



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

**COMMUNITY IMPACT STATEMENT IN SUPPORT OF A SITE PLAN
APPLICATION AT BLOCK 3903, LOT 3.02 THE TOWNSHIP OF NEPTUNE,
MONMOUTH COUNTY, NEW JERSEY**

Prepared for:

United Shipping Alliance

Prepared by:

Cofone Consulting Group
125 Half Mile Road, Suite 200
Red Bank, New Jersey 07701

August 2022

The original of this report was signed and sealed in accordance with N.J.A.C 13:41-1.2

Christine A. Nazzaro-Cofone, AICP, PP
New Jersey Professional Planner License #5517



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

PROPOSAL

United Shipping Alliance is seeking to convert the office building at 1400 Jumping Brook Road in the Township of Neptune to a warehouse, requiring a use variance and site plan approval for a small addition pertaining to the construction of new loading docks. The warehouse (to remain) is 30,537 SF, the proposed office is 2,200 SF, and the new addition is 778 SF for a total of 33,315 SF. The Site is known as Block 3903, Lot 3.02.

ZONING AND MASTER PLAN REVIEW

The property is located within the Township of Neptune Planned Commercial Development Zone (C-1).

The purpose of the C-1 Zone is at § 404.04(A): “The purpose of the C-1 Zone District is to serve the regional need for retail, professional office and research facilities by encouraging planned commercial development.”

While a Special Reasons Use Variance is required, the Site is particularly suited for the use, purposes of zoning are advanced, and there will be no substantial detriment to the public good and no substantial impairment to the zone plan and zoning ordinance. Professional planning testimony will be provided in support of the variance relief.

The application will also advance the following goals and objections from the 2011 Master Plan:

- 1. To advance the purposes of the Municipal Land Use Law as contained within NJSA 40:55D-2.*
- 2. Promote a balanced variety of residential, commercial, industrial, recreational, public and conservation land uses.*
- 5. Promote aesthetic and site improvements in the Township’s major commercial and industrial areas.*

2



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

8. Maintain a balance between residential and non-residential uses to ensure a stable and sound community tax base and provide local employment opportunities.

The application likewise advances the following goals and objectives contained within the 2011 Land Use Element:

1. Protect existing residential neighborhoods of the Township and promote reasonable and appropriate nonresidential development in specific targeted areas.

2. All future development will be of high quality with specific attention to historic development patterns that characterize Neptune Township.

3. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, preserves parks and open spaces, protects environmentally sensitive natural features, accommodates community facilities, and enables local and regional circulation.

9. Promote an expanded and diversified economic base to the maximum extent practicable.

13. Evaluate existing development patterns and zones within established neighborhoods and commercial districts in order to make recommendations for zoning changes if warranted, while paying particular attention to overall residential densities.

POPULATION IMPACT

Since this is a commercial proposal, there will be no residential population generation.

SCHOOL IMPACT

Since this is a commercial proposal, there will be no school-age children generation. However, there will be a positive fiscal benefit to the school district because it will receive tax revenue generated by the development.



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

MUNICIPAL FACILITIES AND SERVICES IMPACT

The proposal will generate activity typical of a modern commercial development. Impacts to municipal facilities and services are expected to be of a minimal nature and will have no substantial impact. The applicant will comply with all applicable building and fire codes. The site will utilize municipal water and sewer, and the demand on both services will likewise be minimal. The property owner will maintain all internal accessways and there will be no impact on the municipal public works department.

FISCAL IMPACT ANALYSIS

Projected Tax Revenues

The developer estimates the value of the total project to be \$3,831,225¹. For the purposes of this analysis, applying the Township's current equalization ratio of 94.45, the tax assessment of the completed development is approximated to be \$3,618,592. The table below depicts the tax categories and applicable tax rates.

CATEGORY	TAX RATE PER \$100 (2021)
Municipal	0.722
Library	0.034
School	0.974
County Purposes	0.230
County Health	0.005
County Open Space	0.028

¹ 33,315 SF x \$115/SF = \$3,831,225



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

TOTAL	2.016
--------------	-------

The project will generate approximately \$26,126 in tax revenue annually for municipal purposes, \$1,230 for the library, \$35,245 for the school district, and \$9,516 for the county, totaling \$72,117. The proposed tax generation is an increase of approximately \$3,000 from the 2021 tax paid on the site in 2021 (\$69,112.01).

Projected Municipal Costs

The conversion of the building from office to warehouse, along with a modest addition, is not expected to generate any costs to the municipality for the reasons stated in the "Municipal Facilities and Services Impact" section of this CIS.

CONCLUSION

The analysis indicates that the proposal is not expected to negatively impact municipal services and will generate a substantial positive revenue flow to the municipality.

The application will also promote and advance numerous economic goals of the Master Plan and Land Use Element, including but not limited to:

- *Promote aesthetic and site improvements in the Township's major commercial and industrial areas.*
- *Maintain a balance between residential and non-residential uses to ensure a stable and sound community tax base and provide local employment opportunities.*
- *All future development will be of high quality with specific attention to historic development patterns that characterize Neptune Township.*
- *Promote an expanded and diversified economic base to the maximum extent practicable.*
- *Evaluate existing development patterns and zones within established neighborhoods and commercial districts in order to make recommendations for*



CHRISTINE A. COFONE, PP, AICP
Principal

COFONE CONSULTING GROUP, LLC

zoning changes if warranted, while paying particular attention to overall residential densities.