

APPENDIX 2

NJDEP ENVIRONMENTAL AND HISTORIC REVIEW APPLICATION FOR EDA AND DCA/NEP PROGRAMS

9. **Detailed Project Description:**

Provide a thorough description of the existing conditions at the site, work that will occur at the site, and the final project outcome. See Attachment A for directions.

Summary: The purpose of this project is to demolish and reconstruct the storm damaged Borough Hall and add the Police Department to this more resilient structure located at 300 Engleside Avenue in Beach Haven. The building is approximately 6,780 SF, employs 30 people and is the cornerstone for the downtown area. The total project cost is \$5 million dollars and the Borough is seeking EDA Grant funding in the amount of \$3.5 million dollars. The existing building is a multi-level brick and mortar structure which was built in 1974/1975. The site is fully developed and is also the site of the Borough's Water Treatment Plant, elevated water tank and Police Department. Minimal Public Works parking is available onsite and the majority of employees utilize the abundant number of on-street parking spaces. Since this location is in the core of the downtown area, many residents walk to this location.

The project includes the demolition of the existing structure as it was inundated with flood waters and is significantly below FEMA's latest Minimum Flood Elevation per the Preliminary Work Maps of June 2013. The new Borough Hall will be constructed within the footprint of the existing building and no new impervious coverage will be added onsite. Renovation of the property includes clearing and regrading, landscaping and runoff control. Rehabilitation of the existing structure was considered as an alternative, however, the building is 4.86 FT below the minimum required base flood elevation and the risk of repeat flood incidents is high. There is no other means of mitigating the flood hazard for this building. This site is serviced by public water and public sewer and refuse is managed by the Borough of Beach Haven.

Design plans were initiated for the reconstruction project when the Neighborhood & Community Revitalization Grant opportunity was issued. A survey of the entire site is complete as well as Preliminary Site Plan drawings and architectural drawings. Demolition work has not begun.

Appendix 3

Appendix A

NJDEP Environmental and Historic Preservation Application #9 Detailed Project Description – Required Information

Borough of Beach Haven, Ocean County
Beach Haven Borough Hall Reconstruction and inclusion of Police Department
March 10, 2014

1. **Contact Information**

a. **Project Owner:**

*Borough of Beach Haven
Richard Crane, Borough Manager
420 Pelham Avenue
Beach Haven, NJ 08008
609-492-0111 X213*

b. **Project Representative**

*Allison S. Iannaccone, Planner
Frank J. Little, Jr, PE, PP, CME
Owen, Little & Associates, Inc.
443 Atlantic City Blvd
Beachwood, NJ 08722
732-244-1090*

2. **Project Description**

Summary: The purpose of this project is to demolish and reconstruct the storm damaged Borough Hall building located at 300 Engleside Avenue in Beach Haven and include the Police Department in the new building. The building is approximately 6,780 SF, employs 30 people and is the cornerstone for the downtown area. The total project cost is \$5 million dollars and the Borough is seeking EDA Grant funding in the amount of \$3.5 million dollars. The existing building is a multi-level brick and mortar structure which was built in 1974/1975. The site is fully developed and is also the site of the Borough's Water Treatment Plant, elevated water tank and Police Department. Minimal Public Works parking is available onsite and the majority of employees utilize the abundant number of on-street parking spaces. Since this location is in the core of the downtown area, many residents walk to this location.

The project includes the demolition of the existing structure as it was inundated with flood waters and is significantly below FEMA's latest Minimum Flood Elevation per the Preliminary Work Maps of June 2013. The new Borough Hall will be constructed within the footprint of the existing building and no new impervious coverage will be added onsite. Renovation of the property includes clearing and regrading, landscaping and runoff control. Rehabilitation of the existing structure was considered as an alternative, however, the building is 4.86 FT below the minimum required base flood elevation and the risk of repeat flood incidents is high. There is no other means of mitigating the flood hazard for this building. This site is serviced by public water and public sewer and refuse is managed by the Borough of Beach Haven.

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3. **Project Budget**

A. **SITE WORK**

1. Demolition/Asbestos Removal	Lump Sum	\$100,000.00
2. Site Grading	10,000 SF @ \$2/SF	\$20,000.00
3. Concrete Curb	250 LF @ \$20/LF	\$5,000.00
4. Concrete Sidewalk	2,000 SF @ \$6/LF	\$12,000.00
5. Final Grading and Landscaping	Lump Sum	\$20,000.00
6. Utility Connections Water and Sewer w/Pavement Repair	Lump Sum	\$20,000.00
	Subtotal	\$177,000.00

B. **BUILDING CONSTRUCTION**

1. Borough Hall/Police Department	13,000 SF @ \$210/SF	\$2,730,000.00
2. Plumbing	Lump Sum	\$125,000.00
3. HVAC	Lump Sum	\$300,000.00
4. Fire Protection	Lump Sum	\$75,000.00
5. Electric/Communication Service	Lump Sum	\$300,000.00
6. Elevators	Lump Sum	\$150,000.00
	Subtotal	\$3,680,000.00

Total A & B	\$3,857,000.00
Architectural/Engineering 10%	\$385,700.00
Construction Management 10%	\$385,700.00
Contingencies 10%	\$385,700.00
TOTAL	\$5,000,000.00

Funding Sources:

<i>Flood Insurance Settlement</i>	<i>\$130,000</i>
<i>Bond Ordinance</i>	<i>\$5,000,000</i>
<i>Anticipated EDA Grant</i>	<i>\$3,500,000</i>
<i>Total Project Cost</i>	<i>\$5,000,000</i>

4. **Site Plan Enclosed**
5. **No previous Environmental Studies have been conducted**
6. **Miscellaneous**
 - a. *Photographs*
 - b. *Preliminary Site Plan*
 - c. *Architectural Rendering of Proposed Elevation*