

COMMUNITY IMPACT STATEMENT

for

1933 HECK AVENUE

located at

BLOCK 1003, LOT 8

In

**TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NJ**

has been prepared for

Four Star Developers, LLC

**1301 CORLIES AVENUE, SUITE 3E
NEPTUNE, NJ 07753**

On

**February 28, 2025
InSite Project No. 23-2348-01**

**Andrew Grover, PE
NJPE LIC. No. 47123**

InSite Engineering, LLC

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TABLE OF CONTENTS

INTRODUCTION2

PROJECT LOCATION2

PROJECT DESCRIPTION2

CURRECT ASSESSMENT VALUE2

MUNICIPAL TAX REVENUES.....3

POPULATION IMPACT3

SCHOOL IMPACT3

SUMMARY OF FINDINGS.....3

APPENDIX A

- 1. Neptune Tax Rates
- 2. Neptune Township Census
- 3. NJ Property Fax 1933 Heck Avenue

INTRODUCTION

This Community Impact Statement is being submitted as part of the development application for Four Star Developers, LLC, located on Block 1003 lot 8, as shown on Sheet 33 of the Official Tax Map of Township of Neptune, Monmouth County, New Jersey. This report was prepared in accordance with the Township of Neptune's Ordinance Section 802A Application for Completeness Checklist.

PROJECT LOCATION

The property is within a mixed residential and commercial area and located west of Route 35, east of Route 18, north of Route 33 and situated on the north side of Heck Avenue. The property is within the LI "Light Industrial" Zoning District and consists of approximately 2.93 acres and is currently developed with a warehouse, a parking area and two (2) driveways to access the parking area and the existing warehouse. The warehouse building currently operates under Medline as a commercial medical supply facility.

PROJECT DESCRIPTION

The applicant is proposing to construct a building expansion of the existing warehouse, loading docks, and an underground infiltration system and construction of a new parking area. The proposed project will disturb 1.1 acres and increase impervious area by 0.27 acres.

CURRENT ASSESSMENT VALUE

The current 2023 assessment value of lot 8 is \$3,329,800 by the Neptune Township Tax Assessor. See Appendix A (3) for reference.

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MUNICIPAL TAX REVENUES

The table below utilizes the 2023 tax rates for Neptune Township and outlines the projected annual tax revenues generated by the project's property based on the assessment value of the property (Lot 8).

Tax	Tax Rate¹	Revenue
Municipal	0.586	\$19,513
Municipal Library	0.031	\$1,032
School District	0.896	\$29,835
County	0.184	\$6,127
County Open Space	0.026	\$866
County Health	0.004	\$133
Neptune Fire District	0.079	\$2,631
TOTAL	1.806	\$60,136

¹ 2023 Tax Rates provided by Neptune Township Tax Assessor.

POPULATION IMPACT

The proposed development will not generate any additional residents.

SCHOOL IMPACT

The proposed development will not generate an increase in public school students. There will be no effect on costs generated by school children or the need for facilities.

SUMMARY OF FINDINGS

As described above, development of the subject property will not have an adverse impact on the Township. The project has a current annual positive benefit of \$60,136 to the Township and is expected to increase as the assessment value of the property increases with the future construction of the proposed warehouse.

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	2016	2017	2018	2019	2020	2021	2022	2023
MUNICIPAL	0.785	0.788	0.759	0.749	0.742	0.722	0.643	0.586
LIBRARY (NEW 2011)	0.035	0.035	0.034	0.034	0.033	0.034	0.031	0.031
COUNTY - GENERAL	0.272	0.269	0.26	0.248	0.237	0.23	0.197	0.184
SCHOOL	1.039	1.037	0.979	0.979	0.974	0.997	0.927	0.896
COUNTY - HEALTH	0.006	0.005	0.005	0.005	0.005	0.005	0.004	0.004
COUNTY - OPEN SPACE	0.016	0.016	0.029	0.029	0.028	0.028	0.026	0.026
NET RATE	2.153	2.150	2.066	2.044	2.019	2.016	1.828	1.727
FIRE DISTRICT								
NEPTUNE	0.112	0.109	0.104	0.101	0.099	0.097	0.086	0.079
OCEAN GROVE	0.077	0.076	0.069	0.069	0.066	0.061	0.053	0.047
TOTAL RATE								
NEPTUNE	2.265	2.259	2.170	2.145	2.118	2.113	1.914	1.806
OCEAN GROVE	2.230	2.226	2.135	2.113	2.085	2.077	1.881	1.774
ASSESSED VALUE	3537256010	3615695800	3906392700	4037304000		4403135600	5068182700	5691748200
RATIO	100	100	100	100	100	100	100	100
LINE ITEMS								
VACANT	374	390	275	300	336	271	264	253
RESIDENTIAL	9713	9710	9720	9720	9636	9673	9697	9717
FARM REG	2	1	1	1	1	1	1	1
FARM Q	3	2	2	2	2	2	2	2
COMMERCIAL	417	417	414	413	410	407	408	405
INDUSTRIAL	55	54	55	55	54	53	52	54
APARTMENT	69	69	69	69	69	69	70	70
				3	3	3	3	3
				2	2	2	2	2
TOTAL	10633	10643	10536	10565	10513	10481	10499	10507
EXEMPT PROPERTY	500	491	603	617	664	694	675	673
TOTAL LINE ITEMS	11133	11134	11139	11182	11177	11175	11712	11717

