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# COMMUNITY IMPACT STATEMENT

for

**3501 State Route 66 Redevelopment  
Block 3903, Lots 12 and 13  
Neptune Township, Monmouth County, New Jersey**

*Prepared For:*

**3501 Rt 66 LLC  
4488 West Boy Scout Boulevard, Suite 250  
Tampa, Florida 33607**

*Prepared By:*

**Langan Engineering and Environmental Services, Inc.  
300 Kimball Drive, 4<sup>th</sup> Floor  
Parsippany, New Jersey 07054  
NJ Certificate of Authorization No: 24GA27996400**



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**Sean F. Moronski, P.P., AICP**

**New Jersey Professional Planner License No. 33LI00560100**

The original of this report was appropriately signed and sealed in accordance with laws and regulations pertaining to the practice of Professional Planning in New Jersey (N.J.S.A. 45:14A and N.J.A.C. 13:41-1.3(b)).

**15 September 2023  
100775002**

## **LANGAN**

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**1.0 INTRODUCTION**

Langan has prepared this Community Impact Statement (CIS) pursuant to § 802.A of the Neptune Township Land Development Ordinance (LDO), which includes the CIS as part of the Completeness Checklist for Site Plans and/or Subdivision. The project site is located at the intersection of New Jersey State Highway Route 66 ("Route 66") and Green Grove Road in Neptune Township, Monmouth County, New Jersey (Figure 1 – USGS Site Location Map).

The applicant, 3501 Rt 66 LLC, is requesting minor subdivision approval to subdivide the project site into three tax lots and preliminary/major site plan approval to develop a 251,000 square foot warehouse and a 15,000 square foot retail building.

The CIS uses 2023 township tax rates and budget information to estimate the fiscal impact of the project. The estimated assessed value of the project was determined using equalization ratios from the Monmouth County Board of Taxation. The Neptune Township Assessor will determine the final site assessment with the project improvements. Our analysis concludes that the project would have a positive fiscal impact for the township and school district.

The CIS bases its findings on the stated assumptions and is subject to change if or when the applicant receives updated information.

**2.0 PROJECT INFORMATION**

**2.1 Project Site Existing Conditions**

The project site is located at the northwest corner of Route 66 and Green Grove Road (Figure 2 – Vicinity Map). Municipal tax records identify the project site as Lots 12 and 13 of Block 3903 (Figure 3 – Tax Map and Appendix A – Tax Record).

A 100-foot-wide Jersey Central Power & Light Co. (JCP&L) utility right-of-way (ROW) traverses the northeast section of the project between the northern side lot line and Green Grove Road between Smith Lane and Princeton Avenue. The project site has an area of 47.378 acres (Partial Topographic & Utility Survey, Drawing No. VT107, bound separately), with each lot having the following lot areas:

- Existing Lot 12: 11.638 acres
- Existing Lot 13: 35.740 acres

Existing development consists of a three-story, 114,000 square foot masonry office building and accessory parking areas (Figure 4 – Aerial Photograph Map). According to municipal tax records, the existing office building has been at the project site since 1971. Access to the project site is via two full-access, stop-sign controlled driveways along Route 66 and two full-access, stop-sign controlled driveways along Green Grove Road. The project site is in the Route 66 Redevelopment Area.

## 2.2 Proposed Project

The project would demolish the office building, parking lots, and access driveways. The proposed minor subdivision of the project site would result in three tax lots, as indicated on Table 1.

**Table 1: Proposed Subdivision**

<b>Proposed Block/Lot</b>	<b>Proposed Use</b>	<b>Acreage</b>
3903 / 12.01	Warehouse	37.591
3903 / 13.01	Retail building	7.971
3903 / 13.02	Municipal recreation facility	1.845
<b>TOTAL PROJECT SITE LOT AREA</b>		<b>47.378</b>

**Source: Master Minor Subdivision Plan, Drawing Nos. CB100-CB104 (bound separately).**

The project includes the following improvements:

- Proposed Lot 12.01: 251,022 square foot warehouse, including 237,022 square feet of warehouse floor area and 14,000 square feet of office floor area, 144 car parking spaces, 32 loading docks, and 25 trailer parking spaces.
- Proposed Lot 13.01: 15,000 square foot retail building and 100 parking spaces.
- Proposed Lot 13.02: dedicated to Neptune Township for a recreation facility.

Other improvements include access roads, pedestrian walkways, stormwater management facilities, landscaping, and site lighting.

## 3.0 POPULATION IMPACT

The project is nonresidential, with no residents directly attributable to the project. The estimated number of employees is determined using a study by the U.S. Energy Information Administration (USEIA). Table 2 outlines the USEIA estimated number of employees for each use.

**Table 2: USEIA Estimated Number of Employees**

<b>Use Type</b>	<b>Mean Square Feet Per Worker</b>	<b>Square Feet</b>	<b>Estimated Employees</b>
Warehouse (including accessory office)	2,222	251,022	113 <b>(125)</b>
Retail (strip centers)	992	15,000	16 <b>(25)</b>
<b>TOTAL EMPLOYEES</b>			<b>129 (150)</b>

**Source: USEIA Summary Table Mean Employees Per Square Feet, 2018, released September 2021, revised December 2022.**

For the purposes of the CIS, we will round the warehouse employee figure to 125 employees, which includes warehouse and accessory office employees. The 2,000 square feet per employee is consistent with our experience with warehouse development. For the retail site, the employee number has been rounded to an estimated number 25, based on one per 600 square feet which provides flexibility to address various retail unit types. In total, 150 employees will serve as the baseline to determine service costs for the purposes of this analysis.

