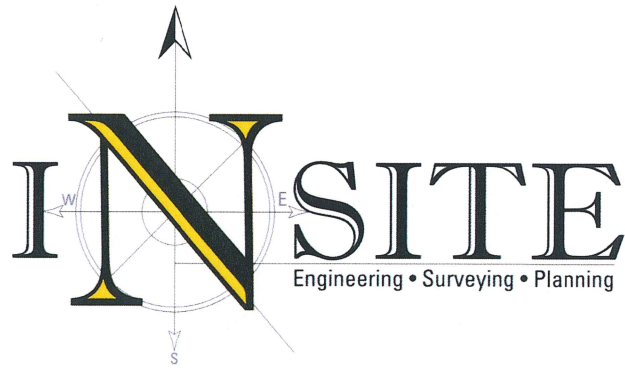


Township of Neptune Planning Board
Attn: *Kristie Dickert*
Board Secretary
25 Neptune Boulevard
Neptune, NJ 07753



May 22, 2023

Re: 1100 6th Avenue, LLC – Community Impact Statement
1100 6th Avenue
Block 421, Lots 2, 3 & 4
Township of Neptune, Monmouth County, NJ

Ms. Dickert:

On behalf of the Owner/Applicant, we are submitting this report for the proposed development at the above referenced property. The purpose of this report is to satisfy Site Plan Checklist Item #12, Community Impact Statement

The subject property is currently developed with a one-story commercial building that functions as a linen supply company. The Applicant is proposing a two-story addition at the rear of the existing building.

The proposed development's impact on municipal services and finances, if any, will be offset by the gain in municipal tax revenues. Since no new dwelling units are proposed, there will be no increase in the number of persons residing at the site. The subject property currently has no impact on school costs and will continue to have no impact in the proposed condition. Any water usage and sewer flow increases due to the limited building addition can be considered de minimis. Due to the limited nature of the proposed addition, the project will have a positive impact on the current tax base for the Township with regard to municipal tax revenues versus costs.

We trust this report satisfies Site Plan Checklist Item #12. If you have any questions, please contact me anytime.

Sincerely,
InSite Engineering, LLC

Patrick R. Ward, PE, PP

21-711-02

InSite Engineering, LLC

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