

COMMUNITY IMPACT STATEMENT IN SUPPORT OF A USE VARIANCE APPLICATION FOR BLOCK 605,  
LOT 8 IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

Prepared by:

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245 Myrtle Ave, Neptune, NJ 07753  
(Block: 605, Lot 8)

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## INTRODUCTION

This Community Impact Statement has been prepared to examine the pending application requiring a use variance application on 245 Myrtle Ave, Neptune, NJ 07753 ("Applicant") property, aka Block 605, Lot 8, within the Township of Neptune.

Specifically, the Applicant seeks a use variance to utilize a four dwelling unit which is zoned for two units to be utilized for four dwelling units.

The property has four dwelling units (and off street graveled parking lot with security lighting) which consist of:

- Building 1: A building with three units (one of the units is a basement unit).
- Building 2: A building with one unit (which was previously a detached garage).

For Building 1, the previous owner rented out two of the units and finished the basement unit as a place of residence for his sister.

For Building 2, the previous owner remodeled the attached garage unit for use as an apartment for himself. The unit consist of a bathroom, kitchen and bedroom.

The applicant is requesting that the previous owner's finished basement apartment and the finished detached garage be considered as dwelling units.

## SUBJECT PROPERTY

The Site is located at 245 Myrtle Ave, Neptune, NJ 07753 within the R-4 Zoning District.

## POPULATION IMPACT

The previous owner's finished basement apartment consist of 3 bedrooms. The previous owner's finished detached garage consist of 1 bedroom. At most—2-10 people any dwell in those units. According to the CENSUS Report from the following website: (<https://censusreporter.org/profiles/06000US3402549890-neptune-township-monmouth-county-nj/-->) for 2018, the Neptune township population is 27,571. The additional people that the requested two units would bring in—may be consider negligible as compared to the greater population size.

## SCHOOL IMPACT

The previous owner's finished basement apartment consist of 3 bedrooms. The previous owner's finished detached garage consist of 1 bedroom. At most—2-8 children may dwell in those units, therefore the additional school age children the units would bring in—may be consider negligible as compared to the greater Neptune Township School population size.

## MUNICIPAL FACILITIES AND SERVICES IMPACT

The site is served by the Neptune Fire Department. The site is also served by Neptune Emergency Medical Services. Because the applicant intends to occupy existing space and continue pre-existing uses, there is no expected impact on the departments' service level.

The Neptune Township Police Department is currently impacted because of the previous owner's finished basement apartment and the finished detached garage. Because the units are finished-- the property has an on-going problem with squatters occupying the finished dwelling spaces. The applicant has constantly called the Neptune Township Police department to run away squatters who come at night to utilize the finished units. Therefore, if the units are allowed occupants—the applicant would no longer have to engage the Neptune police department because of squatters.

The subject property will continue to utilize municipal solid waste pickup. The demand on solid waste disposal facilities will likewise be minimal. Lastly, the site will utilize municipal water and sewer, and the demand on both services will likewise be minimal.

The proposed use will not have any significant impact on municipal facilities based on the limited scale of usage and limited increase in population.

## FISCAL IMPACT ANALYSIS

There is no change in the proposed use of the property, therefore, there is little to no impact on municipal services that would generate a financial impact on the municipality.