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JUN 26 2020

June 25, 2020

VIA UPS OVERNIGHT

Kristie Dickert, Administrative Officer
Zoning Board of Adjustment Secretary
Township of Neptune
25 Neptune Boulevard
Neptune, NJ 07753

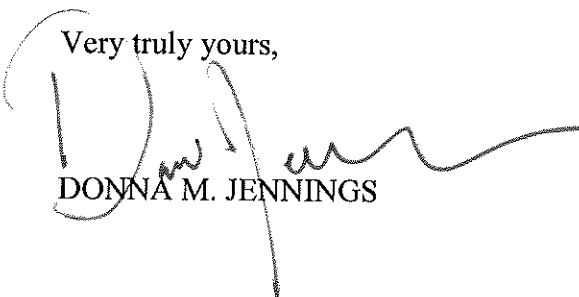
**Re: Rishi Realty, LLC
Use Variance Application
1729 Asbury Avenue
Block 705 Lot 7
Neptune Township**

Dear Ms. Dickert:

This firm represents Rishi Realty, LLC (the "Applicant") in this matter. Enclosed please find an original and fifteen (15) copies of "Community Impact Assessment" prepared by Beacon Planning and Consulting Services, LLC dated June 2020.

If you need additional information, please feel free to contact me.

Very truly yours,


DONNA M. JENNINGS

DMJ:mb
enc.

cc: Ashonk Nanda
Andrew Janiw, P.P.
Michael Tango, Jr.

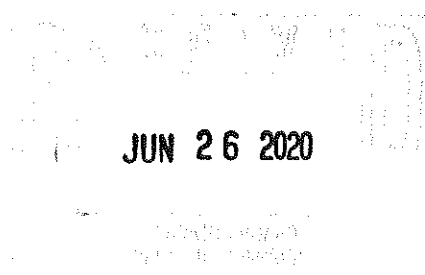


BEACON

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
AUTOMOBILE SERVICE STATION
1729 ASBURY AVENUE
BLOCK 705, LOT 7
NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY**

Beacon File: A20057b
June 2020



JUN 26 2020

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



Andrew W. Janiw, PP, AICP
Professional Planner #5775



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

I. DESCRIPTION

A. INTRODUCTION

Beacon Planning and Consulting Services, LLC, has been retained by Rishi Realty, LLC, to prepare a Community Impact Statement ("CIS") in fulfillment of application requirements for the proposed reutilization of a car repair facility in connection with an existing gasoline service station in Neptune Township, Monmouth County, New Jersey. The purpose of the report is to identify and assess potential effects associated with the proposed use on various aspects of Neptune Township.

The subject property is situated along the northern side of Asbury Avenue between Whitesville Road to the east and Leonard Avenue to the West. The subject property is identified by local tax records as Block 705, Lot 7 and contains a total area of 0.3444 acres (per local tax records). The lot is rectangularly shaped and accessed from Asbury Avenue via two curb cuts. The subject property is situated within the Township's C-4 Route 66 East Commercial District. See Figure 1: Property Location. The property is currently developed with a 1-story, ~1,260 sq.ft. structure with two automotive repair bays and 3 fuel pumps (totaling 6 fueling positions) beneath a canopy. See Figure 2: Site Survey. The site currently operates as a gasoline service station. The owner now seeks to reutilize the existing one-story structure to reintroduce an automotive repair shop use to the site, as well as maintain the gasoline service use.

This study examines the anticipated impacts of the development upon Neptune's population, school infrastructure, and municipal facilities and services. Based on our review and analysis, it is anticipated that upon completion the proposed development would have the following impacts:

- The parcel's assessment value is ~\$434,500.00, which represents the current configuration of the parcel, including the existing one-story structure. No changes are proposed to the site, therefore, BPCS will utilize the assessed value in calculating Township revenues.
- The property currently generates \$9,320.00 in yearly tax revenue for the Township, County and School District allocated as follows:
 - Municipal: ~\$3,254.00
 - Library: ~\$148.00
 - County – General: ~\$1,078.00
 - School: ~\$4,254.00
 - County – Health: ~\$22.00
 - County – Open Space: ~\$126.00
 - Fire District – Neptune: ~\$439.00

Pursuant to discussions with local fire, police and EMS services, the proposed use will not have a measurable effect on services. Additionally, as it is a commercial use, no school children will be generated. Therefore, the parcel will continue to generate revenue in excess of costs to the community even with the addition of the automotive repair services.