#### **4.0 FINANCIAL IMPACT**

##### **4.1 Site Assessment and Taxation**

The current assessed value is \$5,749,800 (Appendix A – Tax Record). The value consists of \$4,137,800 land value and \$1,612,000 improvement value. Applying local tax rates to the assessed value determines tax revenues. The Monmouth County Board of Taxation applies the equalization ratio to market rate values to determine the estimated assessed value.

The 2022 equalization ratio for Neptune Township is 94.87 percent. The 2022 overall tax rate for Neptune Township is \$2.680 per \$100 of assessed value. Based on the respective tax rates, total property taxes paid to municipal, school and county authorities in 2022 is \$105,106, as noted on Table 3.

**Table 3: Project Site 2022 Property Taxes**

<b>Tax Type</b>	<b>Tax Rate</b>	<b>Tax Amount</b>
Municipal General Purpose	\$0.643	\$36,971
Municipal Library	\$0.031	\$1,782
School District	\$0.927	\$53,301
County General Purpose	\$0.197	\$11,327
County Health	\$0.004	\$230
County Open Space	\$0.026	\$1,495
<b>General Tax Rate</b>	<b>\$2.680</b>	<b>\$105,106</b>

**Source: Monmouth County Tax Board 2022 Tax Rates**

## 4.2 Existing Ratable Base

According to 2022 assessed value data available from the Monmouth County Tax Board, the total assessed value of land and improvements for all taxable properties in Neptune Township totals \$5,068,182,700. Table 4 outlines the breakdown by use type of the assessed value and the number of properties.

**Table 4: Summary of Assessed Values – Neptune Township (2022)**

Property Class	No. of Parcels	% of Parcels	Assessed Value	% of Value
1 - Vacant Land	264	2.5%	\$51,185,000	1.0%
2 – Residential (4 family or less)	9,697	92.4%	\$4,171,695,600	82.3%
3a and 3b – Farm and Farm Qualified	3	0.0%	\$373,300	0.0%
4a – Commercial	408	3.9%	\$578,099,800	11.4%
4b – Industrial	52	0.5%	\$67,876,700	1.3%
4c - Apartments	70	0.7%	\$198,952,300	3.9%
<b>Totals</b>	<b>10,494</b>	<b>100.0%</b>	<b>\$5,068,182,700</b>	<b>100.0%</b>

**Source: Monmouth County Tax Board**

Adding the property classes 4a, 4b and 4c provides the total number of parcels and the total assessed value of non-residential properties. In 2022, nonresidential parcels comprise 5.1 percent of the parcels and 16.7 percent of the assessed value (\$844,928,800) of Neptune Township taxable parcels. The non-residential share is determined by calculating the average of the percentages of nonresidential assessed value and number of parcels, which is 12.9 percent as shown in Table 5.

**Table 5: Nonresidential Share Ratio – Neptune Township**

Property Type	% Parcels	% Values
Percentage of Total Nonresidential Share	5.1%	16.7%

**Nonresidential Share Ratio 10.9%**

**Source: Monmouth County Tax Board**

Table 6 provides the residential share ratio, which includes residential, farm qualified, and apartment parcels. This ratio is part of the calculation to determine the costs associated with the two single-family residential units.

**Table 6: Residential Share Ratio – Neptune Township**

Property Type	% Parcels	% Values
Percentage of Total Residential Share	92.4%	82.3%

**Nonresidential Share Ratio 87.4%**

**Source: Monmouth County Tax Board**

### 4.3 Project Site Estimated Assessed Value

The assessed value was determined by applying the 2022 equalization ratio for Neptune Township to the market value of the proposed improvements. The warehouse, retail building, and accessory improvements at the project site are based on \$200 per square foot, for a market value of \$53,204,400. The estimated assessed value of the project improvements is \$50,475,014.

The estimated assessed value is a projection based on the stated assumptions and is subject to change as there is updated information provided. The Neptune Township Assessor will determine the final site assessment with the project improvements.

### 4.4 Property Tax Estimated Revenue

Table 7 provides the breakdown of estimated amount paid to each tax authority based on an estimated assessed value of \$50,475,014.

**Table 7: Project Estimated Property Taxes - 2022 Rates**

<b>Tax Type</b>	<b>Tax Rate</b>	<b>Tax Revenue</b>
Municipal General Purpose	\$0.643	\$324,554
Municipal Library	\$0.031	\$15,647
School District	\$0.927	\$467,903
County General Purpose	\$0.197	\$99,436
County Health	\$0.004	\$2,019
County Open Space	\$0.026	\$13,124
<b>General Tax Rate</b>	<b>\$2.680</b>	<b>\$922,683</b>
<b>TOTAL PROJECT PROPERTY TAXES</b>		

**Source: Monmouth County Tax Board 2022 Tax Rates & Ratios**

The project tax revenue estimate is \$922,683, with approximately \$340,000 for municipal general and library purposes. Furthermore, the projected school district tax revenue is \$467,903. County tax revenue for general purpose, health, and open space is over \$114,000.

### 4.5 Estimated Service Costs

Estimated Number of Employees. According to the 2022 New Jersey Department of Labor (NJDOLE) Quarterly Census of Employment and Wages (QCEW), the most recent QCEW data available, the average number of employees in Neptune Township is 14,614 public and private sector employees (Appendix B – 2022 QCEW Data: Neptune Township). There are 150 employees estimated for the project when completed.

