



# BEACON

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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  
1800 CORLIES AVENUE  
BLOCK 1122, LOT 3  
NEPTUNE TOWNSHIP  
MONMOUTH COUNTY, NEW JERSEY**

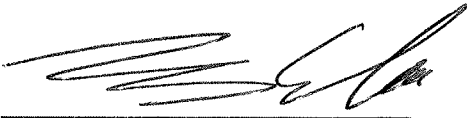
Beacon File: A20058b  
June 2020

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



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Andrew W. Janiw, PP, AICP  
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Professional Planner #6924

## **I. DESCRIPTION**

### **A. INTRODUCTION**

Beacon Planning and Consulting Services, LLC, has been retained by Surya 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 southern side of Corlies Avenue (Route 33) at its intersection with Taylor Avenue. The subject property is identified within local tax records as Block 1122, Lot 3 and contains a total area of ~0.5258 acres (per property survey). The lot is trapezoidal in shape and accessed from Corlies Avenue via two curb cuts and Taylor Way by one curb cut. The subject property is situated within the Township’s B-1 Town Commercial District. See Figure 1: Property Location. The property is currently developed with a 1-story, ~1,290 sq.ft. structure with two automotive repair bays and 4 fuel pumps (totaling 8 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 assessed value is ~\$794,500.00, 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 \$17,042.00 in yearly revenue for the Township, County and School District, allocated as follows:
  - Municipal: ~\$5,951.00
  - Library: ~\$270.00
  - County – General: ~\$1,970.00
  - School: ~\$47,778.00
  - County – Health: ~\$40.00
  - County – Open Space: ~\$230.00
  - Fire District – Neptune: ~\$802.00

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**

1800 Corlies Avenue consists of a single, ~0.5258-acre (~22,902 sq.ft.) parcel developed with a gasoline service station and one-story structure. The four fuel pumps (8 fueling positions) are located within the northcentral portion of the site parallel to Asbury Avenue. The one-story structure is located in the southeast portion of the parcel. The remainder of the parcel is paved, with the exception of landscaped areas at the building's eastern and western perimeters and a landscaping strip along its southern perimeter. Vehicular parking is also striped within the western portion of the site. Site access is provided via two curb cuts along Corlies Avenue and one curb cut along Taylor Avenue.

Resolution No. 90-21 dated April 25, 1990 granted site plan approval for the renovation of the then existing gas service station, including the construction of a one-story masonry garage to an existing structure; thereby permitting vehicle repair to be conducted on site. 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. A maximum of 15 vehicles will be stored on site.

The parcel is situated within a commercial corridor of the Township along Corlies Avenue. To the north is an HVAC producer (Electro Impulse Lab., Inc.) while to the east and west are medical offices and to the south is a garden apartment complex.

The subject property, as well as the surrounding uses, including the garden apartment complex, are located within the B-1 zoning district.



