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**COMMUNITY IMPACT ASSESSMENT
245 MYRTLE AVENUE
BLOCK 605, LOT 8
NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY**

Beacon File: A21066
July 2021

The original copy of this report was signed and sealed in accordance with N.J.S.A. 45: 14A-12.

A handwritten signature in blue ink, appearing to read "Barbara J. Ehlen", is written over a horizontal line.

Barbara J. Ehlen, PP, AICP
Professional Planner #6924

I. DESCRIPTION

A. INTRODUCTION

Beacon Planning and Consulting Services, LLC, has been retained by Rinnetta McGhee, property owner/landlord, to prepare a Community Impact Statement ("CIS") in fulfillment of application requirements in connection with a use variance application to retain 4 existing residential rental units at 245 Myrtle Avenue, Neptune Township, New Jersey. The purpose of the report is to identify and assess potential effects associated with the proposed use on various aspects of Neptune Township.

The subject property is situated along the western side of Myrtle Avenue between W. Lake Avenue to the north and Ivy Place to the South. The subject property is identified within local tax records as Block 605, Lot 8 and contains a total area of ~9,114 sq.ft.. The parcel is irregularly shaped, resembling a rectangle and square that are conjoined but offset. The subject property is situated within the Township's R-4 Zone. See Figure 1: Property Location.

The site is improved with two structures: a one-story masonry building within the parcel's eastern area with frontage along Myrtle Avenue; and a two-story dwelling within the western portion of the site. Site access is provided via a gravel driveway with access from Myrtle Avenue at the parcel's southeast corner. See Figure 2: Site Survey. The site currently contains 4 dwelling units broken down as follows: a one-bedroom unit within the eastern one-story structure; and three 2-bedroom units within the western structure. The units within the western structure consist of two 2-story, 2-bedroom units accessed from a common stairwell and a basement/ground level two-bedroom unit. Pursuant to the Applicant, the original configuration consisted of the western building containing 2 residential units and the eastern structure containing a garage. A prior owner converted the garage to an apartment and the ground level of the western building to an apartment for his sister.

The current owner now seeks to legalize the configuration so as to maintain the four-unit configuration.

Beacon Planning prepared the following evaluation of the project's influence on the community utilizing information gathered from local sources/officials.

B. PROPERTY DESCRIPTION

245 Myrtle Avenue consists of a single, 9,114 sq.ft. parcel developed with two structures. The site, in its existing condition, contains 4 dwelling units as follows: a one-bedroom unit within the eastern one-story structure; and three 2-bedroom units within the western structure. This equates to a density of approximately 19 units per acre. The units within the western structure consist of two 2-story, 2-bedroom units accessed from a common stairwell and a basement/ground level two-bedroom unit. Pursuant to the Applicant, the original configuration consisted of the western building containing 2 residential units and the eastern structure containing a garage. A prior owner converted the garage to an apartment and the ground level of the western building to an apartment for his sister. The utilities servicing the eastern structure extend from the western structure.

Pursuant to discussions with the Applicant, although the ground level apartment within the

western building is unoccupied at the moment and will be renovated, utilities remain on. Since the ground floor unit is unoccupied, but maintains electric and water services, it has experienced several break ins by squatters. The owner is hopeful that a permanent occupancy of the space will terminate such intrusions.

The applicant has also invested in the original (2) two-bedroom units by installing new cabinets in the kitchen, painting, installing flooring, etc.

Site access is provided from Myrtle Avenue via a gravel driveway along the parcel's southern perimeter. This driveway leads to a central gravel parking area situated between the structures.

No changes are proposed to the configuration of the site. The application this evening is to permit the current configuration of 4 units to remain.

The subject property is situated within the Township's R-4 Medium Density Residential District and proximate to the RDV-WL West Lake Redevelopment Area. The R-4 District permits single-family detached dwellings, community shelters, etc.; however, within this neighborhood, it is characterized by an intermingling of single and multifamily dwellings. For example, Block 603, Lot 4 (located northeast of the subject property), contains 21 residential units on approximately 0.304 acres for a density of approximately 79 units per acre while Block 611, Lot 6 contains 24 units on approximately 0.425 acres for a density of approximately 56 units per acre. There are also a number of two- and three- unit buildings north and south of the subject property. Available parking associated with the other multifamily building ranges from no onsite parking to limited on site parking.



