

**COMMUNITY IMPACT STATEMENT
MAJOR SUBDIVISION
BLOCK 5408 LOT 17**

**TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY
NEW JERSEY**

Prepared for:

Walter and Katherine Bostian

Prepared by:

**JKR Engineering and Planning Service, LLC
49 Nomoco Road, Freehold, NJ 07728**

A handwritten signature in black ink that reads "Richard DiFolco". The signature is written in a cursive, flowing style.

Richard DiFolco, PE, PP NJ Lic. # 24343

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PROJECT DESCRIPTION

Walter and Katherine Bostian propose to subdivide their property at 425 South Riverside Drive in order to create four (4) conforming residential building lots. The property is known as Block 5408 Lot 17 and contains 1.21 acres in area. The site is located in the R-2 zone. The site has frontage on three streets: South Riverside Drive, Tremont Drive and Vernon Avenue.

The site is presently developed with a large residential dwelling, swimming pool, patio areas, and a full size recreational playcourt.

The site is located adjacent to a fully developed residential neighborhood known as Shark River Hills. The proposed use is compatible with and conforming to the existing land use development pattern in the neighboring area.

POPULATION IMPACT

The proposal is for the demolition on one existing home and construction of 4 single-family homes containing 4 bedrooms each. Three new homes will generate approximately 11 new Township residents, using the demographic multiplier of 3.719 persons per unit as contained in the Rutgers University Center for Urban Policy Research publication, "Who Lives in New Jersey Housing?".

The addition of 11 residents will not have any detrimental impacts on the population of the Township which was 28,061 as per the 2020 U.S. Census.

MUNICIPAL SERVICES AND FACILITIES IMPACT

The addition of 11 residents in the Township will have a de minimis impact on municipal services. The area currently utilizes municipal solid waste pickup, and the proposed development will also utilize municipal solid waste pickup. The demand on solid waste disposal facilities will not cause any significant impacts. Services such as snow removal and stormwater system maintenance are currently being provided and will not be impacted as the streets currently exist and no new streets or infrastructure improvements are proposed.

The site will utilize existing municipal water and sewer lines that exist beneath the three streets upon which the site fronts. No new streets will be constructed. The demand on both water and sewer services from the three new dwellings will not cause any significant impacts on system capacity.

The proposed development does not require additional municipal facilities and will not have any significant impact on municipal facilities or services.

FISCAL IMPACT ANALYSIS

PROJECT MARKET VALUE AND PROJECTED TAX REVENUE

The applicant estimates the market value of the total project to be \$6,000,000. (estimated as four residential homes @ \$1,500,000 each.)The projected tax revenues from the development (2023 rates) are shown below. Based on the market value of \$ 6,000,000, and the 2023 Township Tax Rates, the project will generate annually approximately \$35,160 in tax revenue for municipal purposes, \$1,860 for the library, \$53,760 for the school district, and \$12,840 for the county.

SCHOOL IMPACT

Using the demographic multiplier of 0.846 public school-age children per unit as contained in the above captioned Rutgers publication, the project would generate 4 public school-age children. Based on the per pupil costs as per the 2023-2024 proposed Neptune school district budget (\$21,499), the project would generate a net student cost of 4 x \$ 21,499 or \$85,996. The anticipated tax revenue from the development of the project is \$53,760 in revenue to the Neptune Township school district. Neptune Township is a district within the New Jersey Schools Development Authority (SDA). Therefore, any increased need for facilities would be funded through the SDA.

This increase will not have any detrimental impacts or significant demands on the local school system.

2023 NEPTUNE TAX RATE SCHEDULE

CATEGORY	TAX RATE PER \$100 (2023)
Municipal	0.586
Library	0.031
School	0.896
County Purposes	0.184
County Health	0.004
County Open Space	0.026
TOTAL	1.727

CONCLUSION

The proposed development by Walter and Katherine Bostian to create four new residential lots will not create any significant impacts to the community. No new streets or infrastructure are required. The development is compatible with the adjacent uses, and creates no significant impacts to the school system, population, municipal services or municipal facilities.