As indicated in Section 5.0 of the CIS, projected municipal service demands due to the project are not substantial. These services are associated with police, fire, and additional indirect impacts on municipal services due to construction and operation of the project. No education costs are directly associated with the project uses since neither residents or nor school-age children are directly attributable to the project.

2023 Municipal Budget. For the projected costs, the CIS uses the 2023 township budget, which has total appropriations of \$51,851,828. Local property taxes fund \$33,359,000 of the 2022 municipal budget, with an additional \$1,780,745 generated by the local library tax. The remainder of the budget is funded through other revenues (i.e., surplus, miscellaneous revenues, and receipts from delinquent taxes).

Nonresidential Budget Estimates. Public safety totals \$13,207,767 in the 2023 budget. The analysis also includes public works costs for road repair and maintenance related to Green Grove Road. Route 66 is a state highway. Some municipal services, such as parks and recreation, are not attributable to the proposed uses. Others, such as solid waste disposal, are not applicable since the developer would hire a state-licensed private carter to manage waste and recycling.

Applying the nonresidential share ratio from Table 5 of the CIS to the budget categories accounts for budget amounts used for nonresidential purposes shown on Table 8.

**Table 8: Nonresidential Budget Estimates – Neptune Township (2023)**

<b>Budget Category</b>	<b>Budget Category Amounts</b>	<b>Nonresidential Estimate (10.9%)</b>	<b>Cost / Employee</b>
Public Safety	\$ 13,207,767	\$ 1,439,647	\$ 98.51
Public Works	\$ 4,611,000	\$ 502,599	\$ 34.39
General Government	\$ 3,967,000	\$ 432,403	\$ 29.59
Insurance	\$ 1,228,252	\$ 133,879	\$ 9.16
Statutory Expenditures	\$ 1,118,664	\$ 121,934	\$ 8.34
	<b>\$ 24,132,683</b>	<b>\$ 2,630,462</b>	<b>\$180**</b>

**Source: Neptune Township 2023 adopted budget**

**\*\* Column total based on rounding total (\$179.99) to nearest whole dollar.**

Based on the QCEW figure of 14,614 public and private employees in Neptune Township, the estimated nonresidential municipal service costs are \$180 per employee. The municipal services costs for the 150 employees are estimated at \$27,000.

#### 4.6 Estimated Net Fiscal Impact

The project results in a net fiscal benefit for Neptune Township. When comparing the estimated municipal tax revenue to the estimated municipal costs for employees, the project still results in a net positive fiscal impact for the township and the school district. Furthermore, the project includes the dedication of Proposed Lot 13.02 to Neptune Township for a recreation facility.

Table 9 outlines the estimated net fiscal impact of the project, which would result in a net positive impact for the township and school district.

**Table 9: Project Estimated Net Fiscal Impact**

Estimated Municipal General Tax Revenue from Project	\$ 324,554
Estimated Municipal Service Costs from Project	(\$ 27,000)
Estimated Municipal Library Tax Revenue from Project	\$ 15,647
<i>ESTIMATED NET MUNICIPAL FISCAL IMPACT</i>	<i>\$ 313,201</i>
Estimated School District Tax Revenue from Project	\$ 467,903
Estimated School District Service Costs from Project	(\$ 0)
<i>ESTIMATED NET SCHOOL DISTRICT FISCAL IMPACT</i>	<i>\$ 467,903</i>
<b>ESTIMATED MUNICIPAL AND SCHOOL NET IMPACT</b>	<b>\$ 781,104</b>

The estimated school district tax revenue is approximately \$468,000 with no costs attributable to the project. In addition, the county and open space funds experience increased revenue.

#### 5.0 CONCLUSION

The project is nonresidential and will not have a direct fiscal impact on township population. Potential municipal costs are related to the estimated 150 employees for the proposed warehouse and retail building. The CIS projects the estimated project tax revenue will cover the minor costs to the township attributable to the full-time employees projected to work at the project site. The combined municipal and school net fiscal impact is over \$780,000, as indicated on Table 9.

- Net municipal positive impact estimated at \$313,000, including library revenue, after consideration of potential costs from an estimated 150 employees working at the project site in multiple shifts throughout the workday.
- Net school district positive impact of over \$467,000.
- Monmouth County general, health, and open space tax revenues projected at approximately \$115,000.

- The project results in Proposed Lot 13.02 being dedicated to Neptune Township for a recreation facility, increasing the park and recreation inventory of the township.

The project operations will not result in a substantial impact on recreational and library facilities in the township. The estimated project costs of police and fire services will not exceed estimated tax revenues generated by the project. A private company will manage solid waste disposal for the project.

Based on the estimated assessed value of the project and estimated service costs associated with project operations, the project will result in an estimated net positive impact for the township and the school district.

The CIS bases its findings on the stated assumptions and is subject to change when the applicant receives updated information.