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

B. PROPERTY DESCRIPTION

1729 Asbury Avenue consists of a single, ~0.3444-acre (~15,000 sq.ft.) parcel developed with a gasoline service station and one-story structure. The three fuel pumps (6 fueling positions) are located within the southern portion of the site parallel to Asbury Avenue. The one-story structure is located in the northwest portion of the parcel. The remainder of the parcel is paved. Site access is provided via two curb cuts along Asbury Avenue.

Pursuant to the Survey of Property prepared by Charles Surmont, PE dated October 4, 2011 with no revisions, the site is encumbered with a 3,794 sq.ft. easement of varying widths along its eastern perimeter. The easement is to the benefit of adjoining Lot 2 to the east and north.

Available information from a February 28, 1978 planning board transcript indicates the property has operated as a gasoline fueling station since the 1950s or earlier, and that automobile service and repair were also conducted at the time of the planning board meeting. See Figure 3: Historic Aerial. The structure has remained on site without modifications to its footprint or service bays.

The Applicant is proposing to retain the refueling service use and reintroduce the vehicle repair use at the existing structure. Refueling services will be provided Monday through Friday from 6am till 10pm and Saturday and Sunday from 7am till 9pm. A maximum of 2 employees will be on shift for fuel services at any given time.

The existing structure contains two service bays, which are proposed to remain and be reutilized. No additional bays are proposed. Repair services will be offered Monday through Saturday from 8am until 7pm. A maximum of 2 employees will be on shift for repair services at any given time. Repair services will be offered by appointment but also through walk-in requests.

The majority of vehicle storage will be within the northern and northeastern portions of the site and be limited to 15 vehicles. These portions of the site adjoin an automotive dealership.

The parcel is situated within a commercial area of the Township along Asbury Avenue. To the north and east is Lot 2, which is improved with an auto dealership selling used vehicles identified as MB Motorsports. To the south is Norwood Auto Parts as well as the Colonial Motel. Finally, to the west is a single-family home. The residential structure, pursuant to Township tax records, was constructed in the 1930s; therefore, the home and repair facility have co-existed previously.

The subject property, as well as the surrounding uses, including the single-family residence, are located within the C-4 zoning district.



