

MARIANNE B. WILENSKY, PP

234 Oakhurst Road
Oakhurst, NJ 07755-1469

June 26, 2019

Via Regular Mail and Email

Ms. Kristie Dickert, Neptune Township Zoning
Board of Adjustment Administrator
25 Neptune Boulevard
Neptune NJ 07753

**RE: COLLARD REALTY, LLC
1906 RUTHERFORD AVENUE
NEPTUNE TOWNSHIP**

Dear Ms. Dickert:

I have been asked to prepare a Community Impact Statement with regard to this property.

The property consists of Lot 16, Block 1002, and at the present time has two uses on the property. The west side of the building is utilized for a martial arts facility, and the east side of the building is utilized for a storage area. The east side of the building also has an overhead door at Rutherford Avenue, which does not appear to be new, and apparently was utilized in conjunction with the prior use of the property for storage/inventory.

I am advised by Mr. Collard that the prior utilization of the property was as an auto supply facility. The retail aspect was conducted on the west side of the building, and the east side of the building was used as a warehouse/storage area for what was sold in retail.

This is an existing facility, that based upon its age has been on Rutherford Avenue for a considerable period of time. The proposed use of the property as a martial arts studio on the west side, and as a proposed commercial warehouse/storage unit by a single user on the east side, will not have any impact on its fiscal stability of the Township of Neptune, nor would it have any

negative impact on the fiscal situation. There will be no impact on the school system; no need for additional police; and the proposed use is a low-intensive use, requiring little or no parking.

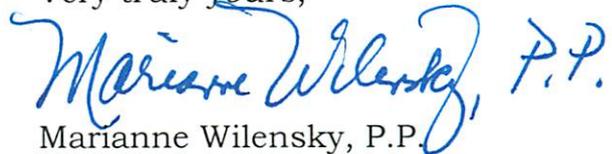
It appears that there is parking on the street and the adjacent property, while not owned by the same entity as Lot 16, has, in the past, and continues to allow parking in their lot.

In short, there will be no adverse impact on the school system, fire or safety, or the fiscal stability of the Township of Neptune as a result of this proposed use.

Should you require anything further, kindly advise, and we will attempt to satisfy your enquiry.

Respectfully submitted,

Very truly yours,

A handwritten signature in blue ink that reads "Marianne Wilensky, P.P." The signature is fluid and cursive.

Marianne Wilensky, P.P.

Land Use and Zoning Department

marianne@ansellgrimm.com

Direct Line 732-643-5437

Cc: Thomas Collard (via email)