## **6.0 REFERENCE LIST**

Monmouth County Board of Taxation, 2022 Director's Table of Equalized Valuations (for use in 2023). <https://www.co.monmouth.nj.us/documents/18/DIRTABLEOCT12022WithoutPage8.pdf>

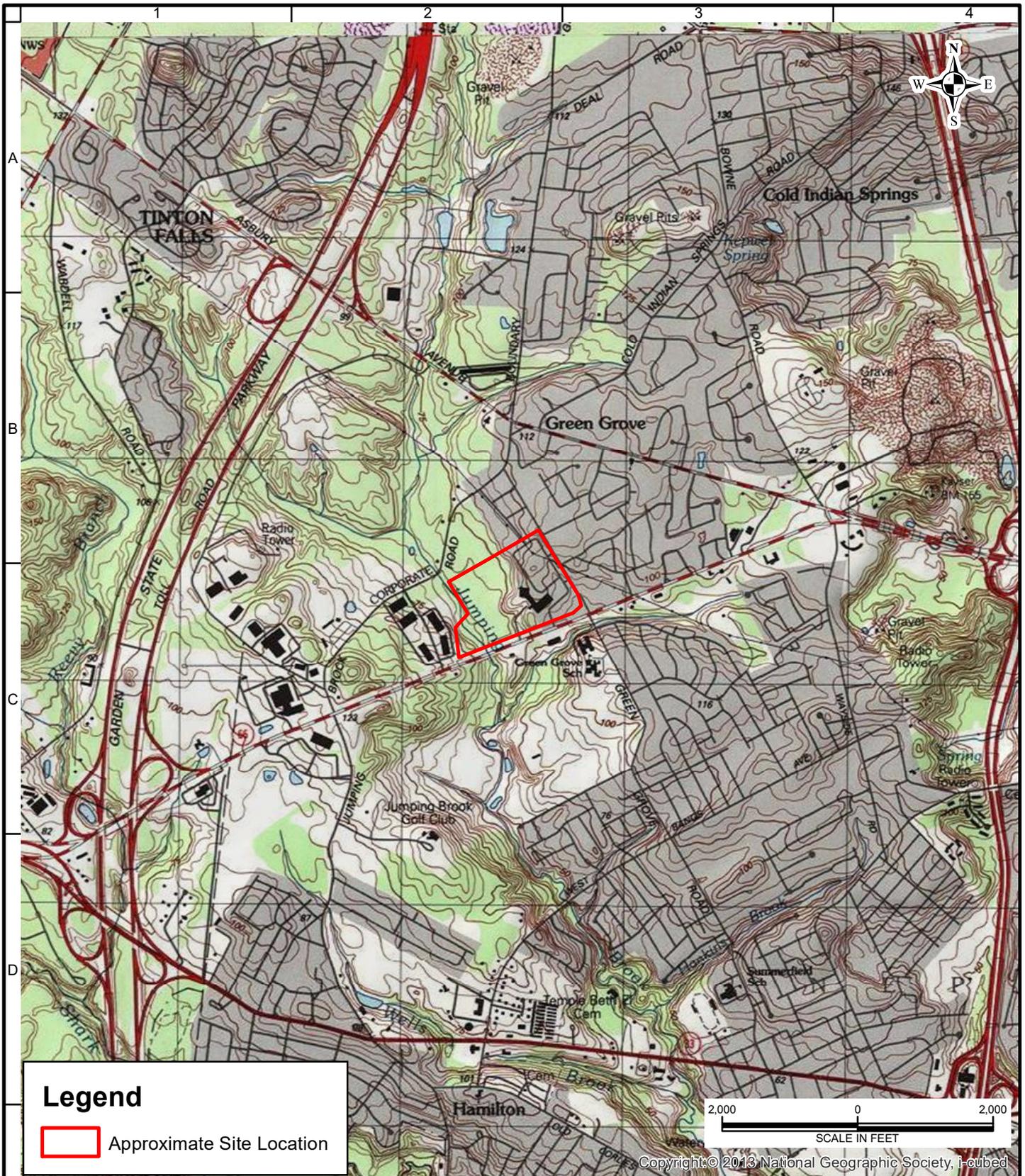
Monmouth County Certified General Tax Rates 2022.  
<https://www.co.monmouth.nj.us/documents/18/TR2022Final.pdf>

Monmouth County Abstract of Ratables 2022  
<https://www.co.monmouth.nj.us/documents/18/AbstractofRatables2022A.pdf>

New Jersey Department of Labor (NJDOL), Quarterly Census of Employment and Wages (QCEW), 2021.

Neptune Township Adopted Budget, Fiscal Year 2023.