Figure 1: Property Location

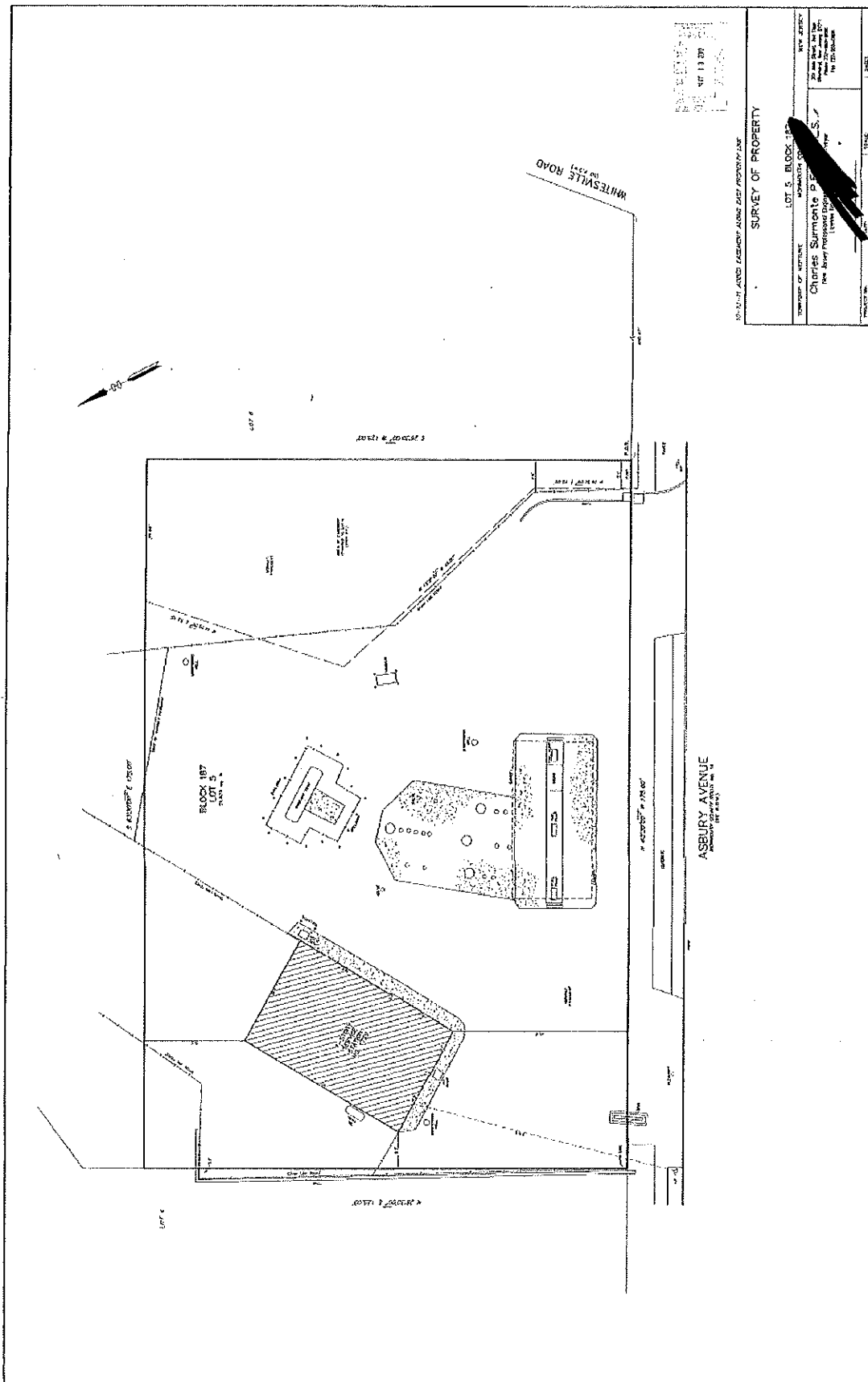


Figure 2: Property Survey

BEACON PLANNING AND CONSULTING SERVICES, LLC
 315 HIGHWAY 34, SUITE 129, COLTS NECK, NEW JERSEY 07722
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Figure 3: 1957 Historic Aerial

