

COMMUNITY IMPACT STATEMENT

for

1208 - 1210 FIFTH AVENUE

Located at

BLOCK 420; LOT 18

In

**NEPTUNE TOWNSHIP
MONMOUTH COUNTY, NJ**

Has been prepared for

**1208 5th AVE, LLC
1924 HECK AVENUE
TOWNSHIP OF NEPTUNE, NJ 07753**

On

October 16, 2023

InSite Project No. 22-2045-01

**Andrew J. Grover, PE
NJPE 47123**

InSite Engineering, LLC

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1. Neptune Tax Rates
2. Neptune Township Census

INTRODUCTION

On behalf of the applicant, 1208 5th Ave, LLC, this Community Impact Statement was prepared for the proposed project titled “1208-1210 Fifth Avenue” located in the Town of Neptune in Monmouth County, NJ. The applicant is proposing to convert the existing 1-story warehouse into a self-storage facility along with outdoor storage units with a paved parking lot. This statement was prepared in accordance with the Land Development Ordinance for the Township of Neptune.

PROJECT LOCATION

The property is zoned within the Medium Density Single Family Residential (R-4) zone. The property has frontage on Fifth Avenue to the south and Atkins Avenue to the east, and is bound by a commercial building to the north and residential property to the west.

SUMMARY OF FINDINGS

The impact of the proposed development will not require an increase in municipal services or facilities and will not create an additional cost generated by school children.

PROJECT DESCRIPTION

The property consists of a 0.53 acre parcel designated as Block 420, Lot 18. The property is currently developed and consists of a 1-story warehouse, a 1-story garage, a gravel yard, concrete driveway, and screened landscaping along the frontage. The project proposes to demolish the 1-story garage and concrete driveway to install outdoor storage units directly on the existing gravel yard. Additionally, 2,560 square feet of existing gravel will be replaced with asphalt pavement for dedicated parking spaces and drive aisle. The limit of disturbance is approximately 0.37 acres.

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PROJECT MARKET VALUE

The estimated project market value is estimated at \$929,200 and is outlined below.

Project Component	Units (SF)	Estimated Market Value per Unit (\$/SF)	Market Value
Self-Storage Facility	8,080	\$115	\$929,200
		TOTAL	\$929,200

MUNICIPAL TAX REVENUES

The table below utilizes the 2019 tax rates for Neptune Township and outlines the projected annual tax revenues generated by the project based on the total market value of the project.

Tax	Tax Rate ¹	Revenue
Municipal	0.749	\$6,960
Municipal Library	0.034	\$316
School District	0.979	\$9,097
County	0.248	\$2,304
County Open Space	0.029	\$269
County Health	0.005	\$47
Neptune Fire District	0.101	\$938
TOTAL	2.170	\$12,972

¹ 2019 Tax Rates as provided by Neptune Township tax Assessor.

POPULATION IMPACT

The proposed self-storage facility will not generate any additional residents.

SCHOOL IMPACT

The proposed development will not generate an increase in public school students. There will be no effect on costs generated by school children or need for facilities.

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CONCLUSION

As described above, development of the subject property will not have an adverse impact on the Township. The project has an estimated annual positive benefit of \$12,972 to the Township.

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TOWNSHIP OF NEPTUNE TAX INFORMATION

	2014	2015rv	2016	2017	2018	2019
MUNICIPAL	0.908	0.762	0.785	0.788	0.759	0.749
LIBRARY (NEW 2011)	0.042	0.033	0.035	0.035	0.034	0.034
COUNTY - GENERAL	0.336	0.271	0.272	0.269	0.26	0.248
SCHOOL	1.259	1.027	1.039	1.037	0.979	0.979
COUNTY - HEALTH	0.007	0.006	0.006	0.005	0.005	0.005
COUNTY - OPEN SPACE	0.018	0.015	0.016	0.016	0.029	0.029
NET RATE	2.570	2.114	2.153	2.150	2.066	2.044
FIRE DISTRICT						
NEPTUNE	0.139	0.113	0.112	0.109	0.104	0.101
OCEAN GROVE	0.095	0.076	0.077	0.076	0.069	0.069
TOTAL RATE						
NEPTUNE	2.709	2.227	2.265	2.259	2.170	2.145
OCEAN GROVE	2.665	2.190	2.230	2.226	2.135	2.113
ASSESSED VALUE	2902760800	3508485290	3537256010	3615695800	3906392700	4037304000
RATIO	82.56	100	100	100	100	100
LINE ITEMS						
VACANT	390	350	374	390	275	300
RESIDENTIAL	9692	9714	9713	9710	9720	9720
FARM REG	2	2	2	1	1	1
FARM Q	3	3	3	2	2	2
COMMERCIAL	419	425	417	417	414	413
INDUSTRIAL	57	56	55	54	55	55
APARTMENT	69	70	69	69	69	69
						3
						2
TOTAL	10632	10620	10633	10643	10536	10565
EXEMPT PROPERTY	491	497	500	491	603	617
TOTAL LINE ITEMS	11123	11117	11133	11134	11139	11182

You don't need
love, you are
the love.

*STREET NUMBERING:
NORTH EAST SIDES ODD NUMBERS
SOUTH WEST SIDES EVEN NUMBERS

Please note that new Connecticut county level geographies are not available within the map.

 An official website of the United States government









QuickFacts

Neptune township, Monmouth County, New Jersey

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

Population 	Neptune township, Monmouth County, New Jersey
Population Estimates, July 1, 2022, (V2022)	 28,170
 PEOPLE	
Population	
Population Estimates, July 1, 2022, (V2022)	 28,170
Population estimates base, April 1, 2020, (V2022)	 28,052
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	 0.4%
Population, Census, April 1, 2020	28,061
Population, Census, April 1, 2010	27,935


Is this page helpful? 


 Yes

 No

[About datasets used in this table](#)

Value Notes

 Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. | Click the Quick Info  icon to the left of each row in T to learn about sampling error.

In Vintage 2022, as a result of the formal request from the state, Connecticut transitioned from eight counties to nine planning regions. For more details, please see the Vintage 2022 release notes available here: [Release Notes](#).

The vintage year (e.g., V2022) refers to the final year of the series (2020 thru 2022). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2017-2021 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2021 5-year ACS Comparison Guidance](#) page.






Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open end
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed, does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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 Yes

 No