

COMMUNITY IMPACT STATEMENT

For

B&B Commercial, LLC

Proposed Site Improvements

**Block 407, Lot 1
404 N.J.S.H. Route 35 South
Township of Neptune, Monmouth County, NJ**

Prepared by:



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I. INTRODUCTION

This Community Impact Statement has been prepared to analyze community impacts as a result of the redevelopment of Block 407, Lot 1 in the Township of Neptune, Monmouth County, New Jersey. Per number 12 of the Completeness Checklist for Site Plans and/or Subdivisions (Revised 5/13/13), a Community Impact Statement is required for a Major Site Plan. Per Section LDO-806 of the Neptune Land Development Ordinance, an application for a Site Plan with over 4,000 square feet of impervious surface does not qualify as a Minor Site Plan and therefore, would be a Major Site Plan. Accordingly, the Community Impact Statement is required.

The proposed project consists of site improvements associated with the existing office building. The improvements will include lighting, landscaping, grading, stormwater management, and other associated site amenities as shown on the accompanying Preliminary and Final Major Site Plan drawings.

II. PROJECT LOCATION

The property is defined as 404 N.J.S.H. Route 35 South. The property is located on Block 407, Lot 1. The subject property is located along the intersection of NJSH Route 35 and 9th Avenue. The lot has an area of 12,686 square feet. The property currently consists of a 1-story office building on the southern portion of the site, an asphalt parking area directly north of the building and open space grass area covering the remaining portions of the site. The property is located within the C-7 (Route 35 Commercial) Zone. The subject property is bound to the north by residential uses with commercial uses beyond; to the east by residential uses; to the west by a vacant lot and residential uses beyond; and to the south by commercial and residential uses beyond.

III. ZONING IMPACTS

The project proposes to improve the parking lot associated with the existing office use. The existing and proposed use is permitted, as an “office administration service” is permitted within the C-7 (Route 35 Commercial) Zone. Additionally, the project proposes eleven (11) parking spaces, including one (1) ADA accessible parking space. The proposed parking complies with the Township’s off-street parking requirements of one (1) space per three hundred (300) SF of gross floor area (1,876 SF*(1/300) = 7 parking spaces). The driveway to the proposed parking area will be located along 9th Avenue. Sidewalk access to the building will also be proposed, including ADA accessibility from both the parking area as well as the existing sidewalk.

IV. COMMUNITY IMPACTS

A. STORMWATER IMPACT

The proposed expanded parking area will include the addition of a subsurface stormwater conveyance and detention system. This stormwater system will detain portions of the stormwater runoff from the site, including much of the expanded impervious surface. The rest

of the runoff from the site will be un-detained and flow off-site. While the quantity of impervious surface is increasing, the proposed system will mitigate stormwater runoff and promote recharge/infiltration of stormwater into underlying soil.

B. WATER AND SEWER DAILY USAGE IMPACT

There is no impact to the average daily water and sewerage usage associated with the proposed improvements. The project does not propose any changes to the existing office space. Therefore, the average daily water and sewerage usage is anticipated to be the same.

C. IMPACTS TO PUBLIC AND RECREATIONAL FACILITIES

There is no impact to the Township libraries and recreation facilities as the proposed use does not directly impact those Township facilities. Additionally, there are no anticipated impacts to the Township fire and police agencies. Police and fire protection may be required in the case of an emergency.

D. PUBLIC WORKS IMPACTS

There is no impact to the Township's public works department. The project does propose any public roadways. Additionally, maintenance of the facilities above will be the responsibility of the applicant, which will not burden the municipal public works department.

E. POPULATION IMPACTS

There is no impact to the Township's population. The project consists of parking lot improvements to an existing office building. Since the proposed project is nonresidential, the population of the Township is not expected to increase. While the project may attract individuals to the area, it is not anticipated to have a large impact on the population as it is a small office space.

F. SCHOOL IMPACTS

There is no impact to the Township's school system. The proposed project is nonresidential; therefore, the number of individuals attending local and regional schools is not expected to be impacted.

V. CONCLUSION

Based on the analysis within this Community Impact Statement, the proposed site improvements are not expected to negatively impact the municipality and will generate additional tax revenue to the Township.