

8-Step Decision-Making Process For New Jersey's Landlord Rental Repair Program (LRRP)

Proposed by the New Jersey Department of Community Affairs Multiple Properties, Middlesex and Monmouth Counties, New Jersey Reconstruction of Multi-Family Buildings

December 2014

Introduction

On October 29, 2012, Superstorm Sandy made landfall over the New Jersey coast. The storm surge inundated and severely affected the State's shoreline from Cape May to Raritan Bay, along the Hudson River, and on the estuaries connecting to Raritan Bay and Newark Bay. Other overland flooding, wind damage and an ensuing snowstorm further damaged these communities as well as other communities throughout New Jersey. The New Jersey Department of Community Affairs (NJCA) Landlord Rental Repair Program (LRRP) will restore or create multi-family housing developments of up to 25 units. Often, this rental type is provided by a homeowner that has an extra unit that contributes rental income to the owner, or by landlords with fewer than 25 properties. The rental repair program will provide grants to existing and new owners of rental properties with 1 to 25 units requiring significant rehabilitation.

This document summarizes the 8-step floodplain and wetland decision-making process completed for the LRRP Middlesex and Monmouth Counties project. The proposed project would reconstruct one multi-family rental property in Middlesex County, New Jersey and four multi-family rental properties in Monmouth County, New Jersey. The properties are identified as the lots encompassing the following addresses: SRP0037809, 123-139 Rosewell Avenue, South Amboy, Middlesex County; SRP0039829, 114 11th Avenue, Belmar, Monmouth County; SRP0042661, 211 Ocean Avenue, Bradley Beach, Monmouth County; SRP0044260, 1198 Ocean Avenue, Sea Bright, Monmouth County; SRP0044410, 19 Pineview Avenue, Keansburg, Monmouth County. Funding would be provided under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) Program. Reconstruction is to assist owners of properties that were so severely damaged as a result of the storm that repair is not feasible or would not be cost effective. When applicable, the completed reconstructed structures will be built to the 2009 Residential International Code and will meet the energy efficiency guidelines of the U.S. Environmental Protection Agency (EPA)'s Energy STAR program. The decision-making process follows the 8 steps prescribed in 24 CFR 55.20.

Step 1 - Determine whether the proposed action is located in a 100-year floodplain or wetland.

SRP0037809, SRP0044260, and SRP0044410 are within the 100-year floodplain (A zone) and SRP0039829 and SRP0042661 are outside the 100-year floodplain, as shown on Federal Emergency Management Agency (FEMA) preliminary Flood Insurance Rate Maps (FIRMs) (see LRRP Middlesex-Monmouth Counties_FloodplainManagementMaps).

Mapped wetlands are not shown on or in the vicinity of SRP0039829, SRP0042661, SRP0044260, and SRP0044410 in Monmouth County (see LRRP Middlesex-Monmouth Counties_WetlandProtectionMaps). Site reconnaissance, conducted by Sadat Associates on November 5, 2014, revealed no evidence of

unmapped wetlands on or in the vicinity of SRP0039829, SRP0042661, SRP0044260, and SRP0044410 in Monmouth County.

Mapped wetlands are shown adjacent to SRP0037809 in Middlesex County (see LRRP Middlesex-Monmouth Counties_WetlandProtectionMaps). Site inspection photographs, aerial imagery, and National Wetland Inventory (NWI) mapping were reviewed. The property sits on the north bank of an unnamed, tidal tributary of Raritan Bay. Estuarine, intertidal emergent wetlands are present along the eastern property boundary and extend north and eastward to the shores of Raritan Bay. Site photographs and aerial imagery indicate that these emergent wetlands are dominated by common rush (*Phragmites australis*). To the southeast of the property, wetlands transition from emergent estuarine to forested riparian wetlands dominated by mature trees located along the north bank of the unnamed, tidal stream.

The wetlands extend to the eastern property boundary along its entirety, and to within 10 feet of the west side of the two primary residential structures. In the northeastern section of the parcel, wetlands extend to within 5 feet of the parking lot. Along the southern property boundary, wetlands begin approximately 60 feet east of S. Rosewell Avenue and continue uninterrupted eastward. These wetlands extend up to the southern property boundary and come within 10 feet of the southernmost residential structure.

Step 2 - Notify the public for early review of the proposal and involve the affected and interested public in the decision-making process.

