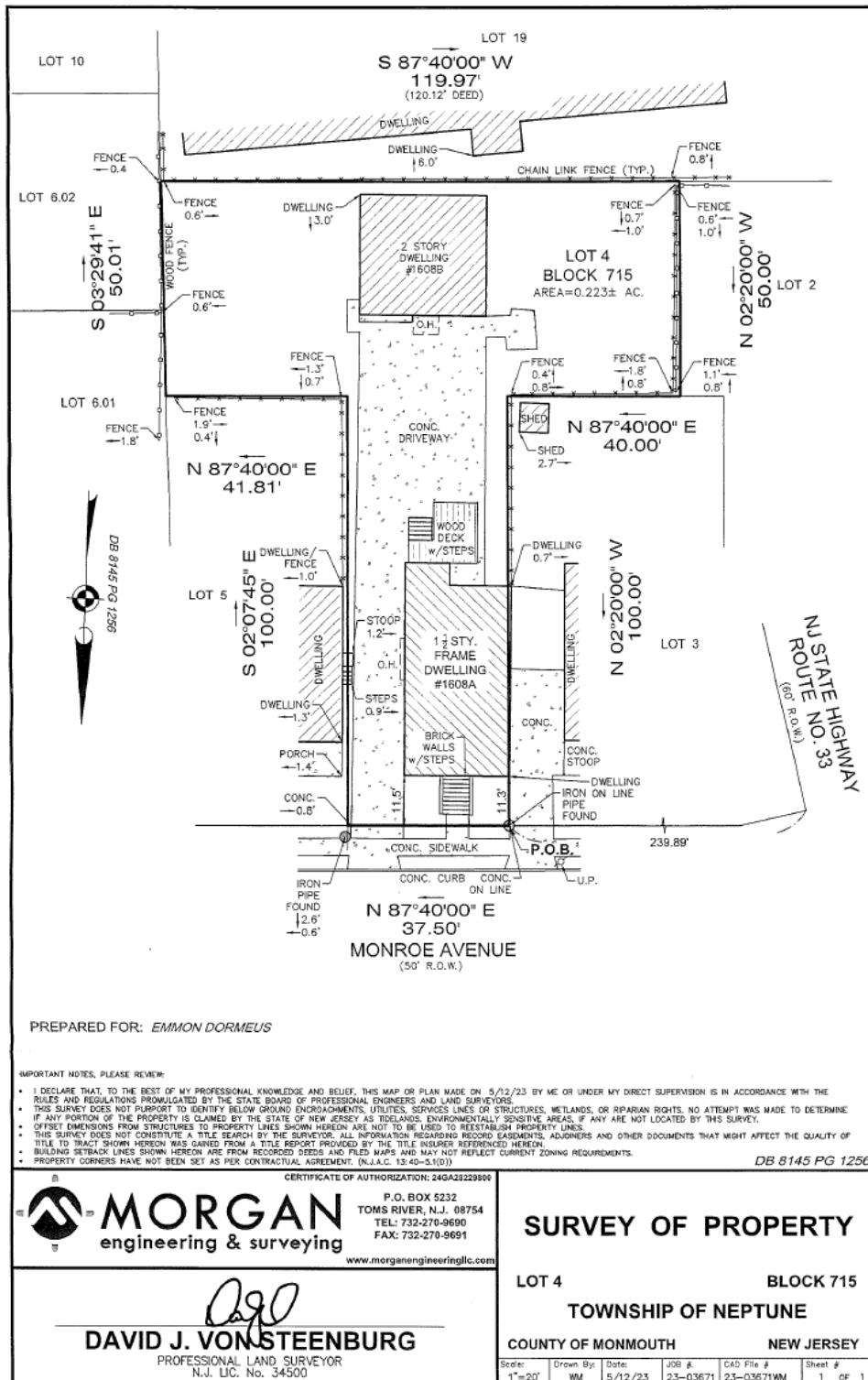


Figure 3: Survey of Property

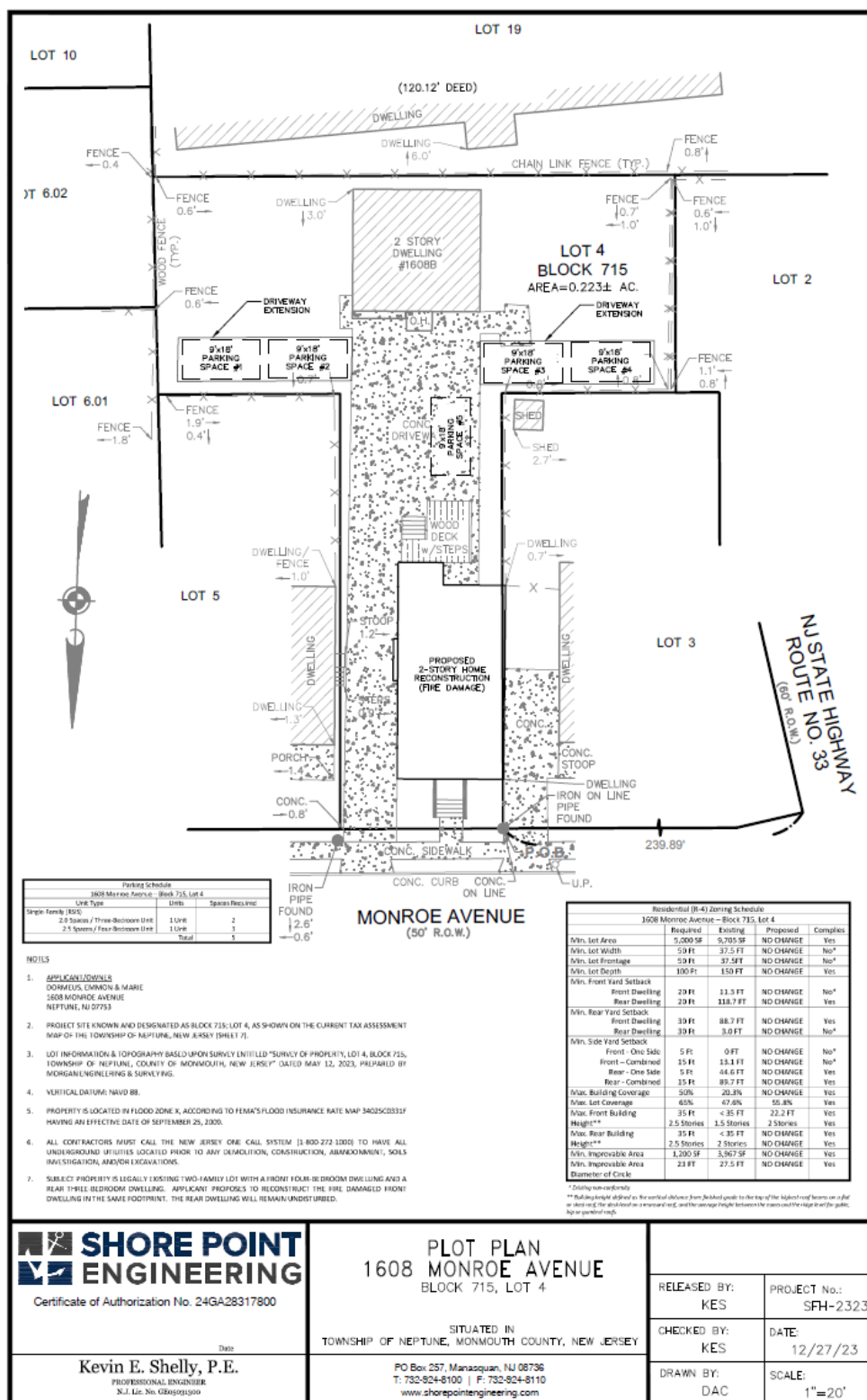


Figure 4: Plot Plan

**BEACON PLANNING AND CONSULTING SERVICES, LLC**  
**315 HIGHWAY 34, SUITE 129, COLTS NECK, NEW JERSEY 07722**  
**TEL: (732) 845-8103/FAX: 732.845.8104**

### **C. MASTER PLAN AND ZONING**

The subject property is situated within the Township's R-4 Medium Density Residential District. Of note, the 2011 Master Plan describes the R-4 District as a High-Density Residential District (Pg. 23).

Township Goals and Objectives as noted within the 2011 Master Plan include:

- Promote a balanced variety of residential, commercial, industrial, recreational, public and conservation land uses.
- Preserve and enhance the existing character of the residential neighborhoods in the Township while providing a mix of housing types and uses.
- Provide a variety of housing opportunities for all income levels in appropriate locations consistent with environmental constraints.

