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*Principal*

**COMMUNITY IMPACT STATEMENT**

**1010 OLD CORLIES AVENUE  
BLOCK 4302, LOT 3**

**THE TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY**

**Prepared for:**

**Syed Medhi Subdivision Application**

Prepared by:

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April 1, 2024

The original of this report was signed and sealed in accordance with N.J.S.A.  
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## I. INTRODUCTION

The purpose of this Community Impact Statement, prepared for the Applicant is to analyze the overall community impact, as well as the net fiscal impact of a proposed residential subdivision on Block 4302, Lot 3 (hereinafter "the Site") upon municipal services and public-school education in the Township of Neptune, New Jersey. The methodology used to conduct the study is known as the per capita multiplier method, as set forth in the Urban Land Institute's Development Impact Assessment Handbook. This approach uses an average costing technique to project annual revenues and costs assignable to the development.

This analysis has been prepared in accordance with §LDO-811.01.5.(i) of the Township of Neptune Land Use and Development Ordinance:

## II. OVERVIEW OF TOWNSHIP ORDINANCE §LDO-811.01.5.(i)

Township Land Development Ordinance LDO-811.01.5.(i) was adopted through Ordinance Number 04-23 on June 14, 2004. The section reads as follows:

### **§ LDO-811.01.5(i)**

*Community Impact. An analysis of the factors affecting the finances of the Township, which shall include a comparison of the estimated tax receipts and fiscal outlay for municipal services, estimated number and types of jobs to be provided; calculation of the number of school-age children to be produced; and any addition to existing municipal services rendered by the project*

The following section contains the required responses for the community impact statement.

## III. PROJECT INFORMATION

### 1. Existing Site Conditions

The site is comprised of one approximately 0.841 acre (36,616 SF) irregularly shaped site with approximately 240 linear feet of frontage along Old Corlies Avenue, formally referred to as Monmouth County Route 17. The site is situated within the Townships Low Density Residential (R-2) zone district as per the Zoning Map dated March 24, 2021. Currently, the property contains 2 single-story single-family homes with a shared asphalt driveway. Majority of the development is situated on the eastern portion of the property, with the western portion currently undeveloped.

The site is bounded by Old Corlies Avenue to the north, the Township of Neptune cemetery to the east, and single-family residential properties to the south and the west. Land uses within the immediate vicinity of the site are comprised of single-family and multi-family residential, cemetery, commercial, and house of worship.

## SITE AERIAL PHOTO



### **2. Proposed Development**

The applicant proposes to subdivide the existing property into two new lots. Existing Lot 3, will become new lot 3.01, and the second lot will be referred to as lot 3.02. Lot 3.01 is proposed to have a total area of 24,607 SF and will contain the existing 2 single-story single-family homes. Lot 3.02 is proposed to have a total area of 12,008 SF and is proposed to accommodate a single-family residential dwelling in the future. There is no residential development proposed at the time of this application.

Our team has prepared this CIS to preemptively consider the impacts of a proposed single-family residential dwelling to be developed on lot 3.02.

## **IV. RESPONSES TO THE REQUIREMENTS OUTLINED IN § LDO-811.01.5(i) OF THE TOWNSHIP'S LAND DEVELOPMENT ORDINANCE CONCERNING THE COMMUNITY IMPACT STATEMENT.**

### **1. Population Impact**

The applicant is proposing to maintain existing conditions for lot 3.01, therefore there will be no impact to population regarding lot 3.01.

Utilizing Rutgers University "Who Lives in New Jersey Housing Demographic Multipliers" our team took a conservative approach to determine the projected population. Our team applied that the lot in the future will be developed with a market-rate single-family residential dwelling containing 4-5 bedroom units. Should lot 3.02 be developed with a market-rate single-family residential dwelling containing

4-5 bedrooms, the anticipated population would be 4 people. See "Table 1" below for additional information.