A public notice of the NJDCA's intent to consider doing the proposed project in the 100-year floodplain and wetland was published in the *Star-Ledger* and in the *Reporte Hispano* on November 28, 2014. A copy of the public notice and proofs of publication are attached. As required by regulation, the notice also included the name, proposed locations, description of the proposed project, and the NJDCA contact for information as well as the location and hours. No responses to the public notice were received within the 15-day comment period required by 24 CFR 55.20(b) (see attached no comments received e-mails).

Step 3 - Identify and evaluate practicable alternatives.

The LRRP assists property owners in achieving safe and code-compliant housing that meets minimum property standards through rehabilitation, reconstruction, elevation and mitigation. The proposed project would involve reconstructing five multi-family rental properties that sustained substantial damage from Superstorm Sandy. No other alternatives were considered, as they would not serve to meet the dual purpose of helping the property owner rebuild, and to rebuild in such a way as to better withstand the next major storm event.

The no action alternative was considered and rejected because leaving the multi-family rental buildings in a damaged state would leave the buildings vulnerable to further damage and would not help in the restoration of New Jersey's storm-impacted communities. The no action alternative would neither address the State's need for safe, decent, and affordable housing, nor would it require buildings within the floodplain to be elevated to the highest standard for flood protection.

Step 4 - Identify the potential direct and indirect impacts associated with the occupancy or modification of the floodplain and wetland.

The proposed project would involve reconstructing existing multi-family rental properties. The proposed project represents no change from pre-Sandy conditions except that the structures would now be elevated, thereby reducing future damages from flooding. The proposed project would not increase floodplain occupancy.

Potential indirect impacts on wetlands from runoff during the reconstruction will be avoided and/or minimized through mitigation measures.

Step 5 - Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and wetland, and to restore and preserve the values of the floodplain and wetland.

The New Jersey Department of Environmental Protection (NJDEP) requires elevation of all substantially damaged structures in the floodplain. When followed, these regulations will reduce the threat of flooding damage to the structures located in the floodplain. The new elevation levels, which applicants are required to adhere to when considering reconstruction of their substantially damaged properties, represent the best available data and are assumed to advance floodplain management efforts in Middlesex and Monmouth Counties.

Property owners participating in the LRRP would be required to adhere to the following conditions to minimize the threat to property, minimize losses from flooding and high-wind events, and benefit floodplain values:

1. All proposed reconstruction, substantial improvements, and elevation activities in the 100-year floodplain must adhere to the most recent elevation requirements in accordance with the Flood Hazard Area Control Act rules (N.J.A.C. 7:13).
2. All structures funded by the LRRP, if in, or partially in, the 100-year floodplain shown on the effective FEMA FIRM, must be covered by flood insurance and the flood insurance must be maintained for the economic life of the structure [24 CFR 58.6(a)(1)].

Therefore, the requirements of the LRRP will help ensure a minimal adverse impact to the floodplain.

Wetlands provide natural flood and erosion control, fish and wildlife habitat, as well as aesthetic value – all of which may be adversely affected by the proposed activity at SRP0037809. Mitigation measures designed to minimize such potential impacts include:

- Implement and maintain erosion and sedimentation control measures sufficient to prevent deposition of sediment and eroded soil in offsite wetlands and waters and to prevent erosion in offsite wetlands and waters.
- Minimize soil compaction by minimizing the project activity in vegetated areas, including lawns.
- If practicable, the structures should be relocated further away from the wetland, using best management practices.
- Coordinate with the New Jersey Division of Land Use Regulation (DLUR) to obtain required permits, including, but not limited to, a Transition Area Waiver.
- Replace and revegetate any disturbed area as soon as possible after work has been completed.

- Do not introduce invasive species to the site

Step 6 - Reevaluate the alternatives.

The analysis in Steps 4 and 5 provides no basis for modifying the preliminary conclusion reached in Step 3.

The proposed project represents no change from pre-Sandy conditions other than elevation of the structures. Additionally, mitigation measures designed into the proposed project are intended to avoid and/or minimize potential impacts on the floodplain and wetland.

Step 7 - Determination of no practicable alternative.

There is no practicable alternative to locating the proposed project in the floodplain and wetland. This is due to: 1) the need to provide safe, decent and affordable housing; 2) the desire to not displace residents; and 3) the ability to mitigate and minimize impacts on human health, public property and floodplain and wetland values.

