

FISCAL IMPACT STATEMENT
FOR
THE GREENS
BLOCK 14801, LOT 12
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
CES #2264-02
DECEMBER 2020

Prepared for:

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Introduction

The Greens is a proposed 117 unit, 38.98± acre, age-restricted triplex townhouse (1 story w/loft, 2-3 bedroom) subdivision located along Glassboro-Cross Keys Road (County Route 689) and Fries Mill Road (County Route 655) in Monroe Township, Gloucester County, New Jersey. The property is identified as Block 14801, Lot 12 on the Official Tax Maps of Monroe Township, and was formerly farmed, but is fallow. The project is in the RA (Age Restricted Residential) district in Monroe Township.

The following Fiscal Impact Report describes the anticipated demand on municipal services to be generated by the proposed development to be faced by Monroe Township as a result of the completion of the development. It also includes a projection of property tax revenues which will accrue to Monroe and the school district, upon project build-out. Being a proposed age-restricted subdivision, the impacts to the school district will not be included.

Purpose

This report has been compiled using the 2019 Adopted Budget for Monroe Township and estimated population figures provided by the United States Census July 1, 2019. Both portions were supplemented with current tax rate information provided by the Township Tax Collector's Office and published sources providing items such as generation standards for estimating project populations.

Population Calculations

In order to determine the impact of the proposed development, it is necessary to estimate the anticipated population of the community. The below calculations were based on the "build-out" of a total of one hundred seventeen (117) 3-Bedroom single family age-restricted attached (triplex units) dwellings.

Population projections were calculated utilizing demographic multipliers contained in the document provided by the New Jersey Department of Community Affairs, *New Jersey Demographic Multipliers: The Profile of the Occupants of Residential and Nonresidential Development* prepared by David Listokin, Ph.D., November 2006. Summaries of the Projected Population are presented below.

Table 1- Population Characteristics

Development Units	Number of Units	Total Persons
3-Bedroom SF-AR (a)	117	1.39 Per Unit
Total		163 Persons

SF-AR= Single Family Age Restricted Home (Attached)



Township Government Impact

Tax Revenue Calculations

Municipal budgets are funded through various funding sources including real estate property taxes, State aid, liquor and other licenses, fees and permits, grants, fines and other collected income. The principal source of municipal revenue is real estate property taxes.

Below are the calculations to determine the anticipated real estate property taxes. Estimated market values are based upon similar properties in the general vicinity. The equalization ratio of 100% and tax rate of \$0.865/ \$100 is in accordance with values published in the adopted 2020 Municipal Budget, adopted April 27, 2020.

Unit Type	Proposed Cost	Tax Multiplier	Taxable Value	Municipal Tax Rate/\$100	Local Purpose Tax	Units	Revenue
3-Bd SF-AR(a)	\$250,000.00	100.00%	\$250,000.00	\$0.865	\$2,160	117	\$253,071

SF-AR= Single Family Age Restricted Home (Attached)

Governmental Impact Calculations

Municipal Expenses					
1. Township Population=			36,865	residents per U.S. Census population estimate; 2019	
2. Amount to be raised by Taxation for support of municipal budget					
2020 dollars to be collected (local purpose only)=			\$ 23,394,148.16		
3. Per Capita Cost					
\$ 23,394,148.16 = \$ 634.59					
36,865					
4. Per Capita Cost of new residents					
163 Residents					
x \$ 634.59 per capita cost					
\$ 103,438.12					
5. Local Purpose Tax revenue from New Residents=			\$ 253,071.00		
Comparison					
Costs to support new residents		\$ 103,438.12			
Taxation revenue from new residents		\$ 253,071.00			
Net revenue (debt) from new residents		\$ 149,632.88			

$$\frac{5 \text{ recycling trucks}}{36,865 \text{ residents}} = 0.00014 \text{ recycling trucks per resident}$$

$$0.00014 \text{ recycling trucks per resident} \times 163 \text{ new residents} \\ = \mathbf{0.025 \text{ additional recycling trucks required}}$$

$$\frac{39 \text{ PW employees}}{36,865 \text{ residents}} = 0.0011 \text{ PW employees per resident}$$

$$0.0011 \text{ PW employees per resident} \times 163 \text{ new residents} \\ = \mathbf{0.18 \text{ additional PW employees required}}$$

$$\frac{15,397 \text{ tons of trash collected per year}}{36,865 \text{ residents}} = 0.417 \text{ tons of trash per resident per year}$$

$$0.42 \text{ tons of trash per resident per year} \times 163 \text{ new residents} \\ = \mathbf{68.5 \text{ additional tons of trash per year}}$$

$$\frac{3,733 \text{ tons of recyclables collected per year}}{36,865 \text{ residents}}$$

$$= 0.1012 \text{ tons of recyclables per resident per year}$$

$$0.1012 \text{ tons of recyclables per resident per year} \times 163 \text{ new residents} \\ = \mathbf{16.5 \text{ additional tons of recyclables per year}}$$

