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**COMMUNITY IMPACT ASSESSMENT
1322 10TH AVENUE
BLOCK 402, LOT 8
NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY**

Beacon File: A23165
August 2023

The original copy of this report was signed and sealed in accordance with N.J.S.A. 45: 14A-12.

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Professional Planner #6924

I. DESCRIPTION

A. INTRODUCTION

Beacon Planning and Consulting Services, LLC, has been retained by Juan Carlos Riano Duniga, property owner, to prepare a Community Impact Statement ("CIS") in fulfillment of Township requirements in connection with a use variance application. The subject property is located at 1322 10th Avenue in Neptune Township, New Jersey and is situated along the southern side of 10th Avenue between Ridge Avenue to the east and Route 35 to the west. The property is identified within local tax records as Block 402, Lots 7 and 8, contains a total area of ~14,266 sq.ft. and is irregularly shaped, resembling a trapezoid. The subject property is situated within the Township's R-4 Zone. See Figure 1: Property Location. The site is improved with three structures: a vacant, 2.5 story residential structure within the northern portion of the lot; an occupied one-story dwelling within the southern (rear) portion of the lot; and a one-story garage. Site access is provided via a driveway at the parcel's northeast corner, which extends southward before curving southwest to a rear garage. See Figure 2: Proposed Site Layout. The Application proposes the demolition of the northern, vacant structure and will replace same with a new single-family home. The proposed home will be a two-story, three-bedroom structure. The purpose of the report is to identify and assess potential effects associated with the proposed use on various aspects of Neptune Township.

No changes are proposed to the existing one-story dwelling and garage situated within the southern portion of the site. The two homes will continue to have shared access via the existing driveway.

Beacon Planning prepared the following evaluation of the project's influence on the community utilizing information gathered from local sources/officials.

B. PROPERTY DESCRIPTION

1322 10th Avenue consists of two tax lots containing a total of 14,266 sq.ft. and developed with three structures; two residential in character and an associated garage.

Pursuant to local tax records, the northern structure contains four residential units, each configured in a one-bedroom/one-bathroom layout. The structure is currently vacant and deteriorating, and presents an eye sore along the 10th Avenue streetscape.

The rear structure consists of a one-story, single-family home and a detached garage. The rear structure contains two bedrooms and one bathroom.

Site access is provided by one driveway, which commences at the parcel's northeast corner and terminates at the rear garage.

The subject property is oversized for the R-4 District wherein 5,000 sq.ft. minimum is required. The proposed density is below that envisioned for the Zone.

No changes are proposed to the rear, southern portion of the site or the configuration of the existing driveway. The application seeks to permit the demolition of the existing, deteriorated northern structure with a new, single-family home. Parking for both homes will be provided on

site.

The subject property is situated within the Township's R-4 Medium Density Residential District. The R-4 District permits single-family detached dwellings, community shelters, places of worship, etc. The neighborhood is characterized by single-family homes; however, two-family configurations exist at 1320 10th Avenue (Block 402, Lot 10), 1325 9th Avenue (Block 402, Lot 26), and 1329 9th Avenue (Block 402, Lot 28).



Figure 1: Property Location



TAX MAP
 TOWNSHIP OF NEPTUNE
 DIVISION OF TAXATION
 APRIL 8, 2014, SIGNED BY
 ROBERT R. HEGGAN
 SUPERVISOR

THIS MAP HAS BEEN GIVEN A FORMAL CERTIFICATION BY THE DIVISION OF TAXATION ON APRIL 8, 2014, SIGNED BY ROBERT R. HEGGAN, SUPERVISOR. ASSIGNED SPRAK NUMBER 1005

DATE	BY	REVISIONS	SCALE	KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY
04/08/14	RH	ISSUED	AS SHOWN	SEE KEY

Figure 3: Tax Map No. 4
 BEACON PLANNING AND CONSULTING SERVICES, LLC
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C. MASTER PLAN AND ZONING

The subject property is situated within the Township's R-4 Medium Density Residential District. Of note, the 2011 Master Plan describes the R-4 District as a High-Density Residential District (Pg. 23).

Township Goals and Objectives as noted within the 2011 Master Plan include:

- Promote a balanced variety of residential, commercial, industrial, recreational, public and conservation land uses.
- Preserve and enhance the existing character of the residential neighborhoods in the Township while providing a mix of housing types and uses.
- Provide a variety of housing opportunities for all income levels in appropriate locations consistent with environmental constraints.

Goals within the Land Use Element include:

- Maintain existing residential neighborhoods as attractive, high quality areas and ensure that renovations and new construction are compatible with existing neighborhood character.
- Encourage and support the rehabilitation and infill of the housing stock, where appropriate, while maintaining the character, scale and privacy of established residential neighborhoods.
- Evaluate existing development patterns and zones within established neighborhoods and commercial districts in order to make recommendations for zoning changes if warranted, while paying particular attention to overall residential densities.

The 2023 Reexamination Report also included the goal of:

- Promote an attractive visual environment in Neptune Township through appropriate standards within the land development ordinances.

The proposed demolition of a deteriorating structure and its replacement with a single-family home is consistent with the master plan. The proposed home is consistent with the character of the neighborhood and will contribute positively to the streetscape along 10th Avenue. Due to the oversized nature of the lot, the proposed density is consistent with the zoning standards within the R-4 District.

D. IMPACTS

BPCS has reviewed the impacts of the proposed single-family home to the Township as follows:

1) POPULATION

The standard resource for estimating for household size were obtained from Who Lives in New Jersey?: Updated New Jersey Demographic Multipliers: The Profile of the Occupants of Residential Development in New Jersey prepared by David Listokin et al., dated November 2018 (see Tables II-A-1 and II-B-1 (single-family detached, 2 and 3 bedroom delineations, all values). Utilizing this resource, Beacon Planning estimates the proposed 3-bedroom home will generate 3 people. The existing 2-bedroom home is estimated to generate 2 people. This results in an overall estimate of 5 persons.