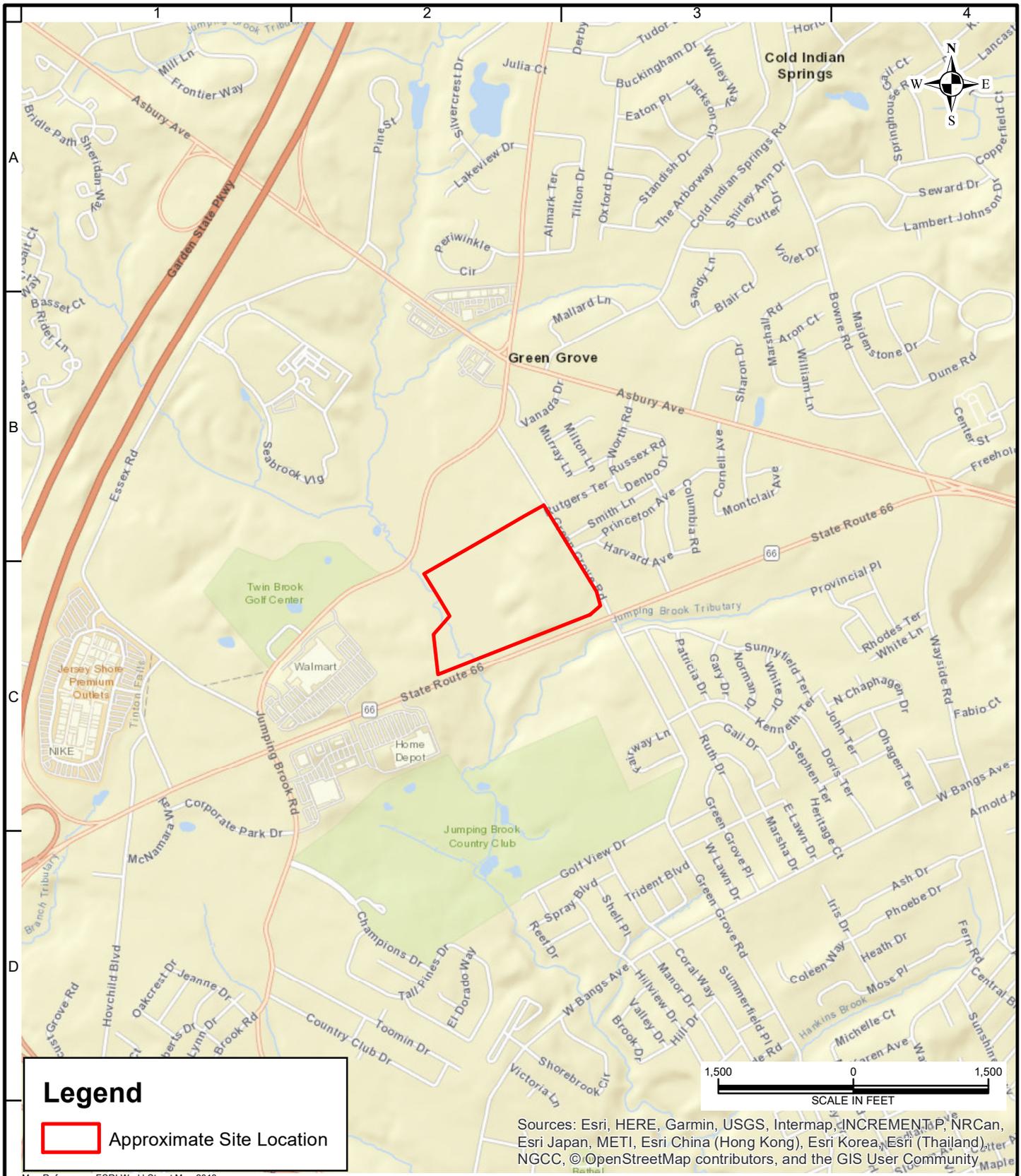
## **FIGURES**



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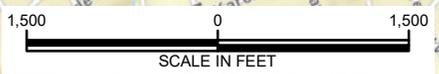
Map References: ESRI USA Topo Basemap 2018