A final notice of the NJDCA's intent to perform the proposed project in the 100-year floodplain and wetland will be published in the *Reporte Hispano* and *Star-Ledger* as part of a combined notice with the Notice of Finding of No Significant Impact and the Notice of Intent to Request Release of Funds. The combined notice will provide a 15-day comment period. All comments received during the comment period will be responded to and taken into consideration prior to implementation of the proposed project. A draft version of the combined notice is provided as attachment LRRP Middlesex-Monmouth Counties_TriplePublicNotice_English.

Step 8 - Implement the proposed action.

Step 8 is implementation of the proposed project. NJDCA will ensure that the mitigating measures identified in the steps above are implemented.

Early Notice and Public Review of a Proposed Activity in a 100-year Floodplain and Wetland

To: All interested Agencies, Groups and Individuals

This is to give notice that the New Jersey Department of Environmental Protection (NJDEP) on behalf of the Responsible Entity, the New Jersey Department of Community Affairs (NJDECA) has determined that the following proposed action under the Community Development Block Grant Disaster Recovery (CDBG-DR) Program – New Jersey Landlord Rental Repair Program (LRRP) and HUD Grant Number B-13-DS-34-0001 is located in a 100-year floodplain and in a wetland, and NJDEP will be identifying and evaluating practicable alternatives to locating the actions in the floodplain and wetland and the potential impacts on the floodplain and wetland from the proposed actions, as required by Executive Order 11988 and Executive Order 11990, in accordance with HUD regulations at HUD 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

On October 29, 2012, Superstorm Sandy made landfall over the New Jersey coast. The storm surge inundated and severely affected the State's shoreline from Cape May to Raritan Bay, along the Hudson River, and on the estuaries connecting to Raritan Bay and Newark Bay. Other overland flooding, wind damage and an ensuing snowstorm further damaged these communities as well as other communities throughout New Jersey. The LRRP will restore or create a variety of rentals from "1 to 4 unit" buildings to large multi-family housing developments. More than 70% of rental properties in the most impacted areas have less than 20 units. Often, this rental type is provided by a homeowner that has an extra unit that contributes rental income to the owner, or by landlords with fewer than 25 properties. The rental repair program will provide zero interest forgivable loans to existing and new owners of rental properties with 1 to 25 units requiring significant rehabilitation.

DCA is proposing to reconstruct five multi-family rental properties in Middlesex and Monmouth Counties, New Jersey. The properties are identified as the lots encompassing the following addresses: SRP0037809, 123-139 Rosewell Avenue, South Amboy, Middlesex County; SRP0044410, 19 Pineview Avenue, Keansburg, Monmouth County; SRP0039829, 114 11th Avenue, Belmar, Monmouth County; SRP0044260, 1198 Ocean Avenue, Sea Bright, Monmouth County; and SRP0042661, 211 Ocean Avenue, Bradley Beach, Monmouth County. Reconstruction is to assist owners of properties that were so severely damaged as a result of the storm that repair is not feasible or would not be cost effective. When applicable, the completed reconstructed structures will be built to the 2009 Residential International Code and will meet the energy efficiency guidelines of the U.S. Environmental Protection Agency (EPA)'s Energy STAR program.

The reconstruction of SRP0037809, SRP0044410, and SRP0044260 would be located in a 100-year floodplain. The reconstruction of SRP0037809 would also impact adjacent herbaceous wetlands. Wetlands provide natural flood and erosion control, fish and wildlife habitat, as well as aesthetic value – all of which may be adversely affected by the proposed activity.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain and wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigation impacts. Second, an adequate public notice

program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by NJDCA on or before December 13, 2014. NJDCA encourages electronic submittal of comments at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. In the alternative, comments may be submitted on paper 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 during the hours of 9:00 AM to 5:00 PM. Further information can be found on the DCA website: <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Bob Martin, Commissioner, NJDEP