Police Department Impact

The following information pertaining to equipment and personnel for the police department was provided by the Monroe Township Business Administrator's office.

$$\frac{75 \text{ police vehicles}}{36,865 \text{ residents}} = 0.002 \text{ police vehicles per resident}$$

$$0.002 \text{ police vehicles per resident} \times 163 \text{ new residents} \\ = \mathbf{0.33 \text{ additional police vehicles required}}$$

$$\frac{64 \text{ police officers}}{36,865 \text{ residents}} = 0.0017 \text{ police officers per resident}$$

$$0.0017 \text{ police officers per resident} \times 163 \text{ new residents} \\ = \mathbf{0.28 \text{ additional police officers required}}$$



$$\frac{22 \text{ civilian employees}}{36,865 \text{ residents}} = 0.00059 \text{ civilian employees per resident}$$

$$0.00059 \text{ civilian employees} \times 163 \text{ new residents} \\ = \mathbf{0.1 \text{ additional civilian employees required}}$$

Office of Emergency Management Impact

The following information pertaining to equipment and personnel for the office of emergency management was provided by the Monroe Township Business Administrator's office

$$\frac{20 \text{ fire vehicles}}{36,865 \text{ residents}} = 0.00054 \text{ fire vehicles per resident}$$

$$0.00054 \text{ fire vehicles per resident} \times 163 \text{ new residents} \\ = \mathbf{0.09 \text{ additional fire vehicles required}}$$

$$\frac{75 \text{ fire dept. volunteers}}{36,865 \text{ residents}} = 0.002 \text{ fire dept. volunteers per resident}$$

$$0.002 \text{ fire dept. volunteers per resident} \times 163 \text{ new residents} \\ = \mathbf{0.33 \text{ additional fire dept. volunteers required}}$$

$$\frac{6 \text{ EMS vehicles}}{36,865 \text{ residents}} = 0.00016 \text{ EMS vehicles per resident}$$

$$0.00016 \text{ EMS vehicles per resident} \times 163 \text{ new residents} \\ = \mathbf{0.027 \text{ additional EMS vehicles required}}$$

$$\frac{33 \text{ EMS paid employees}}{36,865 \text{ residents}} = 0.00089 \text{ EMS paid employees per resident}$$

$$0.00089 \text{ EMS paid employees per resident} \times 163 \text{ new residents} \\ = \mathbf{0.15 \text{ additional EMS paid employees required}}$$

Municipal Utilities Impact

The Greens development will be serviced by connections at the intersection of Queensferry Road and Fries Mill Road to the existing water and sewer utilities. This project is providing for a 16-inch diameter cement-lined ductile iron pipe requested by the MMUA to connect to the existing 16-inch diameter water main on Fries Mill Road, extend across the site and extend down Glassboro-Cross Keys Road. This will provide infrastructure for future developments. The gravity sanitary sewer system from this site flows to a pump station located on the Stirling Glen site. That pump station has previously been designed to handle the wastewater flow from The Greens site. The wastewater flow from that pump station is conveyed via force main to the Gloucester County Utilities Authority (GCUA) regional collection system.



Conclusion

Monroe Township

In consideration of municipal services provided, the calculations above indicate that the project will be able to support itself.


APPENDIX- SUPPORTING DATA

QuickFacts

Williamstown CDP, New Jersey; Monroe township, Gloucester County, New Jersey; New Jersey

