

December 21, 2020

Township of Neptune  
Planning Board  
25 Neptune Boulevard  
Neptune, NJ 07753

Attention: Kristie Armour, Land Use Boards Administrator

**RE: Community Impact Statement  
Application for Groezinger Provisions, Inc.  
1200 Seventh Avenue  
Block 415, Lot 13  
Township of Neptune, Monmouth County, N.J.  
KBA# 2017-085**

Dear Board Members,

In response to the requirement of an Community Impact Statement, please accept this limited community impact statement that provides a general overview of the community impacts of the proposed site plan application.

### 1.0 Introduction

The project site consists of 23,503 s.f. and is referred to as Lot 13 in Block 415 on the Neptune Township Tax Map Sheet Number 13. This report was prepared in accordance with Land Development Ordinance for the Township of Neptune.

### 2.0 Project Location

The parcel is located within the Township's R-4 Residential Zone. The property is bounded by Atkins Avenue to the east, Seventh Avenue to the north and Sixth Avenue to the south. Residential dwellings exist to the west of the site.

### 3.0 Project Description

The existing property contains a 15,998 s.f. one-story masonry building with a loading area at the north end accessing Seventh Avenue and a small gravel parking area on the south side accessing Sixth Avenue. The building consists of an existing food processing plant. Applicant proposes to renovate the interior of the existing food processing plant.

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#### 4.0 Project Market Value

The estimated project market value of the project is valued at \$958,200 which is based upon the assessed value of the property taken from the property tax records.

#### 5.0 Municipal Tax Revenues

The projected annual tax revenues for year 2020 are estimated as:

<b>Tax</b>	<b>Tax Rate</b>	<b>Revenue</b>
Municipal	0.746	\$7,001
Municipal Library	0.034	\$318
School District	0.972	\$9,129
County	0.277	\$2,605
Neptune Fire District	0.089	\$835
<b>Total</b>	<b>2.118</b>	<b>\$19,888</b>

The tax rates were estimated from the 2020 Neptune Budget Presentation and the taxes indicated on the municipal assesment card. The Tax Assessor should be contacted for more accurate information.

#### 6.0 Population Impact

The renovation of the food processing facility will not generate any additional residents and have no impact on the population or population densities.

#### 7.0 School Impact

The renovation of the food processing facility will not generate any increase in school-age children and have no impact on the public schools. There will be no effect on costs generated by school children or the need for further facilities.

#### 8.0 Municipal Services Impact

The renovation of the food processing facility will not generate any increased need for municipal services and will have no municipal services impact.

9.0 Summary of Findings

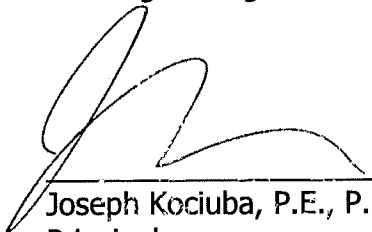
The impact of the proposed development will not require an increase in municipal services or facilities and will not create an additional cost generated by school children.

Overall, the existing site and proposed application are compatible with the community and with the similar development in the surrounding area. The proposed project will not have any noticeable or measurable impacts on the Township of Neptune.

I trust this information is sufficient for your review. However, should you have any questions or require any additional information, please feel free to contact me.

Thank you,

KBA Engineering Services, LLC



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Joseph Kociuba, P.E., P.P.  
Principal