

FISCAL IMPACT STATEMENT

FOR

THE GREENS

BLOCK 14801, LOT 12

MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

CES #2264-02

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Contents

Introduction.....1

Purpose.....1

Population Calculation.....1

Township Governmental Impact.....2

 Tax Revenue Calculations2

 Government Impact Calculations2

 Additional Revenue from Project Construction3

Municipal Services Impact3

 Public Works Impact.....3

 Police Department Impact.....4

 Office of Emergency Management Impact.....5

Municipal Utilities Impact7

Conclusion6

Appendix A: Supporting Data



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)