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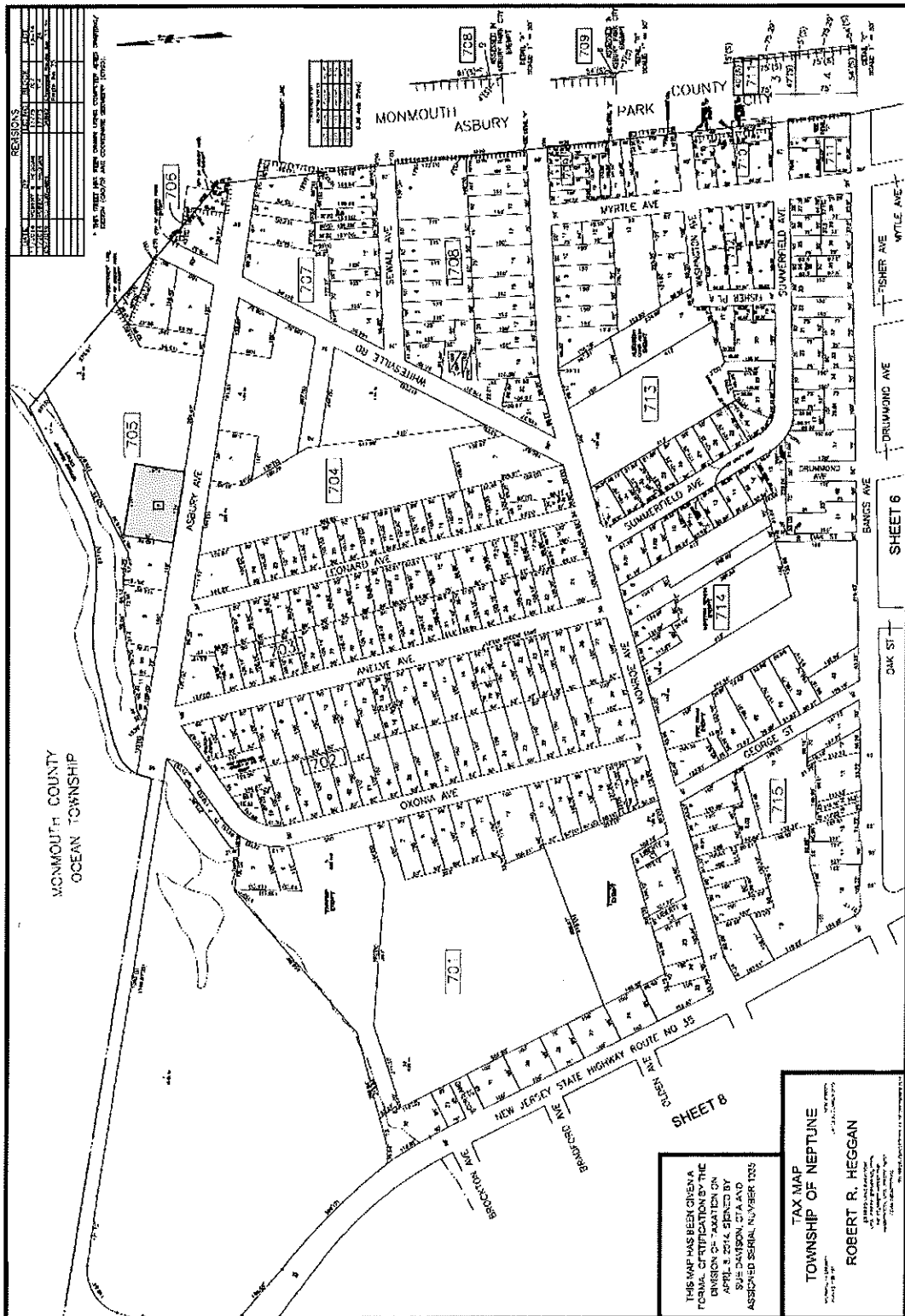


Figure 4: Tax Map
 BEACON PLANNING AND CONSULTING SERVICES, LLC
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 TEL: (732) 845-8103 FAX: 732.845.8104

C. MASTER PLAN AND ZONING

The subject property is situated along the northern side of Asbury Avenue between Whitesville Road to the east and Leonard Avenue to the West within the Township's C-4 Route 66 East Commercial District.

The 2011 Master Plan states (pg. 27): "The C-4 Route 66 East Commercial Zoning District provides for business use appropriate to the Route 66 highway corridor situated east of Route 18. This Zoning District is more restrictive than and not nearly as broad as that which is permitted in the C-3 Zoning District. There are twenty-two (22) permitted principal uses, including but not limited to the following: offices of physicians, home health care services, home health care centers, community shelters, bowling centers, public parks and recreational facilities, places of worship, full-service restaurants, cemeteries, and municipal facilities. Accessory uses are permitted which are customarily incidental and accessory to a principal permitted use. Electric substations are the only conditionally permitted use within this District."

Subsequently, Ordinance No. 14-07 allowed 'convenience store with gas' as a conditionally permitted use.

Stated goals of the 2011 Master Plan include (pgs. 2 and 11):

- Maintain a balance between residential and non-residential uses to ensure a stable and sound community tax base and provide local employment opportunities;
- Protect existing residential neighborhoods of the Township and promote reasonable and appropriate nonresidential development in specific targeted areas;
- Guide future residential and non-residential growth in a coordinated and managed approach as set forth in this Master Plan and to provide for logical transitional uses between residential and non-residential areas of the Township;
- Promote an expanded and diversified economic base to the maximum extent practicable;
- Preserve, upgrade and increase the vitality of existing commercial areas in an appropriate manner, while being sensitive to adjacent and existing uses;

The proposed continued utilization of the property as a gas service station and the proposed reintroduction of the automotive repair facility are consistent with the goals of the master plan. The parcel is situated within a commercial zone and predates the current zoning. The proposed base expands the services provided within the Township and the Township's tax ratable base. The inclusion of repair services allows for the increased vitality of the site.