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

Table

All Topics	Williamstown CDP, New Jersey	Monroe township, Gloucester County, New Jersey	New Jersey
Population estimates, July 1, 2019, (V2019)	X	36,865	8,882,190
 PEOPLE			
Population			
Population estimates, July 1, 2019, (V2019)	X	36,865	8,882,190
Population estimates base, April 1, 2010, (V2019)	X	36,119	8,791,978
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	X	2.1%	1.0%
Population, Census, April 1, 2010	15,567	36,129	8,791,894
Age and Sex			
Persons under 5 years, percent	▲ 4.0%	▲ 4.7%	▲ 5.8%
Persons under 18 years, percent	▲ 23.0%	▲ 24.1%	▲ 21.8%
Persons 65 years and over, percent	▲ 18.2%	▲ 16.0%	▲ 16.6%
Female persons, percent	▲ 51.0%	▲ 49.7%	▲ 51.1%
Race and Hispanic Origin			
White alone, percent	▲ 82.1%	▲ 79.1%	▲ 71.9%
Black or African American alone, percent (a)	▲ 12.5%	▲ 14.6%	▲ 15.1%
American Indian and Alaska Native alone, percent (a)	▲ 0.0%	▲ 0.0%	▲ 0.6%
Asian alone, percent (a)	▲ 2.4%	▲ 2.0%	▲ 10.0%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.0%	▲ 0.0%	▲ 0.1%
Two or More Races, percent	▲ 3.0%	▲ 3.1%	▲ 2.3%
Hispanic or Latino, percent (b)	▲ 5.6%	▲ 7.1%	▲ 20.9%
White alone, not Hispanic or Latino, percent	▲ 77.7%	▲ 74.4%	▲ 54.6%
Population Characteristics			
Veterans, 2015-2019	880	2,070	321,991
Foreign born persons, percent, 2015-2019	4.4%	5.9%	22.4%
Housing			
Housing units, July 1, 2019, (V2019)	X	X	3,641,812
Owner-occupied housing unit rate, 2015-2019	84.0%	86.2%	63.9%
Median value of owner-occupied housing units, 2015-2019	\$205,900	\$210,200	\$335,600
Median selected monthly owner costs -with a mortgage, 2015-2019	\$2,140	\$2,209	\$2,465
Median selected monthly owner costs -without a mortgage, 2015-2019	\$795	\$871	\$1,052
Median gross rent, 2015-2019	\$1,003	\$1,111	\$1,334
Building permits, 2019	X	X	36,505
Families & Living Arrangements			
Households, 2015-2019	5,610	13,357	3,231,874
Persons per household, 2015-2019	2.58	2.74	2.69
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	93.1%	91.5%	89.8%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	6.3%	8.0%	31.3%
Computer and Internet Use			
Households with a computer, percent, 2015-2019	90.2%	91.3%	91.4%
Households with a broadband Internet subscription, percent, 2015-2019	87.1%	86.5%	85.8%
Education			
High school graduate or higher, percent of persons age 25 years+, 2015-2019	94.5%	91.6%	89.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	25.3%	26.6%	39.7%
Health			
With a disability, under age 65 years, percent, 2015-2019	9.1%	8.6%	6.5%
Persons without health insurance, under age 65 years, percent	▲ 6.9%	▲ 5.6%	▲ 9.2%

Economy			
In civilian labor force, total, percent of population age 16 years+, 2015-2019	64.3%	67.7%	65.5%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	60.6%	64.9%	60.2%
Total accommodation and food services sales, 2012 (\$1,000) (c)	0	26,825	19,673,558
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	0	44,363	60,375,232
Total manufacturers shipments, 2012 (\$1,000) (c)	0	76,914	108,854,971
Total merchant wholesaler sales, 2012 (\$1,000) (c)	0	D	288,467,844
Total retail sales, 2012 (\$1,000) (c)	0	377,471	133,665,728
Total retail sales per capita, 2012 (c)	NA	\$10,314	\$15,079
Transportation			
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	34.1	34.8	32.2
Income & Poverty			
Median household income (in 2019 dollars), 2015-2019	\$83,232	\$85,399	\$82,545
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$35,794	\$36,364	\$42,745
Persons in poverty, percent	▲ 3.2%	▲ 5.4%	▲ 9.2%

BUSINESSES

Businesses			
Total employer establishments, 2018	X	X	233,806
Total employment, 2018	X	X	3,739,076
Total annual payroll, 2018 (\$1,000)	X	X	230,637,460
Total employment, percent change, 2017-2018	X	X	1.6%
Total nonemployer establishments, 2018	X	X	745,483
All firms, 2012	F	2,376	792,088
Men-owned firms, 2012	F	1,386	464,592
Women-owned firms, 2012	F	734	252,944
Minority-owned firms, 2012	F	420	237,242
Nonminority-owned firms, 2012	F	1,917	533,808
Veteran-owned firms, 2012	F	237	57,996
Nonveteran-owned firms, 2012	F	2,073	707,975

GEOGRAPHY

Geography			
Population per square mile, 2010	2,098.3	778.8	1,195.5
Land area in square miles, 2010	7.42	46.39	7,354.22
FIPS Code	3401380	3401547250	34

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 TABLE view to learn about sampling error.

The vintage year (e.g., V2019) refers to the final year of the series (2010 thru 2019). *Different vintage years of estimates are not comparable.*

Fact Notes

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

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.
- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- 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 and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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