**Table 1**

<b>Overall Anticipated Population Generation for Single-Family Detached (4-5 Bedroom)</b>					
<u>Unit Type</u>	<u>Number of Units</u>	<u>Multiplier</u>	<u>Anticipated Population</u>	<u>Total</u>	<u>Actual Total (Rounded)</u>
<b>Single-Family Detached (own/rent) 4-5 BR</b>					
All Values	1	3.780	3.78		
Below Median      \$    506,000	0	3.837	0		
Above Median      \$    506,000	1	3.719	3.719	4.00	4
<b>Total Anticipated Population Generation for Single-Family Detached Dwellings</b>					<b>4</b>

\* Based on values supplied by the updated 2018 "Who Lives in New Jersey Housing? New Jersey Demographic Multipliers" published by The Rutgers University Center for Urban Policy Research, TABLE II-A-4. STATEWIDE NEW JERSEY. STATISTICS FOR TOTAL PERSONS (Newer housing units built 2000-2016, from 2012-2016 ACS)

**2. School Age Children Impact**

The applicant is proposing to maintain existing conditions for lot 3.01, therefore there will be no anticipated increase in School Age Children regarding lot 3.01.

Utilizing Rutgers University "Who Lives in New Jersey Housing Demographic Multipliers" our team took a conservative approach to determine the projected School Age Children generation. Our team applied that the lot in the future will be developed with a market-rate single-family residential dwelling containing 4-5 bedroom units. Should lot 3.02 be developed with a market-rate single-family residential dwelling containing 4-5 bedrooms, the anticipated School Age Children generated as a result of the development would be 2 School Age Children. See "Table 2" below for additional information.

**Table 2**

<b>Overall Anticipated School Age Children Generation for Single-Family Detached (4-5 Bedroom)</b>					
<u>Unit Type</u>	<u>Number of Units</u>	<u>Multiplier</u>	<u>Anticipated Population</u>	<u>Total</u>	<u>Actual Total (Rounded)</u>
<b>Single-Family Detached (own/rent) 4-5 BR</b>					
All Values	1	1.044	1.044		
Below Median      \$    506,000	0	1.031	0		
Above Median      \$    506,000	1	1.057	1.057	2.00	2
<b>Total Anticipated Population Generation for Single-Family Detached Dwellings</b>					<b>2</b>

\* Based on values supplied by the updated 2018 "Who Lives in New Jersey Housing? New Jersey Demographic Multipliers" published by The Rutgers University Center for Urban Policy Research, TABLE II-A-2. STATEWIDE NEW JERSEY. SCHOOL-AGE CHILDREN (SAC) (Newer housing units built 2000-2016, from 2012-2016 ACS))

### **3. Fiscal Impact Analysis**

This analysis evaluates the expected employee population and projected assessed value of the proposed development in Neptune Township; the tax revenue that the project would generate; the costs associated with any new employees; and, the net positive or negative fiscal impacts on the municipal services.

#### **a. Projected Tax Revenues**

As per the notice of property tax assessment dated November 19, 2024, the net property taxes billed for the property were \$12,519.65. The applicant proposes to continue paying the property taxes on the existing property. Likewise, the applicant for the development of lot 3.02 will contribute to paying property taxes on the developed new lot.

#### **b. Projected Municipal Costs**

The applicant(s) are responsible for paying utilities and property taxes. This is anticipated to offset any municipal costs to provide services to the property.

#### **c. Proposed Educational Costs**

The proposed development will not incur any direct costs to the Neptune Township public schools; therefore, all revenues derived through local property taxes will have a net fiscal benefit to the public school system.

#### **d. Net Fiscal Impact**

The anticipated net fiscal impact is proposed to be positive, as the applicant(s) contribute to the local tax revenue via property tax payments. There is no anticipated increase in population, school age children, or addition costs to provide services to the property due to the proposed subdivision.

### **4. Municipal Facilities and Services Impact**

As the applicant proposed to maintain existing conditions for lot 3.01, and therefore will continue to utilize municipal water and sewer, and the demand on both services will likewise be minimal and offset by utility and property tax billing.

The proposed development will connect to the existing utilities that serve the existing residential neighborhood. The impact of one single-family residential dwelling to the municipal services will be negligible. The demand on both utility services and municipal services will likewise be minimal and offset by utility and property tax billing.

## **VI. CONCLUSION**

In conclusion, the proposed subdivision will not have a negative fiscal impact on the municipality. The applicant is proposing to maintain existing conditions for lot 3.01. Should lot 3.02 be developed into a single-family residential dwelling, the impact on population, public schools, as well as municipal facilities will not be substantial. The anticipated property tax revenue will offset any costs for the municipality to provide services to the properties.