Goals within the Land Use Element include:

- Maintain existing residential neighborhoods as attractive, high quality areas and ensure that renovations and new construction are compatible with existing neighborhood character.
- Encourage and support the rehabilitation and infill of the housing stock, where appropriate, while maintaining the character, scale and privacy of established residential neighborhoods.
- Evaluate existing development patterns and zones within established neighborhoods and commercial districts in order to make recommendations for zoning changes if warranted, while paying particular attention to overall residential densities.

The 2023 Reexamination Report also included the goal of:

- Promote an attractive visual environment in Neptune Township through appropriate standards within the land development ordinances.

The proposed renovation of a fire-damaged single-family home is consistent with the master plan. The proposed, renovated home is consistent with the character of the neighborhood and will contribute positively to the streetscape along Monroe Avenue. Due to the oversized nature of the lot, the proposed density is proximate to zoning standards within the R-4 District.



## D. IMPACTS

Impacts to the community are often calculated based on the anticipated number of additional persons to be generated by the project. An estimated number of persons is typically obtained utilizing demographic multipliers, such as those provided within Who Lives in New Jersey?: Updated New Jersey Demographic Multipliers: The Profile of the Occupants of Residential Development in New Jersey prepared by David Listokin et al., dated November 2018. These types of resources utilize bedroom count as the basis for estimating the number of anticipated persons to be generated.

In this instance, there is no change in bedroom count associated with the scope of work proposed. Therefore, the project is not anticipated to generate any additional population, including public school children. As no additional persons are anticipated, there are no anticipated impacts to the Township's school district and/or municipal services and infrastructure. The property will continue to operate at the same intensity as in the pre-fire condition.

Additionally, proposed site improvements will result in improved circulation on site and reduced impacts to Monroe Avenue. Wherein the prior stacked configuration required multiple vehicles to back onto Monroe Avenue to permit ingress/egress, the proposed configuration will allow independent ingress and egress to the property. Overall, no impact is anticipated to existing traffic patterns/trips generated as the site will continue to function as it has historically.

## E. COST/REVENUE ANALYSIS

### a. Project Revenues

The parcel currently has an assessed value of \$386,400; consisting of a \$173,200.00 land assessment and a \$213,200.00 improvement assessment for the two existing structures.

Pursuant to tax records, the assessed value of the rear home is \$74,600.00. We estimated the market value of the new home at \$327,200.00. Therefore, overall (land plus improvements) the anticipated value of the overall parcel is \$575,000.00.

The 2023 equalization ratio is 100%, which represents the assessed value to market value. The tax rate for Neptune Township is comprised of: Municipal; Library; County – General; School; County – Health; County – Open Space; and Neptune Fire District. Table 1 below depicts the existing and anticipated tax revenue associated with subject property:

Table 1:

<b>Tax Category</b>	<b>Tax Rate</b>	<b>Tax Revenue Existing</b>	<b>Tax Revenue Anticipated</b>	<b>Difference</b>
Municipal	0.586	\$ 2,264.30	\$ 3,369.50	\$ 1,105.20
Library	0.031	\$ 119.78	\$ 178.25	\$ 58.47
County - General	0.184	\$ 710.98	\$ 1,058.00	\$ 347.02
School	0.896	\$ 3,462.14	\$ 5,152.00	\$ 1,689.86
County - Health	0.004	\$ 15.46	\$ 23.00	\$ 7.54
County- Open Space	0.026	\$ 100.46	\$ 149.50	\$ 49.04
Fire District	0.079	\$ 305.26	\$ 454.25	\$ 148.99
<b>Total:</b>	<b>1.806</b>	<b>\$ 6,978.38</b>	<b>\$ 10,384.50</b>	<b>\$ 3,406.12</b>

### **b. Project Costs**

We can now compare projected project costs to projected revenues to the Township.

No additional costs are anticipated to the Township as the proposed scope of work will not change the existing structures' bedroom counts or intensity of operation. Therefore, the municipality is anticipated to receive approximately \$1,300.00 in additional revenue and the school district ~ \$1,700 in additional revenue as a result of the renovation.

## **F. CONCLUSION**

The above report has demonstrated the benefits of the proposed development, which include:

- The reinvestment into and renovation of a fire-damaged structure.
- The reinvestment in an existing residential neighborhood in a manner consistent with surrounding development, i.e. a single family home along the Monroe Avenue corridor.

## **G. APPENDICES**

- Tax cards for Block 715, Lot 4
- Architectural drawings prepared by Mode Architects, dated 07/31/2023.