

**COMMUNITY IMPACT STATEMENT IN SUPPORT OF A SITE PLAN
APPLICATION FOR BLOCK 2601, LOT 5-9 IN THE TOWNSHIP OF NEPTUNE,
MONMOUTH COUNTY, NEW JERSEY**

Prepared for:

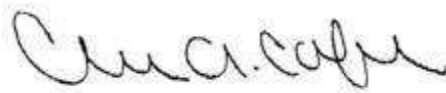
Scarlet Flier Ventures LLC

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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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PROPOSAL



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Principal

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Scarlet Flier Venture, LLC proposes to develop 17 single family homes along West Bangs Avenue in the Township of Neptune, Monmouth County. The property is designated as Lots 5, 6, 7, 8 and 9 in Block 2601 according to Township Tax Maps and is located on the southern side of West Bangs Avenue near Green Grove Place.

The collective site was once developed with multiple houses. Only one house remains on a lot, and a shed is present on another lot. All other structures have been removed.

Access to the site is proposed via a new full access street intersecting West Bangs Avenue, Ruth Drive opposite Green Grove Place, and three proposed driveways for three individual homes along West Bangs Avenue.

The Site is located in between residential areas and the use is consistent with the land use pattern of development.

POPULATION IMPACT

The proposal is for the development of 17 single-family homes. Using the demographic multiplier of 3.780 persons per unit as contained in a Rutgers University Center for Urban Policy Research publication¹, we estimate that the development would generate approximately 64 residents.

Per the 2019 U.S. Census estimate, the population of the Township is 27,384, a slight decrease from the 2010 Census total of 27,935. The generation of 64 residents is a de minimis increase in the Township's population.

SCHOOL IMPACT

¹ Who Lives in New Jersey? New Jersey Demographic Multipliers: The Profile of the Occupants of Residential and Nonresidential Development prepared by David Listokin et al. 2018



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Using the demographic multiplier of 1.044 public school-age children per unit as contained in a Rutgers University Center for Urban Policy Research publication², we estimate that the development would generate 18 public school-age children.

Based on the budgeted cost per pupil estimated in the 2018-2019 Neptune School District budget (\$16,767)³, the project would generate \$301,806 in costs to the Neptune Township School District. However, 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.

MUNICIPAL FACILITIES AND SERVICES IMPACT

The addition of 64 residents in the Township that has experienced an estimated decline in population since the 2010 Census will have a de minimum impact of 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 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

Projected Tax Revenues

² Id

³ This is the most recent data available on the New Jersey Department of Education's "Taxpayers' Guide to Education Spending" website.



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The developer estimates the value of the total project to be \$8,500,000⁴. For the purposes of this analysis, applying the Township's 2020 equalization ratio of 96.19, the tax assessment of the completed development is approximated to be \$8,176,150. The table below depicts the tax categories and applicable tax rates.

CATEGORY	TAX RATE PER \$100 (2019) ⁵
Municipal	0.749
Library	0.034
School	0.979
Fire District	0.101
County Purposes	0.248
County Health	0.005
County Open Space	0.029
TOTAL	2.145

The project will generate approximately \$61,239 in tax revenue for municipal purposes, \$8,258 for the fire district, \$2,780 for the library, \$80,044 for the school district, and \$23,057 for the county.

Projected Municipal Costs

The 2020 level of municipal appropriations in Neptune is \$35,834,462. However, 71% is raised through local tax revenue, with 29% from other sources, resulting in \$25,442,468 of the budget directly from local tax revenue. Of that share, since residential property accounts for 92% of the total tax base, it is estimated that about \$23,407,071 in municipal expenditures can be attributed to residential uses. Based on Neptune's 2019 Census estimated population of 27,384, it is estimated that each resident in the

⁴ Per the applicant. \$500,000/unit.

⁵ 2020 tax rates are not available as of August 1, 2019.



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Township demands \$854 in municipal spending. With an estimated 64 people in the proposed development, municipal expenses will increase by \$54,656.

Based on the budgeted cost per pupil estimated in the 2018-2019 Neptune School District budget (\$16,767)⁶, the project would generate \$301,806 in costs to the Neptune Township School District. However, Neptune Township is a district within the New Jersey Schools Development Authority (DA). Therefore, any potential increased need for facilities would be funded through the SDA.

Impact

The project is estimated to generate a positive net revenue flow of \$17,621 for the Township under the current municipal tax rate and budget. While the project will produce a negative net revenue flow of \$221,762 for the school district based on the current data, any potential increased need for facilities would be funded through the SDA and not the Township.

CONCLUSION

The analyses provided by all land development professionals working on this project have found that the project will not generate negative impacts to the community.

⁶ This is the most recent data available from the New Jersey Department of Education.