Date: November 28, 2014

AVISO ANTICIPADO Y EXPLICACIÓN PÚBLICA DE UNA PROPUESTA DE ACTIVIDAD EN UNA PLANICIE ALUVIAL DE 100 AÑOS Y EN UN HUMEDAL

A todas las Agencias, Grupos y Personas Interesadas

Esto es para dar aviso de que el Departamento de Protección Ambiental de Nueva Jersey (NJDEP) en nombre de la entidad responsable, el Departamento de Asuntos Comunitarios de Nueva Jersey (NJDCA), ha determinado la siguiente acción propuesta, a realizarse en el marco del Programa de Subvención en Bloque para el Desarrollo Comunitario y Recuperación de Desastres (CDBG-DR), el Programa de Reparación de Viviendas en Alquiler para Propietarios (LRRP) y la Subvención del HUD Número B-13-DS-34-0001, está localizada dentro de una planicie aluvial de 100 años y en un humedal, y NJDEP identificará y evaluará alternativas viables a la localización de las acciones en la planicie aluvial y el humedal y los posibles efectos sobre la planicie aluvial y el humedal de la acción propuesta, como es requerido por la Orden Ejecutiva 11988 y Orden Ejecutiva 11990, de acuerdo con las regulaciones de HUD, 24 CFR 55.20 Subparte C Procedimientos para hacer determinaciones sobre Gestión de Planicies Aluviales y Protección de Humedales.

El 29 de octubre de 2012, la super tormenta Sandy tocó tierra en la costa de Nueva Jersey. La tormenta inundó y afectó gravemente a la costa del Estado desde Cape May a Raritan Bay, a lo largo del río Hudson, y en los estuarios de conexión de Raritan Bay y la bahía de Newark. Otras inundaciones, daños producidos por el viento y subsiguientes tormentas de nieve afectaron aún más estas comunidades, así como otras comunidades de todo el estado de New Jersey. El LRRP restaurará o creará una variedad de propiedades en alquiler desde edificios de "1 a 4 unidades" a grandes conjuntos de viviendas multifamiliares. Más del 70% de las propiedades de alquiler en las zonas más afectadas tienen menos de 20 unidades. A menudo, este tipo de alquiler es proporcionado por un propietario que tiene una unidad adicional la cual le aporta ingresos por alquiler, o por propietarios con menos de 25 propiedades. El Programa de Reparación de Viviendas en Alquiler proporciona préstamos perdonables con cero interés a los propietarios existentes y a los nuevos dueños de propiedades de alquiler con 1 a 25 unidades que requieren una significativa rehabilitación.

DCA se propone reconstruir cinco propiedades de alquiler multifamiliares en los condados de Middlesex y Monmouth, New Jersey. Las propiedades están identificadas como los lotes de terreno que abarcan las siguientes direcciones: : SRP0037809, 123-139 Rosewell Avenue, South Amboy, Condado de Middlesex; SRP0044410, 19 Pineview Avenue, Keansburg, Condado de Monmouth; SRP0039829, 114 11th Avenue, Belmar, Condado de Monmouth; SRP0044260, 1198 Ocean Avenue, Sea Bright, Condado de Monmouth; y SRP0042661, 211 Ocean Avenue, Bradley Beach, Condado de Monmouth. La reconstrucción es para ayudar a los dueños de estas propiedades que fueron severamente dañadas como consecuencia de la tormenta, y cuya reparación no son factibles o no son rentables. Cuando sea aplicable, las estructuras reconstruidas completamente se realizarán bajo las normativas del Código Internacional Residencial de 2009 y cumplirán con las normas de ahorro de energía de la Agencia de Protección Ambiental de Estados Unidos (EPA) programa Energy Star.

La reconstrucción de SRP0037809, SRP0044410, y SRP0044260 se realizará en una planicie aluvial de 100 años. La reconstrucción de SRP0037809 también impactarán a unos humedales herbáceos adyacentes. Los humedales proporcionan una barrera de control natural de inundaciones y erosión, un hábitat para peces y vida silvestre, así como el valor estético - todos los cuales pueden verse afectados negativamente por la actividad

propuesta.

Hay tres propósitos principales para este aviso. En primer lugar, las personas que puedan verse afectadas por las actividades en la planicie aluvial y aquellos que tienen un interés en la protección del medio ambiente se le debe dar la oportunidad de expresar sus inquietudes y proporcionarles información sobre estas áreas. Se insta a proporcionar comentarios que ofrezcan métodos alternativos para servir el mismo propósito del proyecto, y métodos para minimizar y mitigar los impactos. En segundo lugar, un adecuado programa de notificación pública puede ser una herramienta importante de educación pública. La difusión de información y solicitud de comentarios públicos sobre las planicies aluviales puede facilitar y mejorar los esfuerzos federales para reducir los riesgos asociados con la ocupación y modificación de estas áreas especiales. En tercer lugar, como una cuestión de justicia, cuando el gobierno federal determina que participará en las acciones que se realizarán en lugares dentro de planicies aluviales, se debe informar a quienes puedan quedar expuestos a un riesgo mayor o continuó.

