

Community Impact Statement – Freestanding sign Re-imaging
Fueling Station – Simdev Realty LLC
Block 1122, Lot 3, Tax Map Sheet #11
1800 Corlies Avenue, Neptune Township, Monmouth County, NJ 07753
BE Project: 23-124
June 21, 2023

This Community Impact Statement is being submitted as part of the development application for freestanding sign re-imaging at the existing fueling station at subject location. This statement is prepared in accordance with the Neptune Township ordinance section 802A item 18 of the Development Application for Completeness Checklist.

The existing site is currently developed with a fueling station, one story 1320 SF building, and associated improvements. The site is 22,902 SF. The existing fuel canopy is 2,010 SF and includes 4 dispensers (8 fueling positions). The improvements also include a diesel dispenser along the south property line.

The site is in C-6 Route 33 E Commercial zoning district, and within the Historic Mixed-Use Overlay. The fueling station is a pre-existing not-permitted use. All the existing improvements are continuing, and no change is proposed with this application other than to the freestanding sign.

Part of site imaging includes a freestanding sign that is located close to the intersection of Corlies Avenue and Taylor Avenue. The sign height is 18.75', horizontal dimension is 7.8' and setback from Corlies Avenue is approximately 1' and these parameters are not changing. The proposed re-imaging will reduce the sign area from 95.6 SF to 71.3 SF (each face). The height to the bottom of sign will increase from 5'-4" to 8'-9". Reduction in sign area and increase in ground clearance is an improvement over the existing condition.

The total assessed value listed on the tax map property report is \$1,003,000. The Land value is assessed at \$793,100 and the improvements at \$209,900. The property tax listed for 2022 is \$18,334.84 and the town tax rate is 1.828.

The proposed change to the freestanding sign will not impact any of the below listed items:

- Assessed value of the land and/or the improvements.
- Population (There will be no increase and/or reduction as a result).
- Increase and/or reduction in public school students.

Yours Truly,
Bertin Engineering, Inc.

Jasvinder Arjani, RA

Encl.: Property Report from NJTaxMap.com

SIMDEV REALTY, LLC
1800 CORLIES AVE

Mailing Address
1800 CORLIES AVENUE
NEPTUNE, NJ 07753

County: **MONMOUTH**
 Town: **NEPTUNE**

Block / Lot: **1122 / 3**

<i>Tax Information</i>	
Land Value: \$793,100	Property Type: Commercial
Imp. Value: \$209,900	Assessment Year:
Total Assessment: \$1,003,000	Tax Year: 2022
Property Tax: \$18,335	Town Tax Rate: 1.828

<i>Property Description</i>	
Zoning: B-1	Building Description: B & S PETROLEUM
Lot Size: 218X105 AVG	Year Built: 1961
Land Sq. Ft.:	Building Sq. Ft.: 1305
Acres: 0	Num. Stories:

Most Recent Sales

Seller: SURYA REALTY, LLC	Deed Date: 06/06/2022
Deed Book: 9600	Sale Price: \$575,000
Deed Page: 5904	