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**Legend**

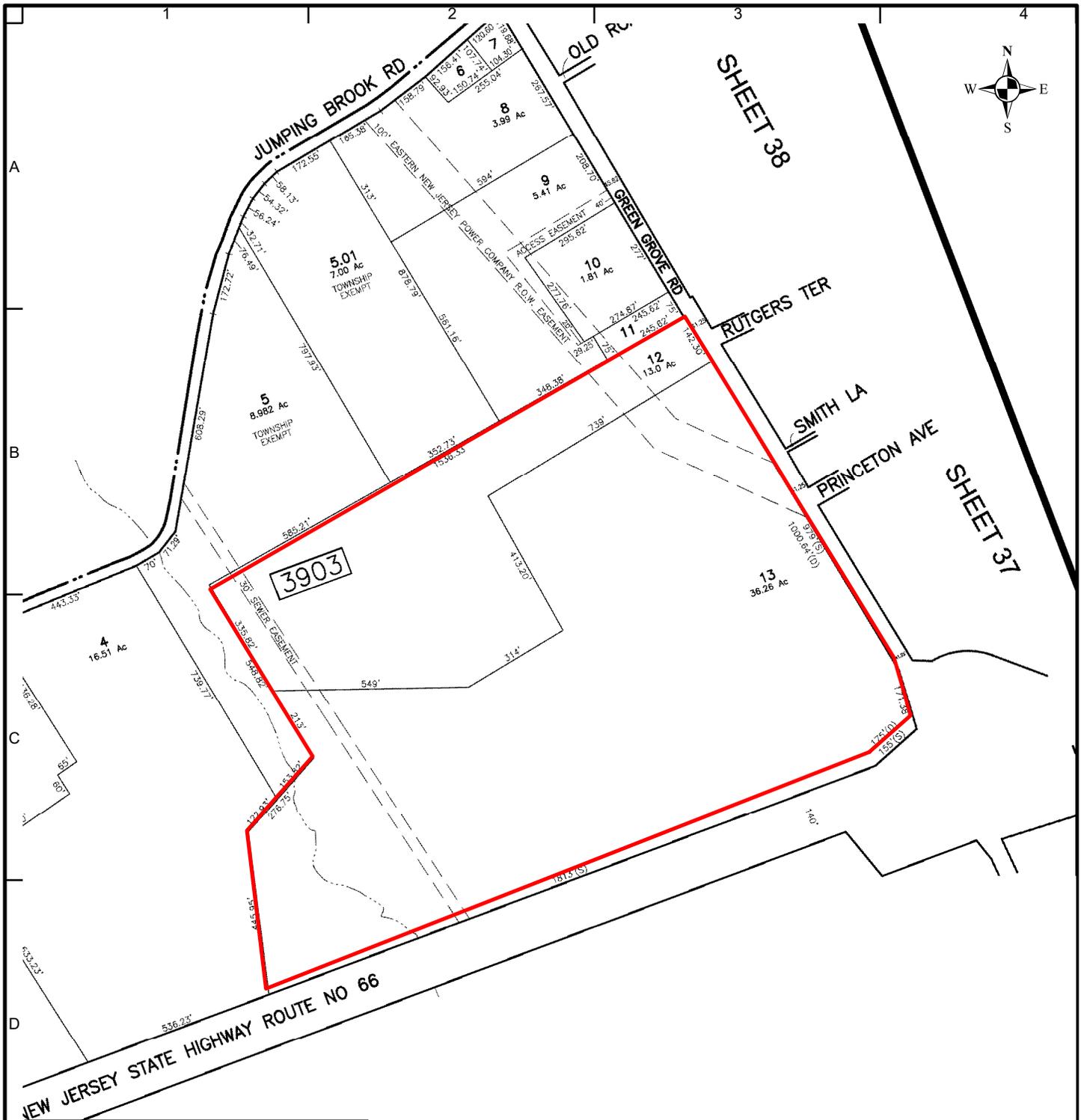
Approximate Site Location



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Map References: ESRI World Street Map 2018

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	© 2016 Langan			



**Legend**

Approximate Site Location



Map References: Tax Map Township of Neptune, Robert R. Heggan, December 2013, revised 11/2014

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	<p>Path: \\langan.com\data\PAR\data\100775001\Project Data\ArcGIS\MXD\Natural_Resource_Figures\Figure 3 - Tax Map.mxd</p>			

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**Legend**

Approximate Site Location

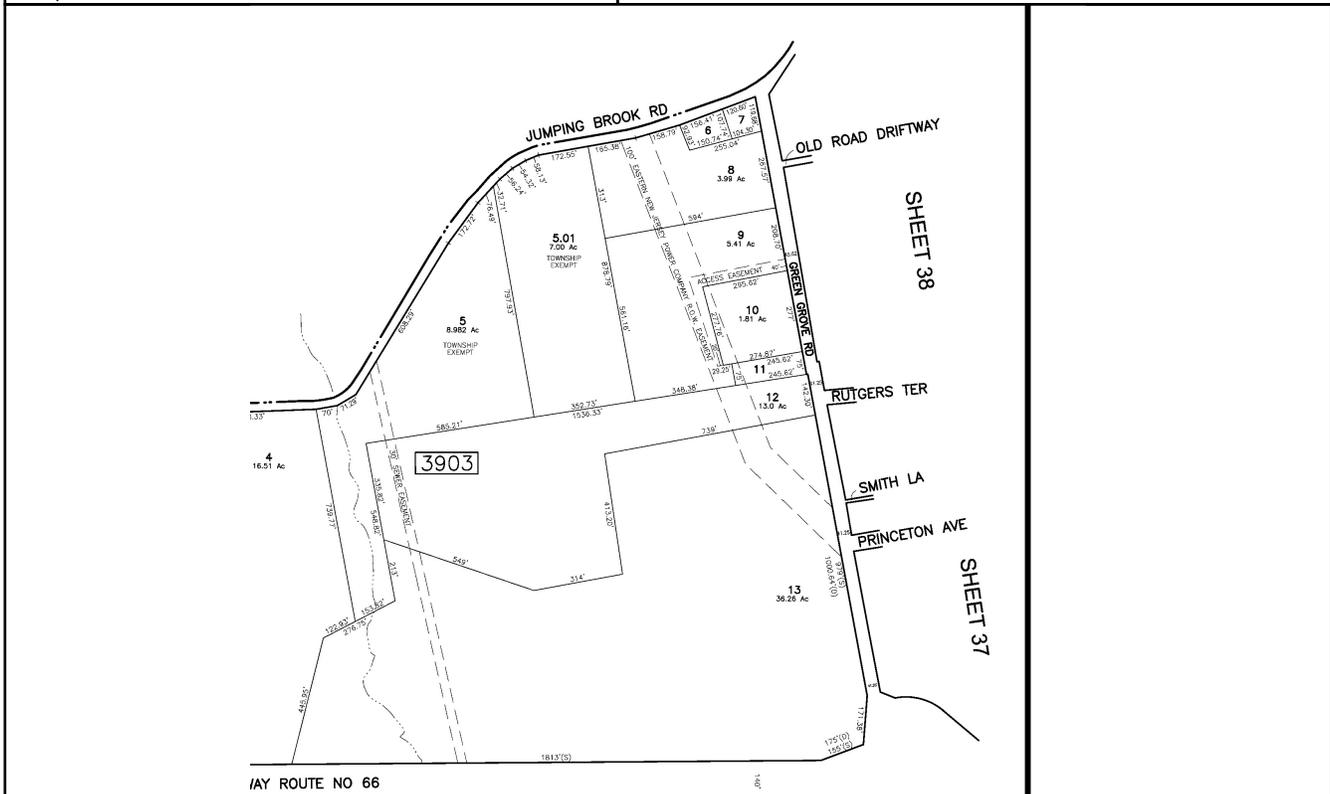


Map References: NJDEP Aerial Imagery 2015

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**APPENDIX A**  
**TAX RECORD**