BPCS also notes that the uses proposed/existing on site were deemed essential during the current COVID-19 pandemic, which is a testament to the importance of such uses to the community.

D. IMPACTS

BPCS has reviewed the impacts of the proposed reintroduction of the automotive repair facility and retention of the existing gasoline service station to the Township as follows:

1) POPULATION

A non-residential use is proposed at the subject property; therefore, it will not impact the residential population of the Township.

A maximum of 4 employees, 2 for refueling services and 2 for repair services, will be present at the site at any given time. The addition of repair facilities will expand employment opportunities within the Township.

2) SCHOOL DISTRICT

A non-residential use is proposed at the subject property; therefore, school children will not be generated by the development of the parcels.

3) MUNICIPAL FACILITIES AND SERVICES

a. Police Department

Pursuant to discussions with Captain Mike McGhee, no measurable impact to the Township's Police Department is anticipated in connection with the proposed project.

b. Fire Department

Pursuant to discussions with Douglas Rowell, Township Fire Official/Administrator, no measurable impacts to Township fire services are anticipated in connection with the proposed project.

c. EMS

Pursuant to discussions with Bil Rosen of the Township EMS service, no measurable impacts to the Township EMS services are anticipated in connection with the proposed project.

d. Solid Waste Disposal

Private waste hauling services will be utilized; therefore, the proposed development will not impact municipal waste collection services.

4) TRAFFIC IMPACTS

The proposed reutilization of the existing building as a vehicle repair facility is anticipated to generate a de minimus increase of traffic, likely on the scale of 3-5 trips per hour. This is a result of this type of operation, wherein patrons are likely to call ahead to check availability and leave cars for the day/over-night for repairs.

Furthermore, the infrastructure is limited to 2 repair bays, which will limit activity organically.

BPCS notes the C-4 zone permits uses that would generate more traffic than the vehicle repair use proposed, such as medical offices, bowling centers and child care centers.

E. COST/REVENUE ANALYSIS

a. Project Revenues

The parcel currently has an assessed value of \$434,500.00; consisting of \$296,200.00 land assessment and a \$138,300.00 improvement assessment for the 1,260 sq.ft. structure. As no changes are proposed to the configuration of the site and existing improvements, BPCS will utilize this assessed value to determine Township revenues. The 2019 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. The 2019 equalized tax rate is ~2.145% and is broken down as follows:

2019 Neptune Township Tax Rate Components

	Tax Rate (%)	Tax Rate Equalized (%)
Municipal	0.749	0.749
Library	0.034	0.034
County - General	0.248	0.248
School	0.979	0.979
County - Health	0.005	0.005
County - Open Space	0.029	0.029
Fire District - Neptune	0.101	0.101
Total:	2.145	2.145

Utilizing the assessed value of \$434,500.00 and the above tax distribution, the property currently and will continue to generate the following revenue streams:

	Tax Rate Equalized (%)	Revenue
Municipal	0.749	\$ 3,254.41
Library	0.034	\$ 147.73
County - General	0.248	\$ 1,077.56
School	0.979	\$ 4,253.76
County - Health	0.005	\$ 21.73
County - Open Space	0.029	\$ 126.01
Fire District - Neptune	0.101	\$ 438.85
Total:	2.145	\$ 9,320.03

b. Project Costs

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

De minimus costs to the Township are anticipated as the parcels are already developed and were previously utilized for the proposed uses. The project will not generate additional population or school children, nor will the proposed uses utilize local resources, such as libraries or parks. Therefore, although no school children have or will be generated, the local school district is receiving a benefit of ~\$4,254.00. Additionally, although no additional residents are anticipated, the municipality is receiving ~\$3,254.00 and the library is receiving ~\$148.00.

Additional municipal costs are not anticipated with the proposed development as: the project will utilize private waste hauling; no new roadways/streets to be dedicated to the community are proposed with the development; and the development will utilize existing infrastructure and connections.

In addition to the aforementioned tax revenues, the Township will also receive revenue in the form of: review and escrow fees; inspection fees; etc.

F. CONCLUSION

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

- Generating revenues in excess of costs for all Township related facilities or services;
- Contributing to the Township's ratable base and employment opportunities;
- Providing services deemed 'essential' during the current COVID-19 pandemic;
- Reutilizing a vacant structure in a manner consistent with its historical use eliminating a vacant appearance.

