

COMBINED PUBLIC NOTICE

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

MONMOUTH COUNTY

February 20, 2015

New Jersey Department of Community Affairs
101 South Broad Street
PO Box 800
Trenton, NJ 08625-0800
609-292-3647

This notice shall satisfy the procedural requirements for activities to be undertaken by the New Jersey Department of Community Affairs (DCA).

Per 24 CFR 58.33, the Notice of Intent to Request Release of Funds (NOI-RROF) will be published simultaneously with the submission of the Request of Release of Funds (RROF). The funds are needed on an emergency basis due to a declared disaster from the impacts of Superstorm Sandy, which made landfall on October 29, 2012. As a result, the comment periods for the NOI-RROF and RROF have been combined.

REQUEST FOR RELEASE OF FUNDS

On or about March 2, 2015, the DCA will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Federal funds under the Community Development Block Grant Program (CDBG) pursuant to the Disaster Relief (DR) Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013) for the Reconstruction, Rehabilitation, Elevation and Mitigation (RREM) Program. DCA expects to fund the project using approximately \$149,121.91 of RREM funds.

The following information pertains to this project:

Project Title: 1201 Ocean Avenue, Apartment 86
Location: 1201 Ocean Avenue, Apartment 86, Sea Bright, Monmouth County, NJ
Estimated Cost: \$149,121.91
Project Description: The proposed project is as approved by New Jersey Department of Community Affairs (DCA) and HUD for repair of direct physical damages as a result of the storm dated October 29, 2012, or as required by HUD housing quality standards. The proposed project is the minor rehabilitation of a single-family apartment that is located on the first floor of a two-story, multi-unit, multi-family, condominium building that comprises 17 total units. The proposed project comprises two lots (17 & 15) in block 7.01, located at 1201 Ocean Avenue, Apartment 86, Sea Bright, New Jersey. Because the Subject Property is on the first floor of a

two-story structure with other properties on the second floor, the Project Location Map depicts the footprints of the two lots as triangles with tangential orientation, rather than as their actual shapes of quadrangles with an adjacent orientation and a common boundary. The structure in which the Subject Property is located was constructed in 1974, as per tax records. Although the tax card for the primary lot (Lot 17) does not indicate a year built, the tax card for the additional lot (Lot 15) indicates the year built as 1974, as do all of the tax cards for the other units located in the same structure.

The project is considered to be minor rehabilitation based on the cost of the project (\$149,121.91) relative to the pre-disaster market value of the entire building (\$1,909,800, the sum of the 2012 improvement values of all units in the building [see attached file RRE0022516MF_Tax_Card_RREM_TO145]), i.e. the cost of the project is approximately 8% of the pre-disaster market value of the entire building.

The scope of work for the rehabilitation includes repair and replacement of smoke and carbon monoxide detectors, ceiling fans, toilets and other plumbing, as well as installation of air/moisture barrier house wrap and caulking. Because the unit is located in a multi-family structure, the structure, and hence the residential unit subject to the proposed action, will not be elevated.

The activities are being funded under the RREM Program (CDBG-DR) under CDBG-DR B-13-DS-34-0001. The RREM Program is to assist homeowners in achieving safe and code-compliant housing that meets minimum property standards through rehabilitation, reconstruction, elevation and mitigation.

The Responsible Entity, DCA, has determined that the proposed project is Categorically Excluded SUBJECT to §58.5 authorities per 24 CFR 58.35(a)(4)(i). As such, a Statutory Checklist has been completed in order to determine whether the project is in compliance with the authorities cited at 24 CFR§50.4 and 58.5.

Additional project information is contained in the Environmental Review Record on file at the New Jersey Department of Community Affairs, Sandy Recovery Division, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800. The record is available for review and may be examined or copied weekdays 9 A.M. to 5 P.M. or can be viewed online at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on these projects may submit written comments to Stacy Bonnaffons, Assistant Commissioner, Sandy Recovery Division, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800 or online at

<http://www.nj.gov/dca/divisions/sandyrecovery/review/> and to Tennille Smith Parker, DRS, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. All comments received by February 27, 2015, will be considered by DCA. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

DCA certifies (on or about March 2, 2015) to HUD that Richard E. Constable, III, in his capacity as Commissioner of DCA consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under the National Environmental Policy Act and related laws and authorities, and allows DCA to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and DCA's certification for a period of seven (7) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of DCA; (b) DCA has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency, acting pursuant to 40 CFR Part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Tennille Smith Parker, DRS, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. Potential objectors should contact HUD to verify the actual last day of the objection period.