Figure 1: Property Location

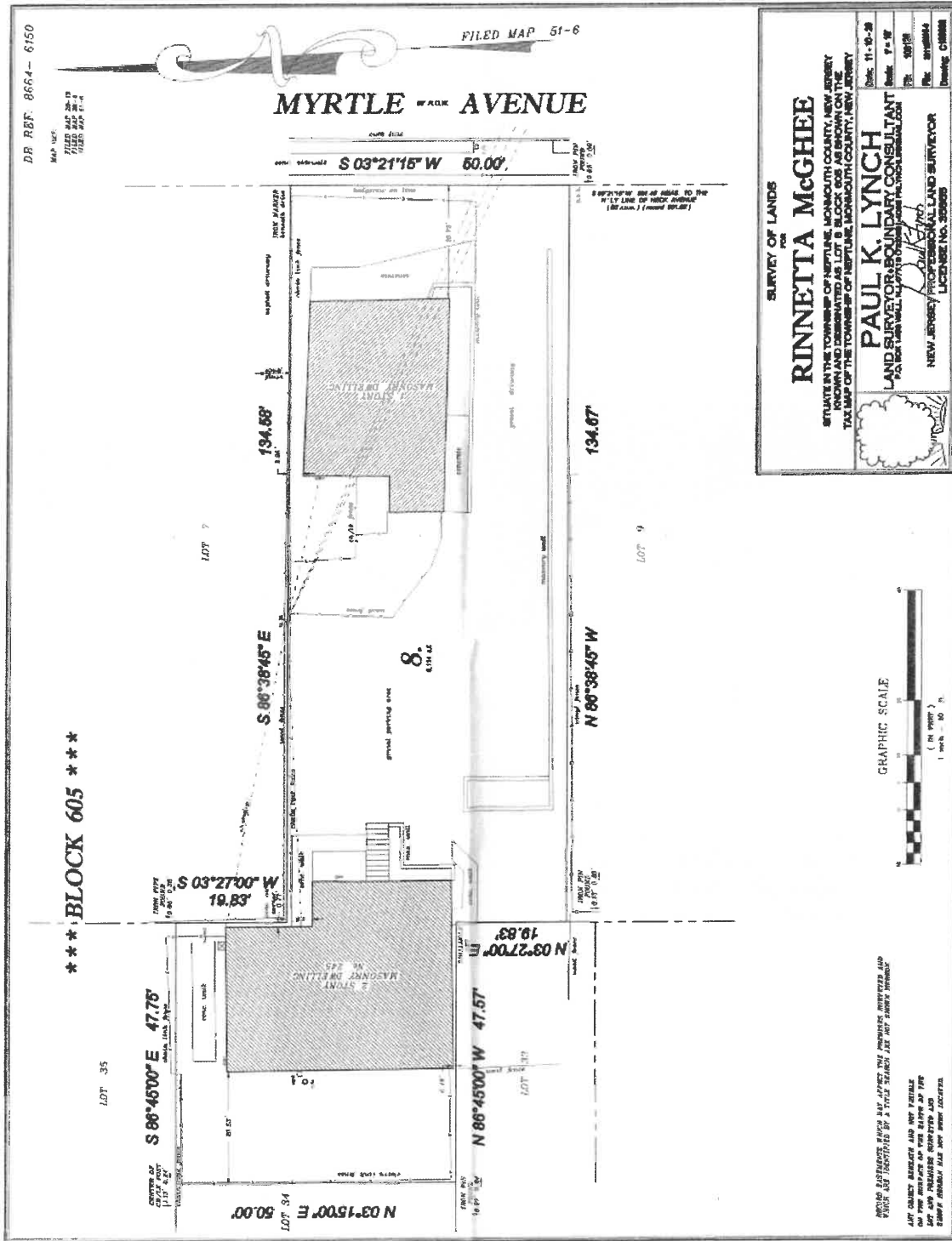


Figure 2: Property Survey

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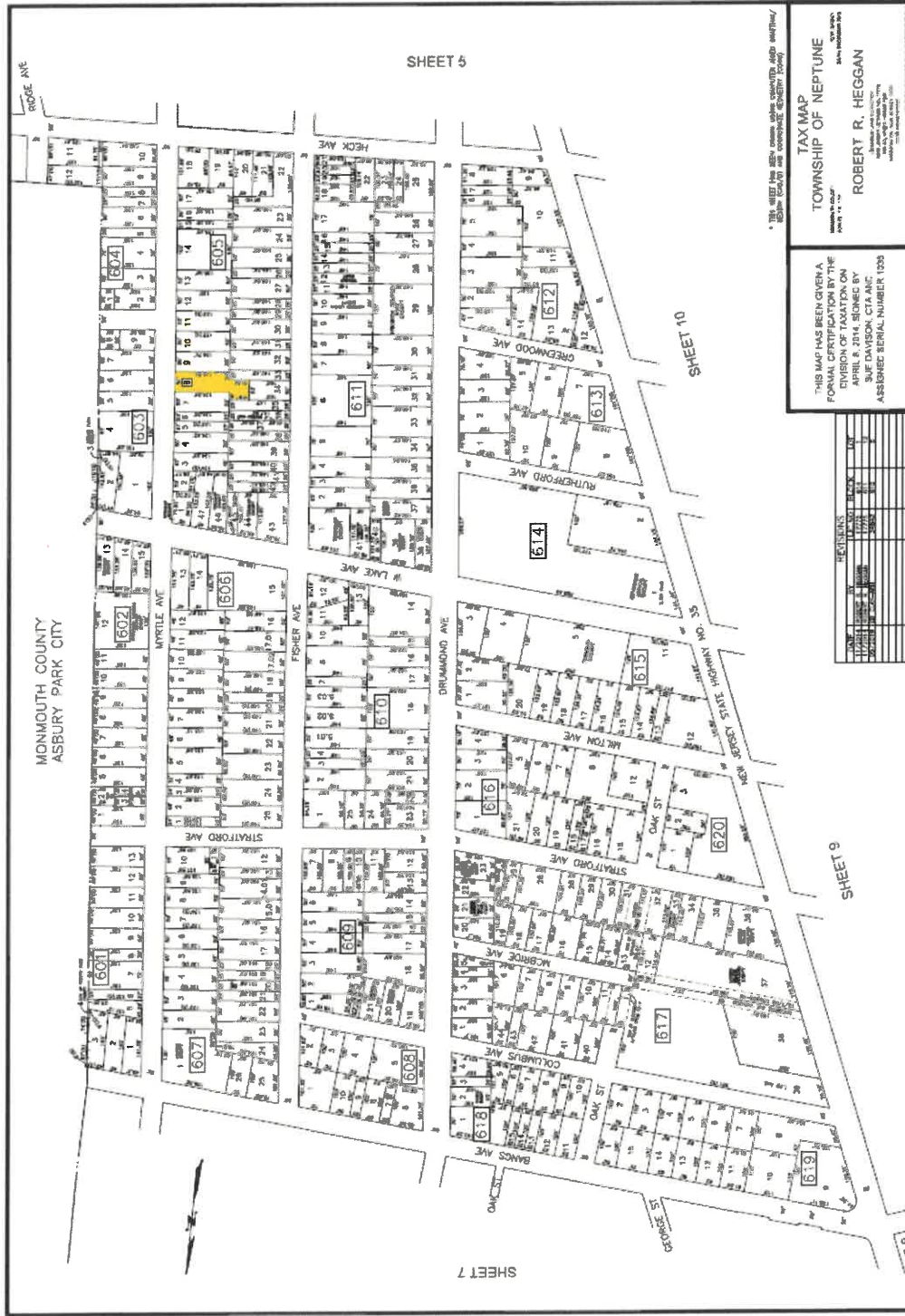


Figure 3: Tax Map No. 6

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C. MASTER PLAN AND ZONING

The subject property is situated within the Township's R-4 Medium Density Residential District. Of note, the 2011 Master Plan describes the R-4 District as a High-Density Residential District (Pg. 23).