Los comentarios por escrito deben ser recibidos por NJDCA en o antes del 13 de diciembre de 2014. NJDCA insta a presentar los comentarios de manera electrónica en la página Web <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. Otra alternativa es presentar los comentarios por escrito en papel a: Stacy Bonnaffons, Comisionada Adjunta de la División de Recuperación de Sandy, Departamento de Asuntos Comunitarios de Nueva Jersey, 101 South Broad Street, P.O. Box 800, Trenton, NJ 08.625-0800 durante el horario de 9:00AM a 5:00PM. Más mayor información puede encontrarse en el sitio Web del DCA: <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Bob Martin, Comisionado del NJDEP

Fecha: 28 de noviembre del 2014

Early Notice and Public Review of a Proposed Activity in a 100-year Floodplain and Wetland

To: All interested Agencies, Groups and Individuals

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STATE OF NEW JERSEY } SS
COUNTY OF ESSEX

Keisha Blackmon

Being duly sworn, according to law, on his/her oath sayeth that he/she is _____ CLERK _____

of the Star-Ledger, in the County of Essex, and that the notice, of which the attached is a copy, was published in said paper on the 28th

day of November 2014 and continued therein for _____ successively,

at least once in each _____

for 1 day
Keisha Blackmon

Sworn to and subscribed before me this 2nd day of December 20 14

NOTARY PUBLIC of NEW JERSEY

MEDINAR Y. JONES
Notary Public, State of New Jersey
My Commission Expires
January 15, 2018

383 3578

Avenue, Keansburg, Monmouth County; SRP0039829, 114 11th Avenue, Belmar, Monmouth County; SRP0044260, 1198 Ocean Avenue, Sea Bright, Mon-

SRP0042661, 211 Ocean Avenue, Bradley Beach, Monmouth County. Reconstruction is to assist owners of properties that were so severely damaged as a result of the storm that repair is not feasible or would not be cost effective. When applicable, the completed reconstructed structures will be built to the 2009 Residential International Code and will meet the energy efficiency guidelines of the U.S. Environmental Protection Agency (EPA)'s Energy STAR program.

The reconstruction of SRP0037809, SRP0044410, and SRP0044260 would be located in a 100-year floodplain. The reconstruction of SRP0037809 would also impact adjacent herbaceous wetlands. Wetlands provide natural flood and erosion control, fish and wildlife habitat, as well as aesthetic value - all of which may be adversely affected by the proposed activity.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain and wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigation impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains and wetlands, it must inform those who may be put at greater or continued risk. Written comments must be received by NJDCA on or before December 13, 2014. NJDCA encourages electronic submittal of comments

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Bob Martin, Commissioner, NJDEP
Date: November 28, 2014
11/28/2014 \$249.40

November 28, 2014

This letter is our sworn affidavit that advertisements ordered by Rebecca Jablon (CDM Smith) for the following public announcements:

LRRP Middlesex-Monmouth Counties

was published in Spanish in the November 28/14 edition of Reporte Hispano, New Jersey's only Hispanic newspaper with statewide coverage.

Sincerely,



Cara Marcano
Reporte Hispano
609 933 1400

AVISO ANTICIPADO Y EXPLICACIÓN PÚBLICA DE UNA PROPUESTA DE ACTIVIDAD EN UNA PLANICIE ALUVIAL DE 100 AÑOS

A todas las Agencias, Grupos y Personas Interesadas

Esto es para dar aviso de que el Departamento de Protección Ambiental de Nueva Jersey (NJDEP) en nombre de la entidad responsable, el Departamento de Asuntos Comunitarios de Nueva Jersey (NJDCAs), ha determinado la siguiente acción propuesta, a realizarse en el marco del Programa de Subvención en Bloque para el Desarrollo Comunitario y Recuperación de Desastres (CDBG-DR), el Programa de Reparación de Viviendas en Alquiler para Propietarios (LRRP) y la Subvención del HUD Número B-13-DS-34-0001, está localizada dentro de una planicie aluvial de 100 años, y NJDEP identificará y evaluará alternativas viables a la localización de las acciones en la planicie aluvial y los posibles efectos sobre la planicie aluvial y el humedal de la acción propuesta, como es requerido por la Orden Ejecutiva 11988, de acuerdo con las regulaciones de HUD, 24 CFR 55.20 Subparte C Procedimientos para hacer determinaciones sobre Gestión de Planicies Aluviales y Protección de Humedales.

