

June 8th, 2022

File #N-6826

COMMUNITY IMPACT STATEMENT

for

Lot 8, Block 50

301 East Ward Street

Hightstown Borough, Mercer County, New Jersey

The project site, lot 8, block 50 in Hightstown Borough, Mercer County, NJ, consists of 56,645 square feet. It is located on the corner of East Ward Street, and Maxwell Avenue in zone R-1 (Residential). The property has on site an existing 1 story frame dwelling with a business, a shed, and two asphalt driveways that mainly provide access to Maxwell Avenue. One driveway is located at the intersection of Maxwell and East Ward Street, not the best location for safety.

The purpose of this project is to obtain use approval to convert the business portion of the existing building into a dwelling, creating to a duplex. Improvements also include a proposed detached garage with a new driveway providing access to East Ward Street. Also, there will new sidewalk installed from the proposed detached garage to the proposed duplex. However, the total square footage of impervious is reduced as sections of existing sidewalk and the driveway providing access mainly to Maxwell Avenue will be removed and replaced with top soil and seeding.

The number of families per lot is expected to increase from one to two, thus having a slight increase in population density per lot. Also, the residential traffic may have a minor increase as well. The nonconforming business use and its traffic will be removed. However, the project is in a residential zone and the existing business is to be terminated and have a residential use in its place.

In conclusion, the proposed duplex will have very minimal impact on the community since the lots within the R-1, zone intend to have single family residential dwellings and not a duplex. Nevertheless, the removal of the commercial business will mitigate the increase in lot density. With regards to maintenance services, the dwelling already exist, so any increases will be minimal. Lastly, with two dwellings, the school age population may increase slightly, in compensation, the tax base will increase. However, overall the economic impact on Hightstown Borough will be small.

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