

COMMUNITY IMPACT STATEMENT

for
PARKING LOT EXPANSION

located at

**3405 HIGHWAY ROUTE 33 & 3454 WEST BANGS AVENUE
BLOCK 3301, LOTS 8 & 12**

In

**TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NJ**

has been prepared for

Morgan Medical Properties, LLC

**3405 Highway Route 33 2nd Floor
Township of Neptune, NJ 07753**

On

**October 25, 2024
InSite Project No. 23-2348-01**

**Andrew Grover, PE
NJPE LIC. No. 47123**

InSite Engineering, LLC

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INTRODUCTION

This Community Impact Statement is being submitted as part of the development application for Morgan Medical Properties, LLC, located on Block 3301 lots 8 & 12, as shown on Sheet 33 of the Official Tax Map of Township of Neptune, Monmouth County, New Jersey. This report was prepared in accordance with the Township of Neptune's Ordinance Section 802A Application for Completeness Checklist.

PROJECT LOCATION

The address of the property containing the majority of the proposed work is 3454 West Bangs Avenue within the Township of Neptune. The property is within R-2, Residential Zoning District. The property has frontage on West Bangs Avenue (County Road 17) to the west. The rest of the surrounding areas consists of single-family residential uses along the northern property line and commercial uses to the east and south.

PROJECT DESCRIPTION

Currently lot 12 (where most of the proposed work is located) is a vacant property that at one time contained a single-family dwelling. This dwelling had been demolished, leaving only the remains of the former driveway. The proposed project will include a parking lot extension containing 26 new parking spaces, a porous pavement system and an above ground infiltration basin connecting to an existing stormwater management system to maintain the existing stormwater conditions.

CURRENT ASSESSMENT VALUE

The current 2023 assessment value of lot 12, the vacant lot containing most of the work, is \$187,200 by the Neptune Township Tax Assessor. See Appendix A (3) for reference.

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MUNICIPAL TAX REVENUES

The table below utilizes the 2023 tax rates for Neptune Township and outlines the projected annual tax revenues generated by the project's property based on the assessment value of the property (Lot 12).

Tax	Tax Rate¹	Revenue
Municipal	0.586	\$1,097
Municipal Library	0.031	\$58
School District	0.896	\$1,677
County	0.184	\$344
County Open Space	0.026	\$49
County Health	0.004	\$7
Neptune Fire District	0.079	\$148
TOTAL	1.806	\$3,381

¹ 2023 Tax Rates provided by Neptune Township Tax Assessor.

POPULATION IMPACT

The proposed development 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 the need for facilities.

SUMMARY OF FINDINGS

As described above, development of the subject property will not have an adverse impact on the Township. The project has a current annual positive benefit of \$3,381 to the Township and is expected to increase as the assessment value of the property increases with the future construction of the proposed parking lot.

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APPENDIX A


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	2016	2017	2018	2019	2020	2021	2022	2023
MUNICIPAL	0.785	0.788	0.759	0.749	0.742	0.722	0.643	0.586
LIBRARY (NEW 2011)	0.035	0.035	0.034	0.034	0.033	0.034	0.031	0.031
COUNTY - GENERAL	0.272	0.269	0.26	0.248	0.237	0.23	0.197	0.184
SCHOOL	1.039	1.037	0.979	0.979	0.974	0.997	0.927	0.896
COUNTY - HEALTH	0.006	0.005	0.005	0.005	0.005	0.005	0.004	0.004
COUNTY - OPEN SPACE	0.016	0.016	0.029	0.029	0.028	0.028	0.026	0.026
NET RATE	2.153	2.150	2.066	2.044	2.019	2.016	1.828	1.727
FIRE DISTRICT								
NEPTUNE	0.112	0.109	0.104	0.101	0.099	0.097	0.086	0.079
OCEAN GROVE	0.077	0.076	0.069	0.069	0.066	0.061	0.053	0.047
TOTAL RATE								
NEPTUNE	2.265	2.259	2.170	2.145	2.118	2.113	1.914	1.806
OCEAN GROVE	2.230	2.226	2.135	2.113	2.085	2.077	1.881	1.774
ASSESSED VALUE	3537256010	3615695800	3906392700	4037304000		4403135600	5068182700	5691748200
RATIO	100	100	100	100	100	100	100	100
LINE ITEMS								
VACANT	374	390	275	300	336	271	264	253
RESIDENTIAL	9713	9710	9720	9720	9636	9673	9697	9717
FARM REG	2	1	1	1	1	1	1	1
FARM Q	3	2	2	2	2	2	2	2
COMMERCIAL	417	417	414	413	410	407	408	405
INDUSTRIAL	55	54	55	55	54	53	52	54
APARTMENT	69	69	69	69	69	69	70	70
				3	3	3	3	3
				2	2	2	2	2
TOTAL	10633	10643	10536	10565	10513	10481	10499	10507
EXEMPT PROPERTY	500	491	603	617	664	694	675	673
TOTAL LINE ITEMS	11133	11134	11139	11182	11177	11175	11712	11717

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

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. 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 ended distribution
- 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 of Connecticut Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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Measuring America's People, Places, and Economy

Is this page helpful? 

 Yes

 No

Property Location			
3454 W BANGS AVE, Neptune 07753-3012 1335 (Neptune Township), Block: 3301, Lot: 12 (Old Block: 7019, Old Lot: 2.01)			
Property Information		Assessment Data	
Class: Class: 1 - Vacant Land		Total Value: \$187,200.00	
Additional Lots:		Land Value: \$187,200.00	
Bld Description: VACANT LOT		Improvement Value: \$0.00	
Land Description: 100X200		% Improvement: 0.0	
Acreage: 0.4591		Special Tax Codes: F01	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: R-2, Usage:		Exemption: 0	
Year Constructed: 0		Exemption statute:	
Use Code: 0		2021 Rate: 2.016; 2021 Ratio: 95.53%; 2021 Taxes: \$3,110.68	
# Dwellings: 1		2022 Rate: 1.828; 2022 Ratio: 94.45%; 2022 Taxes: \$3,301.36	
Census Tract: 8079		2023 Rate: 1.806; 2023 Ratio: 94.87%; 2023 Taxes: \$3,380.83	
Current Owner		Sale Data	
MORGAN PARKING, LLC		Date: 12/22/2021	
3454 W BANGS AVE		Price: \$350,000.00	
Neptune, NJ 07753-3012		Ratio: 0.53%	
Previous Owner:		Deed Book: 09573	
		Deed Page: 00879	
Latest Sales Detail			
Recorded: 01/20/2022	Sales Price: \$350,000.00	Recorded: 04/07/2015	Sales Price: \$80,000.00
Sales Date: 12/22/2021	Sales Ratio:	Sales Date: 03/31/2015	Sales Ratio: 355.13%
Deed Book: 95730	Use Code:	Deed Book: 91070	Use Code:
Deed Page: 87900	Not Usable: 24	Deed Page: 23800	Not Usable: 24
Buyer		Buyer	
MORGAN PARKING, LLC 3454 W BANGS AVE Neptune, NJ 07753-3012		3405 NEPTUNE ASSOC, LLC 788 SHREWSBURY AVE-BLDG 1 Tinton Falls, NJ 07724-3080	
Seller		Seller	
3405 NEPTUNE ASSOC., LLC 788 SHREWSBURY AVE-BLDG 1 Tinton Falls, NJ 07724-3080		G.S. REALTY CORP 3590 US HWY 9 Old Bridge, NJ 08857-2765	