Figure 1: Property Location

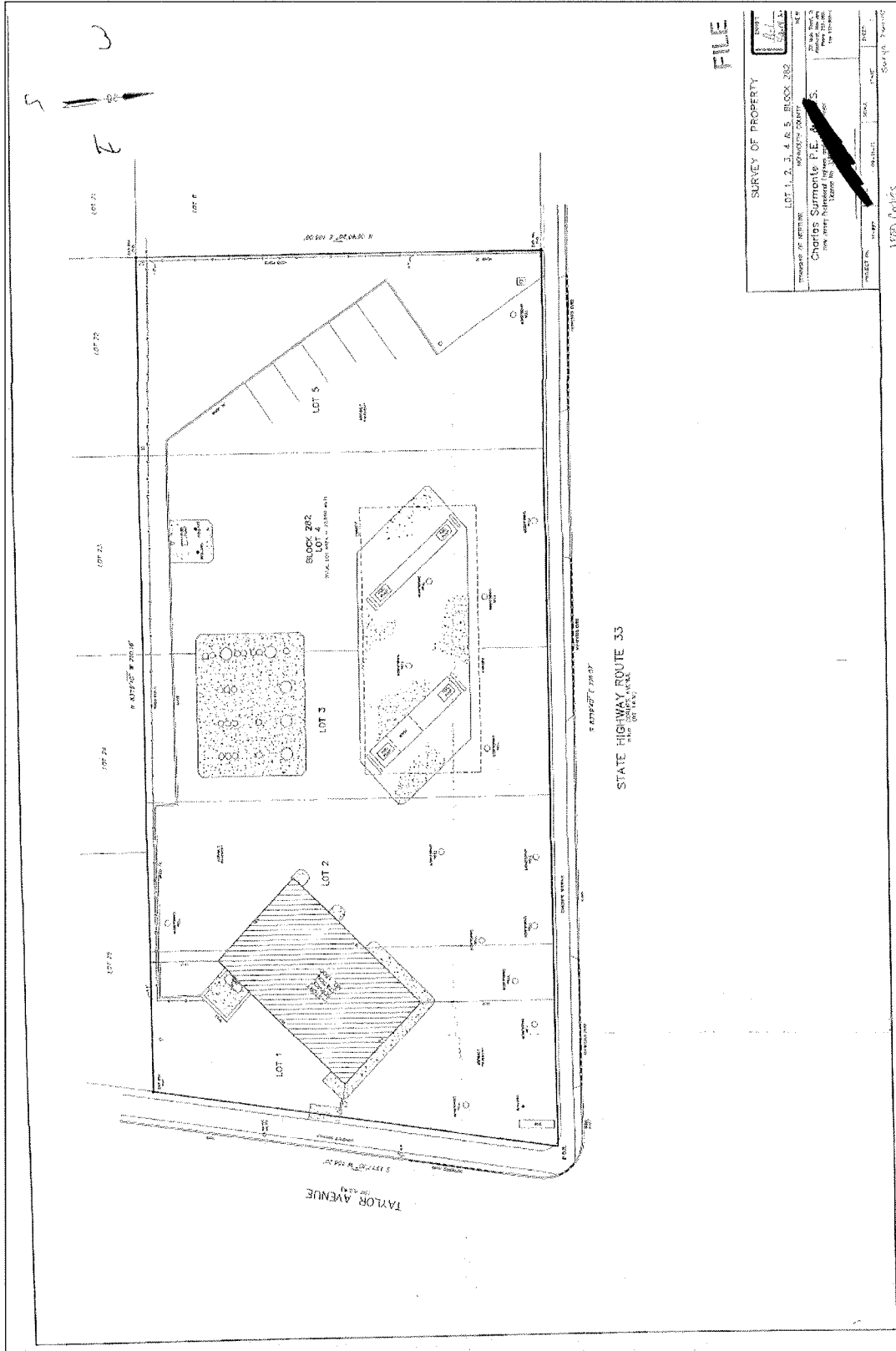


Figure 2: Property Survey

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Figure 3: 1963 Historic Aerial