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DCA se propone reconstruir cinco propiedades de alquiler multifamiliares en el condado de Atlantic, New Jersey. Las propiedades están identificadas como los lotes de terreno que abarcan las siguientes direcciones: : SRP0037818, 3424 Winchester Avenue, Atlantic City; SRP0043170, 2329 Atlantic Avenue, Atlantic City; SRP0043519, 1516 Atlantic Avenue, Atlantic City; SRP0044222, 49 N. Trenton Avenue, Atlantic City; y SRP0044458, 9 N. Chelsea Avenue, Atlantic City. La reconstrucción es para ayudar a los dueños de estas propiedades que fueron severamente dañadas como consecuencia de la tormenta, y cuya reparación no son factibles o no son rentables. Cuando sea aplicable, las estructuras reconstruidas completamente se realizarán bajo las normativas del Código Internacional Residencial de 2009 y cumplirán con las normas de ahorro de energía de la Agencia de Protección Ambiental de Estados Unidos (EPA) programa Energy Star.

Hay tres propósitos principales para este aviso. En primer lugar, las personas que puedan verse afectadas por las actividades en la planicie aluvial y aquellos que tienen un interés en la protección del medio ambiente se le debe dar la oportunidad de expresar sus inquietudes y proporcionarles información sobre estas áreas. Se insta a proporcionar comentarios que ofrezcan métodos alternativos para servir el mismo propósito del proyecto, y métodos para minimizar y mitigar los impactos. En segundo lugar, un adecuado programa de notificación pública puede ser una herramienta importante de educación pública. La difusión de información y solicitud de comentarios públicos sobre las planicies aluviales puede facilitar y mejorar los esfuerzos federales para reducir los riesgos asociados con la ocupación y modificación de estas áreas especiales. En tercer lugar, como una cuestión de justicia, cuando el gobierno federal determina que participará en las acciones que se realizarán en lugares dentro de planicies aluviales, se debe informar a quienes puedan quedar expuestos a un riesgo mayor o continuó.

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Bob Martin, Comisionado del NJDEP
Fecha: 28 de noviembre del 2014

AVISO ANTICIPADO Y EXPLICACIÓN PÚBLICA DE UNA PROPUESTA DE ACTIVIDAD EN UNA PLANICIE ALUVIAL DE 100 AÑOS Y EN UN HUMEDAL

A todas las Agencias, Grupos y Personas Interesadas

Esto es para dar aviso de que el Departamento de Protección Ambiental de Nueva Jersey (NJDEP) en nombre de la entidad responsable, el Departamento de Asuntos Comunitarios de Nueva Jersey (NJDCAs), ha determinado la siguiente acción propuesta, a realizarse en el marco del Programa de Subvención en Bloque para el Desarrollo Comunitario y Recuperación de Desastres (CDBG-DR), el Programa de Reparación de Viviendas en Alquiler para Propietarios (LRRP) y la Subvención del HUD Número B-13-DS-34-0001, está localizada dentro de una planicie aluvial de 100 años y en un humedal, y NJDEP identificará y evaluará alternativas viables a la localización de las acciones en la planicie aluvial y el humedal y los posibles efectos sobre la planicie aluvial y el humedal de la acción propuesta, como es requerido por la Orden Ejecutiva 11988 y Orden Ejecutiva 11990, de acuerdo con las regulaciones de HUD, 24 CFR 55.20 Subparte C Procedimientos para hacer determinaciones sobre Gestión de Planicies Aluviales y Protección de Humedales.