<b>Property Location</b>			
3501 ROUTE 66, Neptune 07753-2641 1335 (Neptune Township), Block: 3903, Lot: 12 (Old Block: 10017, Old Lot: 6)			
<b>Property Information</b>		<b>Assessment Data</b>	
Class: Class: 4A - Commercial		Total Value: \$5,749,800.00	
Additional Lots: 13		Land Value: \$4,137,800.00	
Bld Description: 3S-B-A-3U		Improvement Value: \$1,612,000.00	
Land Description: 49.26 AC		% Improvement: 28.04	
Acreage: 49.26		Special Tax Codes: F01	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: C-1, Usage:		Exemption: 0	
Year Constructed: 1971		Exemption statute:	
Use Code: 560		2020 Rate: 2.019; 2020 Ratio: 96.19%; 2020 Taxes: \$104,927.43	
# Dwellings: 0		2021 Rate: 2.016; 2021 Ratio: 95.53%; 2021 Taxes: \$115,915.96	
Census Tract: 8079		2022 Rate: 1.828; 2022 Ratio: 94.45%; 2022 Taxes: \$105,106.34	
<b>Current Owner</b>		<b>Sale Data</b>	
3501 RT 66 LLC		Date: 04/29/2019	
4488 W BOY SCOUT BLVD#250		Price: \$5,750,000.00	
Tampa, FL 33607-7210		Ratio: 1.0%	
Previous Owner:		Deed Book: 09346	
		Deed Page: 06441	
<b>Latest Sales Detail</b>			
Recorded: 09/15/2021	Sales Price: \$1.00	Recorded: 05/06/2019	Sales Price: \$5,750,000.00
Sales Date: 09/15/2021	Sales Ratio: 161200000.0%	Sales Date: 04/29/2019	Sales Ratio: 18.42%
Deed Book: 95430	Use Code: 560	Deed Book: 93460	Use Code: 560
Deed Page: 74500	Not Usable: 15	Deed Page: 64410	Not Usable: 13
<b>Buyer</b>		<b>Buyer</b>	
3501 RT 66 LLC 4488 W BOY SCOUT BLVD#250 Tampa, FL 33607-7210		3501 RT 66 LLC 4488 W BOY SCOUT BLVD#250 Tampa, FL 33607-7210	
<b>Seller</b>		<b>Seller</b>	
3501 RT 66 LLC 4488 W BOY SCOUT BLVD#250 Tampa, FL 33607-7210		AC 1 NEPTUNE LLC % ARMSTRONG 307 WEST 38TH ST, 20TH FL New York, NY 10018-0516	



**APPENDIX B**

**2022 QCEW DATA: NEPTUNE TOWNSHIP**

<u>Municipality</u> NEPTUNE TWP	<u>NAICS Sector</u>	<u>Description</u>	<u>Average Units</u>	<u>Employment</u>					<u>Wages</u>		
				<u>March</u>	<u>June</u>	<u>September</u>	<u>December</u>	<u>Average</u>	<u>Total</u>	<u>Annual</u>	<u>Weekly</u>
		FEDERAL GOVT TOTALS	3	90	93	89	92	92	\$ 7,199,513	\$ 78,114	\$ 1,502
		STATE GOVT TOTALS	3	29	28	27	25	28	\$ 2,468,452	\$ 88,953	\$ 1,711
		LOCAL GOVT TOTALS	11	1,150	1,156	1,070	1,141	1,085	\$ 75,748,395	\$ 69,830	\$ 1,343
	61	LOCAL GOVT EDUCATION	5	804	792	720	803	730	\$ 51,823,899	\$ 70,984	\$ 1,365
	11	Agriculture	.	.	.	.	.	.	.	.	.
	22	Utilities	.	.	.	.	.	.	.	.	.
	23	Construction	59	357	385	386	364	373	\$ 28,183,108	\$ 75,659	\$ 1,455
	31	Manufacturing	15	832	818	822	860	823	\$ 51,347,395	\$ 62,397	\$ 1,200
	42	Wholesale Trade	33	424	433	409	401	416	\$ 31,394,284	\$ 75,543	\$ 1,453
	44	Retail Trade	73	1,334	1,344	1,278	1,330	1,318	\$ 44,422,601	\$ 33,700	\$ 648
	48	Transp/Warehousing	16	131	139	130	144	135	\$ 6,013,027	\$ 44,569	\$ 857
	51	Information	10	363	366	360	344	359	\$ 30,091,075	\$ 83,878	\$ 1,613
	52	Finance/Insurance	23	158	164	151	144	153	\$ 14,810,284	\$ 96,641	\$ 1,858
	53	Real Estate	21	125	126	108	84	107	\$ 5,945,761	\$ 55,481	\$ 1,067
	54	Professional/Technical	62	445	452	422	392	424	\$ 33,915,432	\$ 80,036	\$ 1,539
	55	Management	.	.	.	.	.	.	.	.	.
	56	Admin/Waste Remediation	37	166	204	220	205	197	\$ 8,853,192	\$ 44,845	\$ 862
	61	Education	.	.	.	.	.	.	.	.	.
	62	Health/Social	.	.	.	.	.	.	.	.	.
	71	Arts/Entertainment	.	.	.	.	.	.	.	.	.
	72	Accomodations/Food	62	595	737	681	625	660	\$ 16,882,921	\$ 25,564	\$ 492
	81	Other Services	65	586	752	658	633	656	\$ 29,407,130	\$ 44,839	\$ 862
	99	Unclassifieds	24	20	24	27	36	26	\$ 774,520	\$ 29,319	\$ 564
		PRIVATE SECTOR TOTALS	683	13,136	13,604	13,455	13,409	13,338	\$ 983,243,874	\$ 73,718	\$ 1,418

**APPENDIX C**

**QUALIFICATIONS OF PREPARER**

# SEAN F. MORONSKI, PP, AICP

## SENIOR PROJECT MANAGER

### PLANNING, ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS

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Mr. Moronski has over 24 years of experience on behalf of private and public clients in project management of planning consulting services. Specific consulting services completed include the preparation of master plans, environmental impact statements, redevelopment investigation and plans, housing plans, fiscal and socio-economic impact reports, open space plans, wireless telecommunications site services, and public testimony for variance and site plan development applications. He has been qualified as a professional planning expert before planning and zoning boards in over 100 municipalities in Delaware, New Jersey, New York, and Pennsylvania. Previously, Mr. Moronski has served as the consultant planner for several New Jersey municipalities.



