



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

**COMMUNITY IMPACT STATEMENT IN SUPPORT OF A USE VARIANCE
APPLICATION FOR BLOCK 3101, LOT 2 IN THE TOWNSHIP OF NEPTUNE,
MONMOUTH COUNTY, NEW JERSEY**

Prepared for:

Holy Innocents Church

Prepared by:

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The original of this report was signed and sealed in accordance with N.J.A.C 13:41-1.2

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INTRODUCTION

This Community Impact Statement has been prepared to examine the pending application requiring a use variance application on the Holy Innocents Church ("Applicant") property, aka Block 3101, Lot 2, within the Township of Neptune.

Specifically, the Applicant seeks:

- A use variance pursuant to N.J.S.A. 40:55D-70(d)1 for permission to have two principal uses – a place of worship and an Elementary School – on its lot in the R-1 zone. Pursuant to Section 411.05 of the Township of Neptune Land Development Ordinance (LDO) only one principal building is permitted per lot in any residential zone district, such as the R-1 zone.
- Pursuant to Section 403.01, a place of worship is a permitted use in the R-1 zone and a "public or private elementary, middle or high school" is a conditional use.

Professional planning testimony in support of the use variance request will be provided at the Zoning Board of Adjustment hearing.

SUBJECT PROPERTY

The Site is located at 3455 W. Bang Avenue and within the R-1 Zoning District. It contains a church and a previously existing K-8 private school building.

POPULATION IMPACT

Since the Application involves the reopening of the school building for the same use (a private day school without boarding), there will be no population impact.



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SCHOOL IMPACT

Since there is no residential component, there will be school-age children generation on the property.

MUNICIPAL FACILITIES AND SERVICES IMPACT

The site is served by the Neptune Fire Department, which consists of four companies. The site is also served by Neptune Emergency Medical Services, which consists of four squads. The site is lastly served by the Neptune Police Department.

Because the applicant intends to occupy existing space and continue pre-existing uses, there is no expected impact on the departments' service level.

The subject property will continue to utilize municipal solid waste pickup. The demand on solid waste disposal facilities will likewise be minimal.

Lastly, the site will utilize municipal water and sewer, and the demand on both services will likewise be minimal.

The proposed use will not require additional municipal facilities nor have any significant impact on municipal facilities based on the limited scale of development and limited increase in population. Existing services can support the proposed development.

FISCAL IMPACT ANALYSIS

The school building will be operated by College Achieve Public Charter Schools, Inc., a 501(c)3 tax-exempt organization. Therefore, there will be no tax generation, and the proposed use will have little to no impact on municipal services that would generate a financial impact on the municipality.