Township Goals and Objectives as noted within the 2011 Master Plan include:

- Promote a balanced variety of residential, commercial, industrial, recreational, public and conservation land uses.
- Preserve and enhance the existing character of the residential neighborhoods in the Township while providing a mix of housing types and uses.
- Provide a variety of housing opportunities for all income levels in appropriate locations consistent with environmental constraints.

Goals within the Land Use Element include:

- Encourage and support the rehabilitation and infill of the housing stock, where appropriate, while maintaining the character, scale and privacy of established residential neighborhoods.
- 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.

The proposed continued utilization of the property with four residential units is consistent with the master plan. The density is consistent with the neighborhood and the continuance of residential occupancy of all four units encourages housing proximate to a commercial corridor and public transportation. The units also expand the variety of housing options for the different income levels of Township's population. Finally, the applicant has invested in the units by providing upgraded kitchens, flooring, and paint.

D. IMPACTS

BPCS has reviewed the impacts of the proposed retention of the 4 residential units to the Township as follows:

1) POPULATION

The standard resource for estimating for household size were obtained from Who Lives in New Jersey?: Updated New Jersey Demographic Multipliers: The Profile of the Occupants of Residential Development in New Jersey prepared by David Listokin et al., dated November 2018 (see Table II-B-1 (2-4 Units, Own/Rent, First Tercile). Beacon Planning estimates 1.537 persons per household will be generated for the one-bedroom unit and

2.509 person per household per two-bedroom unit resulting in an overall total of 9 persons. However, the parcel is recognized as a pre-existing, non-conforming two-family development, each unit containing 2 bedrooms. Pursuant to the aforementioned multipliers, 5 persons would be associated with these original units. Therefore, the proposed retention of the 1-bedroom eastern structure and the 2-bedroom ground level unit in the western building results in an overall increase of 4 persons above the original configuration of the site.

2) SCHOOL DISTRICT

Utilizing demographics multipliers published in Who Lives in New Jersey Housing? Updated New Jersey Demographic Multipliers prepared by David Listokin et al., dated November 2018 (see Table II-B-3) the project is estimated to generate approximately 1 to 2 public school children. Pursuant to the aforementioned multipliers, the one-bedroom unit is anticipated to generate 0.089 public school children while the two-bedroom units are anticipated to generate 0.403 public school children each.

However, the parcel is recognized as a pre-existing, non-conforming two-family development, each unit containing 2 bedrooms. Pursuant to the aforementioned multipliers, 0.806 public school children would be associated with these original units. Therefore, the proposed retention of the 1-bedroom eastern structure and the 2-bedroom ground level unit in the western building results in an overall increase of 0.492 public school children above the original configuration of the site.

The retention of the current configuration may or may not result in the generation of one additional public-school child.

Pursuant to the 2021-2022 User Friendly Budget Summary for the Neptune Township School District, total per pupil costs for the proposed 2021-2022 budget equate to \$19,182.00; however, this reflects costs and funding from all sources. Pursuant to the User-Friendly Budget, the local tax levy is anticipated to generate \$43,914,075.00 in funding for the school district with an anticipated enrollment of 4,241 pupils (including private placements, special education, etc.), which equates to approximately \$10,350.00 per student.

BPCS notes an additional student would not likely impact school facilities, faculty ratios, etc.

3) MUNICIPAL FACILITIES AND SERVICES

a. Police Department

The proposed increase of 4 persons at the subject property is de minimis and will not present an impact to the local Police Department.

b. Fire Department

The proposed increase of 4 persons at the subject property is de minimis and will not present an impact to the local Fire Department. The buildings are proposed to remain in their current configuration.

c. EMS

The proposed increase of 4 persons at the subject property is de minimus and will not present an impact to the local EMS.

d. Solid Waste Disposal

Municipal waste services will be utilized as they are currently. The proposed increase of 4 persons at the subject property is de minimus and will not present an impact to the local public works department.

4) TRAFFIC IMPACTS

The proposed retention of the eastern one-bedroom unit and the western ground level two-bedroom unit is anticipated to generate a de minimus increase of traffic.