El 29 de octubre de 2012, la super tormenta Sandy tocó tierra en la costa de Nueva Jersey. La tormenta inundó y afectó gravemente a la costa del Estado desde Cape May a Raritan Bay, a lo largo del río Hudson, y en los estuarios de conexión de Raritan Bay y la bahía de Newark. Otras inundaciones, daños producidos por el viento y subsiguientes tormentas de nieve afectaron aún más estas comunidades, así como otras comunidades de todo el estado de New Jersey. El LRRP restaurará o creará una variedad de propiedades en alquiler desde edificios de "1 a 4 unidades" a grandes conjuntos de viviendas multifamiliares. Más del 70% de las propiedades de alquiler en las zonas más afectadas tienen menos de 20 unidades. A menudo, este tipo de alquiler es proporcionado por un propietario que tiene una unidad adicional la cual le aporta ingresos por alquiler, o por propietarios con menos de 25 propiedades. El Programa de Reparación de Viviendas en Alquiler proporciona préstamos perdonables con cero interés a los propietarios existentes y a los nuevos dueños de propiedades de alquiler con 1 a 25 unidades que requieren una significativa rehabilitación.

DCA se propone reconstruir cinco propiedades de alquiler multifamiliares en los condados de Middlesex y Monmouth, New Jersey. Las propiedades están identificadas como los lotes de terreno que abarcan las siguientes direcciones: : SRP0037809, 123-139 Rosewell Avenue, South Amboy, Condado de Middlesex; SRP0044410, 19 Pineview Avenue, Keansburg, Condado de Monmouth; SRP0039829, 114 11th Avenue, Belmar, Condado de Monmouth; SRP0044260, 1198 Ocean Avenue, Sea Bright, Condado de Monmouth; y SRP0042661, 211 Ocean Avenue, Bradley Beach, Condado de Monmouth. La reconstrucción es para ayudar a los dueños de estas propiedades que fueron severamente dañadas como consecuencia de la tormenta, y cuya reparación no son factibles o no son rentables. Cuando sea aplicable, las estructuras reconstruidas completamente se realizarán bajo las normativas del Código Internacional Residencial de 2009 y cumplirán con las normas de ahorro de energía de la Agencia de Protección Ambiental de Estados Unidos (EPA) programa Energy Star.

La reconstrucción de SRP0037809, SRP0044410, y SRP0044260 se realizará en una planicie aluvial de 100 años. La reconstrucción de SRP0037809 también impactará a unos humedales herbáceos adyacentes. Los humedales proporcionan una barrera de control natural de inundaciones y erosión, un hábitat para peces y vida silvestre, así como el valor estético - todos los cuales pueden verse afectados negativamente por la actividad propuesta.

Hay tres propósitos principales para este aviso. En primer lugar, las personas que puedan verse afectadas por las actividades en la planicie aluvial y aquellos que tienen un interés en la protección del medio ambiente se le debe dar la oportunidad de expresar sus inquietudes y proporcionarles información sobre estas áreas. Se insta a proporcionar comentarios que ofrezcan métodos alternativos para servir el mismo propósito del proyecto, y métodos para minimizar y mitigar los impactos. En segundo lugar, un adecuado programa de notificación pública puede ser una herramienta importante de educación pública. La difusión de información y solicitud de comentarios públicos sobre las planicies aluviales puede facilitar y mejorar los esfuerzos federales para reducir los riesgos asociados con la ocupación y modificación de estas áreas especiales. En tercer lugar, como una cuestión de justicia, cuando el gobierno federal determina que participará en las acciones que se realizarán en lugares dentro de planicies aluviales, se debe informar a quienes puedan quedar expuestos a un riesgo mayor o continuó.

Los comentarios por escrito deben ser recibidos por NJDCA en o antes del 13 de diciembre de 2014. NJDCA insta a presentar los comentarios de manera electrónica en la página Web <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. Otra alternativa es presentar los comentarios por escrito en papel a: Stacy Bonnaffons, Comisionada Adjunta de la División de Recuperación de Sandy, Departamento de Asuntos Comunitarios de Nueva Jersey, 101 South Broad Street, P.O. Box 800, Trenton, NJ 08.625-0800 durante el horario de 9:00AM a 5:00PM. Más mayor información puede encontrarse en el sitio Web del DCA: <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Bob Martin, Comisionado del NJDEP
Fecha: 28 de noviembre del 2014

From: Kim McEvoy <Kim.McEvoy@dep.nj.gov>
Sent: Monday, December 15, 2014 1:22 PM
To: Jablon, Rebecca; Dunn, Patrick; Spector, David; Forgang, Patricia
Cc: Rogers, John (Jack.Rogers@icfi.com); Key, Chantel; NJERRQUESTIONS (NJERRQUESTIONS@icfi.com); Steven.Sherman@icfi.com
Subject: RE: Middlesex/Monmouth County Community EA - Public Commnets
Attachments: RE: Middlesex/Monmouth County Community EA Comments; RE: Middlesex/Monmouth County Community EA Comments

Rebecca,

Please see attached responses from DCA, no comments were received. Please include this in the ERR.

