



Community Impact Statement

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Introduction and Project Description

This Community Impact Statement was prepared by James W. Higgins Associates to examine the potential impacts of a proposed change of use, in the Township of Neptune in Monmouth County, New Jersey.

The subject property consists of a 23,653 sq. ft. lot with frontages on 3 streets, including N.J. Route 35. It is occupied by a 4,750 sq. ft. building and associated improvements including parking. The site received previous use variance approval for use as a mower sales and service facility. The building is now vacant.

The applicant proposes to utilize the building and site for the purpose of a hot tub sales and service facility. No changes to the site are proposed.

Summary of Findings

The findings of this report indicate that the conversion of the use of the building from a lawn mower sales and service facility to a hot tub sales and service facility will have no appreciable impact on municipal services or costs.

Population Impact

There are no proposed residential units so there is no population impact.

School Impact

There are no residential units so there are no school children generated and there is no impact.

Facilities Impact

Municipal Facilities

Since there is no increase in population or intensity of use, the project will not require any additional municipal facilities nor have any impact on municipal facilities.

Water and Sewer

Since there is no increase in population or intensity of use, the project will not increase water usage or sewerage flows. Consequently, there will be no impact on water or sewer facilities.

Services Impact

Police, Fire and First Aid Protection — Since there is no increase in population or intensity of use, there will be no impact on solid waste disposal services, there will be no impact on Police, Fire and First Aid services.

Solid Waste Disposal — Since there is no increase in population or intensity of use, there will be no impact on solid waste disposal services.

Fiscal Impact

Municipal Services Revenues/Cost

Given the fact that there will be no increase in population or intensity of use, there will be no need for additional municipal services, there will be no impact on municipal services and costs.

Public Education Costs

No new students will be generated so that there will be no increase in costs for school purposes.

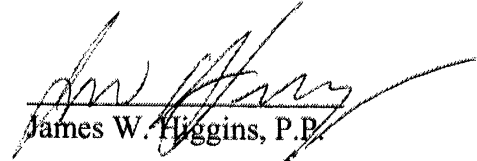
Impact on Projected Tax Revenues

The assessed value of the site is \$604,500, which will not change. Current and projected tax revenues are as follows:

	Tax Rate/\$100 Assessed Value	Existing Tax Revenue	Projected Tax Revenue
Municipal	\$0.344	\$2,079	\$2,079
School	\$0.475	\$4,871	\$4,871
County	\$0.125	\$756	\$756
Fire	\$0.041	\$248	\$248
Library	\$0.016	\$97	\$97
TOTAL	\$1.001	\$6,051	\$6,051

Conclusion

The proposed project will have no impact on the current tax base for the Township with regard to municipal tax revenues vs. costs, and will have no impact on school revenues vs. costs.



James W. Higgins, P.E.