ANDREW W. JANIW, P.P., A.I.C.P.
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Professional Planner #5775
American Institute of Certified Planners

8/97 - Present **Founder and Managing Member**
Beacon Planning and Consulting Services, L.L.C.
Colts Neck, New Jersey

EDUCATION

New Jersey Institute of Technology
Newark, New Jersey 07102
Master of Science in Civil Engineering (Construction Management)

New Jersey Institute of Technology
Newark, New Jersey 07102
Bachelor of Science in Civil Engineering

PROFESSIONAL APPOINTMENTS

Borough of Carteret
Middlesex County, New Jersey
Borough Planner, 2001-2020
Brownfield Development Area Steering Committee Member, 2008-2020

City of Wildwood
Cape May County, New Jersey
Redevelopment Consultant, 2018-2019

Township of Cranford
Union County, New Jersey
Redevelopment Advisor, 2005-2012
Planning Board Planner, 2009-2012
Borough Planning Consultant, 2012

South Amboy Redevelopment Agency
City of South Amboy
Middlesex County, New Jersey
Redevelopment Agency Planner 2014-2020

Perth Amboy Redevelopment Agency
City of Perth Amboy
Middlesex County, New Jersey
Economic Redevelopment Consultant, 2005-2012

Borough of Neptune City
Monmouth County, New Jersey
Borough Planner, 2005-2017

Previous public assignments have also included redevelopment consulting, PILOT structure analysis, fiscal review, redeveloper selection, and redevelopment agreement negotiation support for the Borough of Matawan, Township of Edison, Borough of Keyport, Borough of Allenhurst, Borough of Tinton Falls, Borough of Palmyra and The City of Newark.

ASSOCIATIONS

AMERICAN PLANNING ASSOCIATION

AMERICAN INSTITUTE OF CERTIFIED PLANNERS

AMERICAN SOCIETY OF CIVIL ENGINEERS

CHI EPSILON, THE CIVIL ENGINEER'S HONOR SOCIETY

URBAN LAND INSTITUTE

LICENSED NEW JERSEY REAL ESTATE SALESPERSON

Qualified as an expert in land use planning, affordable housing and real estate/construction financing by the New Jersey Superior Court. Continued education in credit analysis, credit quality, real estate analysis, negotiations, environmental assessment, and market trends. Listed in Who's Who in Finance and Industry. Curriculum Advisor to Monmouth University's Kislak Real Estate Institute. Guest Lecturer at Monmouth University's Kislak Real Estate Institute on the topics of "Construction Loan Risk Management" and "Redevelopment Public/Private Partnerships". Guest speaker at NJ Future Redevelopment Forum 2009 and 2010 on the topic of "Redeveloper Agreements: Understanding and Negotiating the Deal". Guest speaker at PlanSmartNJ 2016 Regional Summit on the topic of: "It's All About Financing: Providing Incentives to Repurpose Vacant and Underutilized Properties". Selected to participate as a member of the Smart Growth Economic Development Coalition, Land Use Group, whose mission was to identify initiatives to promote development in New Jersey and to present the strategies to Governor Murphy. Lecturer at the New Jersey Redevelopment Authority's Redevelopment Law and Planning Training Course. Served as a member of the New Jersey Builder's Association Land Use Committee and the ASTM Property Condition Survey Advisory Committee, the latter of which established industry standards for the performance of property condition assessments. Currently serving as Vice Chairman of the Central Jersey Arts Council.

**BARBARA EHLEN, MBA, PP, AICP
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Professional Planner #6294
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- 2013-Present **Project Manager**
Beacon Planning and Consulting Services, LLC
Colts Neck, New Jersey
- 2008-2013 **Project Assistant**
Beacon Planning and Consulting Services, LLC
Colts Neck, New Jersey
- 2006-2008 **Municipal Development Volunteer**
Peace Corps
Santo Domingo de Guzman, El Salvador

EDUCATION

Monmouth University
Master of Business Administration (Real Estate)

Northeastern University
Certification in Construction Management

State University of New York
Bachelor of Arts in Business Administration