Pursuant to RSIS, a two-bedroom unit would generate a requirement for 2 parking spaces whereas a one-bedroom unit would require 1.8 spaces. Overall, considering the existing configuration, a total of 8 parking spaces would be required.

Of note, per RSIS, parking for attached units includes provisions for guest parking in the amount of 0.5 spaces per dwelling unit, which "must either be provided for on street or in common parking areas." The subject property is situated within a neighborhood where on street parking is available. Therefore, parking demands associated with tenants equates to approximately 6 spaces.

On-site parking is provided between the two structures in the central portion of the lot and at portion of the site's southern perimeter along the masonry wall. BPCS estimates approximately 4 vehicles would be able to park perpendicular to the northern property line and another 1 would be able to park along the southern masonry wall leaving a deficiency of approximately 1 space.

Additionally, BPCS notes the parcel is proximate to public transportation, which generally results in a decrease demand for parking.

If the Township determines that additional parking is necessary, the applicant is willing to work with the community to address on-site parking, including limiting the number of vehicles a tenant may have, potentially taking down the existing wooden fence to increase parking along the site's northern perimeter, etc.

E. COST/REVENUE ANALYSIS

a. Project Revenues

The parcel currently has an assessed value of \$310,700.00; consisting of \$72,900.00 land assessment and a \$237,800.00 improvement assessment for the (2) two-bedroom units and the (1) one-bedroom unit. BPCS estimates the additional two-bedroom unit will create an improvement with a value of approximately \$85,000.00 resulting in an overall value of the property equal to approximately \$395,000.00.

The 2021 equalization ratio is 100%, which represents the assessed value to market value. The tax rate for Neptune Township is comprised of: Municipal; Library; County – General; School; County – Health; County – Open Space; and Neptune Fire District. The 2021 equalized tax rate is ~2.113%. Table 1 below depicts the existing tax revenue associated with the (2) two-bedroom units and (1) one-bedroom and anticipated revenues when the third two-bedroom unit is considered:

Table 1:

Tax Category	Tax Rate	Tax Revenue Existing	Tax Revenue Anticipated	Difference
Municipal	0.722	\$ 2,243.25	\$ 2,851.90	\$ 608.65
Library	0.034	\$ 105.64	\$ 134.30	\$ 28.66
County - General	0.230	\$ 714.61	\$ 908.50	\$ 193.89
School	0.997	\$ 3,097.68	\$ 3,938.15	\$ 840.47
County - Health	0.005	\$ 15.54	\$ 19.75	\$ 4.22
County- Open Space	0.028	\$ 87.00	\$ 110.60	\$ 23.60
Fire District	0.097	\$ 301.38	\$ 383.15	\$ 81.77
Total:	2.113	\$ 6,565.09	\$ 8,346.35	\$ 1,781.26

b. Project Costs

We can now compare projected project costs to projected revenues to the Township.

De minimus costs to the Township are anticipated as the parcel is already developed and was previously utilized for the proposed uses. The proposed retention of the one-bedroom and two-bedroom units will not result in substantial impacts to the Township as the configuration will result in a net increase of approximately 4 persons, one of which may or may not be a public-school pupil.

The retention of the existing units will not generate the need for additional police, fire crews or EMS staff. And it will utilize existing infrastructure within the Township.

Although the public-school children costs analysis contained herein anticipates an increase of School District costs in the amount not to exceed \$10,350.00 per student, BPCS notes that a single student will not result in the need for additional teachers, facilities, etc. and will not likely generate \$10,350.00 in costs.

The municipality will receive approximately \$637.31 in additional revenue and the school district will receive an additional \$840.47 in revenue.

F. CONCLUSION

The above report has demonstrated the benefits of the proposed development, which include:

- Providing a variety of housing within the community for all income levels.
- Placing housing proximate to public transportation along West Lake Avenue and Route 33.
- Locating multifamily in a neighborhood characterized by the intermingling of single and multifamily development on a range of lot sizes.
- Efficiently utilizing existing structures with same receiving reinvestment for upgrades.