Pursuant to local tax records, the northern structure contains (4) one-bedroom units, which would have had an anticipated generation of 7 persons per Table II-B-1 (2-4 units, own/rent, 0-1 BR, all value), or 9 total in the two existing structures. The proposed replacement of the 4 unit structure with a single-family home represents a reduction of 4 persons over the original configuration of the site.

2) SCHOOL DISTRICT

Utilizing demographics multipliers published in Who Lives in New Jersey Housing? Updated New Jersey Demographic Multipliers prepared by David Listokin et al., dated November 2018 (see Table II-B-3) the new home is estimated to generate 0.385 public school children. Therefore, the proposed home may or may not result in the generation of one additional public-school child.

Pursuant to the 2023-2024 User Friendly Budget Summary for the Neptune Township School District, total per pupil costs for the proposed 2023-2024 budget equate to \$21,499.00; however, this reflects costs and funding from all sources. Pursuant to the User-Friendly Budget, the local tax levy is anticipated to generate \$51,000,000.00 in funding for the school district with an anticipated enrollment of 4,241 pupils (including private placements, special education, etc.), which equates to approximately \$12,833.00 per student. Neptune Township is a District under the NJ Schools Development Authority, which finances all infrastructure and facility maintenance; therefore, an additional student will have no impact on the school budget or levy.

BPCS notes an additional student would not likely impact school facilities, faculty ratios, etc.

3) MUNICIPAL FACILITIES AND SERVICES

BPCS notes the property is being developed with a second single family home; however, at a density envisioned by the Township. Therefore, impacts associated with a home have been anticipated within the district.

a. Police Department

The proposed increase of 3 persons at the subject property is de minimums and will

not present an impact to the local Police Department.

b. Fire Department

The proposed increase of 3 persons at the subject property is de minimus and will not present an impact to the local Fire Department. The demolition of a deteriorating structure and its replacement with a new code-compliant home represents an improvement to the safety of the area.

c. EMS

The proposed increase of 3 persons at the subject property is de minimus and will not present an impact to the local EMS.

d. Solid Waste Disposal

Municipal waste services will be utilized as they are currently. The proposed increase of 3 persons at the subject property is de minimus and will not present an impact to the local public works department.

4) TRAFFIC IMPACTS

The co-location of two single-family homes on an oversize parcel (thereby retaining the density envisioned for the district) is anticipated to generate a de minimus increase of traffic.

Pursuant to RSIS, a two-bedroom home would generate a requirement for 1.5 parking spaces and a three-bedroom home 2 parking spaces for a total of 3.5 spaces, rounded up to 4.

Covered parking for two compact vehicles is depicted at the southwest corner of the new home. The existing rear structure will continue to maintain access to the detached garage and space tandem to same.

E. COST/REVENUE ANALYSIS

a. Project Revenues

The parcel currently has an assessed value of \$520,200.00; consisting of \$279,000.00 land assessment and a \$241,200.00 improvement assessment for the two existing structures.

Pursuant to tax records, the assessed value of the rear home is \$101,000.00. We estimated the market value of the new home at \$325,000.00. Therefore, overall (land plus improvements) the anticipated value of the overall parcel is \$705,000.00.

The 2023 equalization ratio is 100%, which represents the assessed value to market value. The tax rate for Neptune Township is comprised of: Municipal; Library; County – General; School; County – Health; County – Open Space; and Neptune Fire District.

The 2023 equalized tax rate is 1.806%. Table 1 below depicts the existing and anticipated tax revenue associated with subject property:

Table 1:

Tax Category	Tax Rate	Tax Revenue Existing	Tax Revenue Anticipated	Difference
Municipal	0.586	\$ 3,048.37	\$ 4,131.30	\$ 1,082.93
Library	0.031	\$ 161.26	\$ 218.55	\$ 57.29
County - General	0.184	\$ 957.17	\$ 1,297.20	\$ 340.03
School	0.896	\$ 4,660.99	\$ 6,316.80	\$ 1,655.81
County - Health	0.004	\$ 20.81	\$ 28.20	\$ 7.39
County- Open Space	0.026	\$ 135.25	\$ 183.30	\$ 48.05
Fire District	0.079	\$ 410.96	\$ 556.95	\$ 145.99
Total:	1.806	\$ 9,394.81	\$ 12,732.30	\$ 3,337.49

b. Project Costs

We can now compare projected project costs to projected revenues to the Township.

De minimus costs to the Township are anticipated as the parcel previously contained a four-unit residential structure, which will be demolished and replaced with a single-family home. The new home is anticipated to generate 3 people, one of which may or may not be a public school child.

The retention of the existing units will not generate the need for additional police, fire crews or EMS staff. And it will utilize existing infrastructure within the Township.

Although the public-school children costs analysis contained herein anticipates an increase of School District costs in the amount not to exceed ~\$12,900.00 per student, BPCS notes that a single student will not result in the need for additional teachers, facilities, etc. and will not likely generate ~\$12,900.00 in costs.

The municipality will receive approximately \$1,083.00 in additional revenue and the school district will receive an additional \$1,655.00 in revenue.

F. CONCLUSION

The above report has demonstrated the benefits of the proposed development, which include:

- The elimination of a deteriorating, non-conforming residential structure and replacement with a single-family home.
- The reinvestment in an existing residential neighborhood in a manner consistent with surrounding development, i.e. a single family home along the 10th avenue corridor.

- Providing housing at a density envisioned by local zoning standards.