Sincerely,
Kim McEvoy
NJDEP
Sandy Recovery EHP
609-789-2526 (cell)
609-292-0307 (direct)

From: Petty, Tammori <Tammori.Petty@dca.nj.gov>
Sent: Monday, December 15, 2014 1:20 PM
To: Kim McEvoy
Cc: Ryan, Lisa
Subject: RE: Middlesex/Monmouth County Community EA Comments

Kim:

DCA Communications has received no public comments for these applicants.

Tammori

Tammori C. Petty
Director of Communications
NJ Department of Community Affairs
Phone: 609-292-6055
Fax: 609-984-6696
tammori.petty@dca.nj.gov

From: Kim McEvoy
Sent: Monday, December 15, 2014 12:51 PM
To: Petty, Tammori
Subject: FW: Middlesex/Monmouth County Community EA Comments

Tammori,

I received an email response that no comments were received for the Atlantic County EA's but I didn't hear back on this one. Sorry to bother you but since you responded so fast, I wasn't sure if you saw this.

Thanks
Kim

Sincerely,
Kim McEvoy
NJDEP
Sandy Recovery EHP
609-789-2526 (cell)
609-292-0307 (direct)

From: Kim McEvoy
Sent: Monday, December 15, 2014 10:59 AM
To: Russell, Deonna; Petty, Tammori
Cc: 'Key, Chantel'; 'Rogers, John (Jack.Rogers@icfi.com)'; Ryan, Lisa
Subject: RE: Middlesex/Monmouth County Community EA Comments

Tammori and Deonna,

The comment period for the Middlesex/Monmouth Community Environmental Assessment (EA) ended on Saturday, December 13th. Please verify that no comments have been received for the following applicants within this community:

SRP0037809; SRP0044410, SRP0039829, SRP0044260, SRP0042661

Thank you
Kim

Sincerely,
Kim McEvoy
NJDEP
Sandy Recovery EHP
609-789-2526 (cell)
609-292-0307 (direct)

From: Russell, Deonna <Deonna.Russell@dca.nj.gov>
Sent: Monday, December 15, 2014 11:04 AM
To: Kim McEvoy; Petty, Tammori
Cc: Key, Chantel; Rogers, John (Jack.Rogers@icfi.com); Ryan, Lisa
Subject: RE: Middlesex/Monmouth County Community EA Comments

Good morning Kim,

Assistant Commissioner Stacy Bonnaffons has not received any public comments for the applicants noted below. Thank you.

Again, do enjoy the rest of your day, and have a wonderful week now.

Best regards,
Deonna

Deonna Russell
Administrative Assistant to the Assistant Commissioner, Stacy Bonnaffons, Sandy Recovery
NJ Department of Community Affairs
PO Box 823
101 South Broad Street
Trenton, NJ 08625
Office #: 609-633-7308
Fax #: 609-984-6696
Email: deonna.russell@dca.nj.gov

From: Kim McEvoy
Sent: Monday, December 15, 2014 10:59 AM
To: Russell, Deonna; Petty, Tammori
Cc: Key, Chantel; Rogers, John (Jack.Rogers@icfi.com); Ryan, Lisa
Subject: RE: Middlesex/Monmouth County Community EA Comments

Tammori and Deonna,

The comment period for the Middlesex/Monmouth Community Environmental Assessment (EA) ended on Saturday, December 13th. Please verify that no comments have been received for the following applicants within this community:

SRP0037809; SRP0044410, SRP0039829, SRP0044260, SRP0042661

Thank you
Kim

Sincerely,
Kim McEvoy

NJDEP

Sandy Recovery EHP

609-789-2526 (cell)

609-292-0307 (direct)