#### SELECTED PROJECTS

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- Alameda Housing Authority, North Housing Development, NEPA HUD EA, Alameda, CA
- American Dream Meadowlands, East Rutherford, NJ
- Amazon Last Mile Facility, Planning Testimony, Mahwah, NJ
- Arbok Partners, Planning Testimony, Carneys Point, NJ
- Ashley Furniture Loading Expansion, Edison, NJ
- Baker Residential, L.P., Bayonne, NJ
- BCB Commercial Bank, Jersey City, NJ
- Bensalem Township, PA, Comprehensive Plan
- Bluewater Industrial Partners LLC, EIS, Montgomery Town, NY
- Brixmor Property Group, Planning Testimony, Glassboro, NJ
- Buckeye Terminals, Planning Testimony, Newark, NJ
- Central Avenue Redevelopment Study and Plan, West Orange, NJ
- Clifton Plaza, Planning Testimony, Clifton, NJ
- Deltech Properties, LLC, Planning Testimony, Newark, NJ
- Edgewater Borough, NJ, Unilever Redevelopment Study and Plan
- Engel Berman Group, Planning Testimony, Englewood, NJ and Wayne, NJ
- Essex Green Shopping Center Redevelopment, Planning Testimony, West Orange, NJ
- FedEx Freight, Planning Testimony, Elizabeth, NJ
- Fort Lee Redevelopment Associates, LLC, Planning and Socio-Economic Report, Fort Lee, NJ
- Hirschmann Consulting, NEPA HUD EA, Brooklyn and Bronx, NY
- Kingsland Meadowlands, Project Impact and Planning Reports, Lyndhurst, NJ
- Lackawanna Plaza Associates Redevelopment, Planning Testimony, Montclair, NJ
- Land Use Plan Update and Master Plan Reexamination Report, Parsippany-Troy Hills, NJ
- Liberty Property Trust, Planning Testimony, Newark, NJ

#### EDUCATION

M.S., Urban Planning  
Tulane University

B.S., Management  
Tulane University

#### PROFESSIONAL REGISTRATION

Professional Planner (PP)  
in NJ

American Institute of  
Certified Planners (AICP)

40 Hour HAZWOPER

8 Hour HAZWOPPER

#### AFFILIATIONS

American Planning  
Association – NJ Chapter

New Jersey Planning  
Officials

- Logisticenter at I-95, Planning Report and Testimony, New Castle County, DE
- Manufacturers Reserve Supply, Planning Testimony Irvington, NJ
- Morris Kearny Associates, LLC, Project and Fiscal Impact Analysis, USACE application and NJDEP multi-permit application, Kearny, NJ
- Montclair Kimberley Academy, Planning Testimony, Montclair, NJ
- Mountain Creek, Planning Testimony Vernon, NJ
- My 1st Time Child Care Center, Planning Testimony, East Orange, NJ
- Nassau Park Shopping Center, Planning Testimony, West Windsor, NJ
- National Institute of Health (NIH), Temporary Research Facility, Alzheimer Disease and Dementia, NEPA HHS EA, Bethesda, MD
- New Jersey City University, EIS, Oceanport, NJ
- New Jersey Community Development Corporation, Planning Testimony, Paterson, NJ
- New York Life Insurance Company, Planning Testimony, Elizabeth, NJ
- Parsippany-Troy Hills Township, NJ, Land Use Plan Update and Master Plan Reexamination Report
- Preakness Shopping Center, Planning Testimony, Wayne, NJ
- Red Bank Veterinary Hospital, Planning Testimony, Hillsborough, NJ
- RG Edison Warehouse Development, EIS, Edison, NJ
- Riverfront Square Redevelopment, Newark, NJ
- SAC Realty – Bristol Manor, Planning Testimony, Rochelle Park, NJ
- Scannell Properties, EIS, Mount Olive, NJ
- SciTech Scity, Jersey City, NJ
- Scotch Plains Township, NJ, Parking Capacity Study
- Shops at Riverside, Planning Testimony, Hackensack, NJ
- Sisters of Christian Charity, Rezoning Report and Planning Testimony, Mendham Borough, NJ
- Springpoint Senior Living, Planning Testimony, Hightstown, NJ
- Stone Harbor Borough, NJ, Master Plan
- Torah Academy, Planning Testimony, Teaneck, NJ
- Trammell Crow Company, Full EAF, Clay, NY and Grand Island, NY
- United Paterson Enterprises, Planning Testimony, Passaic, NJ
- Value Industry Corp., Planning Testimony, Newark, NJ
- Wal-Mart, Planning Testimony, Riverdale, NJ
- West Falls Plaza Starbucks, Planning Testimony, Woodland Park, NJ