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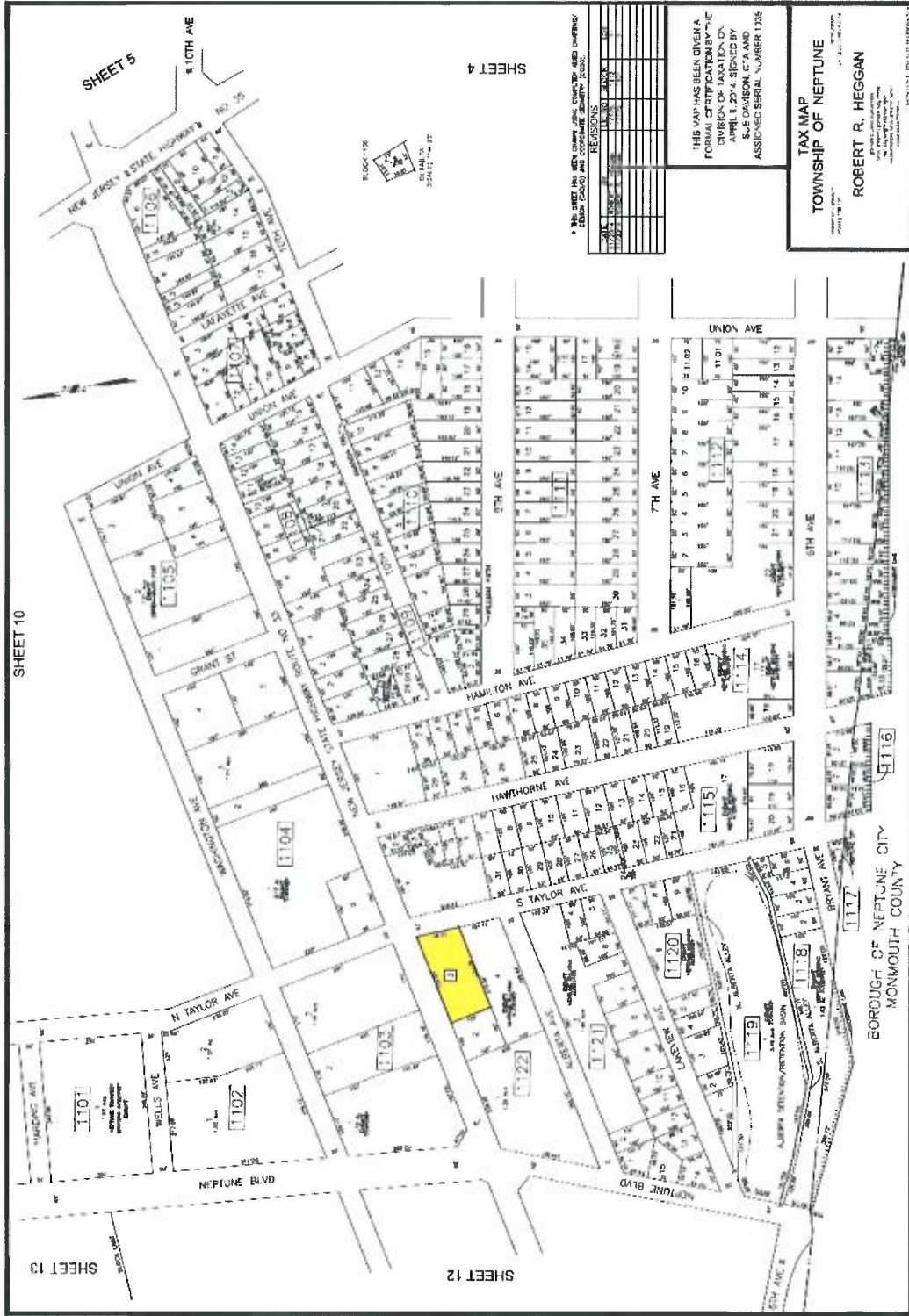


Figure 4: Tax Map

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

The subject property is situated along the southern side of Corlies Avenue (Route 33) at its intersection with Taylor Avenue within the Township's B-1 Town Commercial District.

The 2011 Master Plan states (pg. 25): "The first is the B-1 Town Commercial Zoning District, which is defined as a district to serve the needs of specific surrounding residential neighborhoods by providing for retail sale and service uses. The need to complement and preserve the character of the surrounding residential neighborhoods is paramount to this zoning district. There are approximately 180 permitted principal uses in this district, all of which are designed to serve a residential neighborhood, including financial institutions, restaurants, retail sales of goods and services, parks and community facilities among other things. Age restricted apartment housing is also a permitted use in this district. A number of conditional uses are also permitted in this zone."

Permitted uses within the zone include taxi services, couriers, local messengers and local delivery, take-out restaurants, convenience stores, etc.

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 shop 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 B-1 Town Commercial District permits uses that would generate more traffic than the vehicle repair use proposed, such as grocery stores, convenience stores, department stores, etc. For example, at peak, a convenience store may generate ~100 trips per hour.

## E. COST/REVENUE ANALYSIS

### a. Project Revenues

The parcel currently has an assessed value of \$794,500.00; consisting of \$584,600.00 land assessment and a \$209,900.00 improvement assessment for the 1,305 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
<b>Total:</b>	<b>2.145</b>	<b>2.145</b>

Utilizing the assessed value of \$794,500.00 and the above tax distribution, the property currently and will continue to generate the following revenue stream:

	<b>Tax Rate Equalized (%)</b>	<b>Revenue</b>
Municipal	0.749	\$ 5,950.81
Library	0.034	\$ 270.13
County - General	0.248	\$ 1,970.36
School	0.979	\$ 7,778.16
County - Health	0.005	\$ 39.73
County - Open Space	0.029	\$ 230.41
Fire District - Neptune	0.101	\$ 802.45
<b>Total:</b>	<b>2.145</b>	<b>\$ 17,042.03</b>

**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 ~\$7,778.00. Additionally, although no additional residents are anticipated, the municipality is receiving ~\$5,951.00 and the library is receiving ~\$270.00.

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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**TEL: 732.845.8103/FAX: 732.845.8104**  
**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**