Please note that new Connecticut county level geographies are not available within the map.







 An official website of the United States government




QuickFacts
Neptune township, Monmouth County, New Jersey

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.


Table


	Population 	Neptune township, Monmouth County, New Jersey
	Population Estimates, July 1, 2022, (V2022)	 28,170
	 PEOPLE	
	Population	
	Population Estimates, July 1, 2022, (V2022)	 28,170
	Population estimates base, April 1, 2020, (V2022)	 28,052
	Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	 0.4%
	Population, Census, April 1, 2020	28,061
	Population, Census, April 1, 2010	27,935

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Value Notes

 Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable.] Click the Quick Info  icon to the left of each row in T, learn about sampling error.

In Vintage 2022, as a result of the formal request from the state, Connecticut transitioned from eight counties to nine planning regions. For more details, please see the Vintage 2022 release notes available here: [Release Notes](#).

The vintage year (e.g., V2022) refers to the final year of the series (2020 thru 2022). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2017-2021 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2021 5-year ACS Comparison Guidance](#) page.






Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags


- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open end
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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 Yes

 No

Property Location			
1933 HECK AVE, Neptune 07753-4428 1335 (Neptune Township), Block: 1003, Lot: 8 (Old Block: 266.03, Old Lot: 8)			
Property Information		Assessment Data	
Class: Class: 4B - Industrial		Total Value: \$3,329,800.00	
Additional Lots:		Land Value: \$637,200.00	
Bld Description: 1S-CB-B-1U		Improvement Value: \$2,692,600.00	
Land Description: 2.86 AC		% Improvement: 80.86	
Acreage: 2.86		Special Tax Codes: F01	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: , Usage:		Exemption: 0	
Year Constructed: 1966		Exemption statute:	
Use Code: 959		2021 Rate: 2.016; 2021 Ratio: 95.53%; 2021 Taxes: \$66,517.92	
# Dwellings: 0		2022 Rate: 1.828; 2022 Ratio: 94.45%; 2022 Taxes: \$60,314.86	
Census Tract: 8077		2023 Rate: 1.806; 2023 Ratio: 94.87%; 2023 Taxes: \$60,136.18	
Current Owner			Sale Data
D.M.H.C., LLC % MEDLINE INDUSTRIES			Date: 06/10/2004
PO BOX 856			Price: \$2,206,000.00
Mundelein, IL 60060-0856			Ratio: 1.51%
Previous Owner:			Deed Book: 08376
			Deed Page: 02072
Latest Sales Detail			
Recorded: 06/30/2004	Sales Price: \$2,206,000.00	Recorded: 01/17/2002	Sales Price: \$570,000.00
Sales Date: 06/10/2004	Sales Ratio: 110.1%	Sales Date: 12/18/2001	Sales Ratio: 179.82%
Deed Book: 83760	Use Code: 959	Deed Book: 80760	Use Code: 951
Deed Page: 20720	Not Usable:	Deed Page: 38600	Not Usable: 26
Buyer		Buyer	
D.M.H.C., LLC % MEDLINE INDUSTRIES PO BOX 856 Mundelein, IL 60060-0856		1933 HECK AVE LLC 200 WALL ST POBOX 98 W Long Branch, NJ 07764-1179	
Seller		Seller	
1933 HECK AVENUE, L.L.C. 200 WALL ST POB 98 W Long Branch, NJ 07764-1179		AXELROD,EVELYN C/O HRA REALTY 6 MARINE PLACE Deal, NJ 07723-1105	

