



HPO Project # 15-1694-1
HPO-C2015-052

State of New Jersey

MAIL CODE 501-04B

DEPARTMENT OF ENVIRONMENTAL PROTECTION

NATURAL & HISTORIC RESOURCES

HISTORIC PRESERVATION OFFICE

P.O. Box 420

Trenton, NJ 08625-0420

TEL. (609) 984-0176 FAX (609) 984-0578

CHRIS CHRISTIE

Governor

BOB MARTIN

Commissioner

KIM GUADAGNO

Lt. Governor

March 11, 2015

Dr. Chris Borstel
Social Scientist III
Tetra Tech EC
1000 The American Road
Morris Plains, NJ 07950

Dear Dr. Borstel,

As Deputy State Historic Preservation Officer for New Jersey, in accordance with 36 CFR Part 800: Protection of Historic Properties, as published in the *Federal Register* on December 12, 2000 (65 FR 77725-77739) and amended on July 6, 2004 (69 FR 40544-40555), I am providing continuing Consultation Comments for the following proposed undertaking:

Atlantic County, Pleasantville City

City of Pleasantville

South Main Street from Ansley Blvd. to Black Horse Pike (U.S. Route 40/322)

Neighborhood Community Revitalization (NCR) Program – NCR40440

New Jersey Department of Community Affairs

United States Department of Housing and Urban Development

800.4 Identification of Historic Properties

Thank you for your submission to the New Jersey Historic Preservation Office (NJ HPO) regarding the proposed landscape improvements in Pleasantville City, Atlantic County, New Jersey. The application proposes to replace existing 10'-wide sidewalks and curbing, installation of lighting, street furniture, way-finding signage, benches, bike racks, trash and recycling containers, and plant trees of various sizes. The following comments are based upon the information included with your submission.

Archaeology

Preliminary research by HPO staff has determined that the Pleasantville Site (28-At-03) is mapped within the proposed project area as a Native American village site. Additionally, there are multiple archaeological sites within 1 mile of the Area of Potential Effects (APE). Soils within the project area are Hammonton Sandy Loam, a moderately well-drained soil type attributed to coastal plain uplands. Historic topographic maps indicate the project area was at the edge of slightly elevated terrain and within 1000' of wetlands. Well-drained terraced areas adjacent to waterways and/or wetland complexes are consistent with current archaeological models for locations containing Native American archaeological deposits. Current models for archaeological site sensitivity in New Jersey are available at our webpage at:

http://www.nj.gov/dep/hpo/1identify/arkeo_res.htm. Therefore, the project area possesses high potential for Native American period archaeological deposits.

Historic Architecture

Based upon review of the project area, HPO staff has determined the APE is not located within any identified or potential historic district. Furthermore, the APE does not meet the criteria making it independently eligible for listing in the National Register of Historic Places (NRHP).

800.5 Assessment of Adverse Effects

The HPO is concerned that the proposed tree-plantings may cause significant ground disturbance and have the potential to adversely affect archaeological Site 28-At-03. However, this project will not adversely affect historic properties provided the following condition is met:

1. Individual tree plantings shall be spaced every 50 feet and result in less than four (4) feet of horizontal ground disturbance.

If these conditions cannot be incorporated into the design, then Phase IB archaeological survey and consultation with Federally Recognized Tribes, pursuant to the Programmatic Agreement, shall be conducted. If archaeological deposits are discovered during project implementation, all construction work must stop, the federal agency or Responsible Entity must be notified, and additional consultation under 36 CFR Part 800.13 shall be necessary.

Additional Comments

Thank you for providing this opportunity to review and comment on this proposed project. If additional consultation with the HPO is needed for this undertaking, please reference the HPO project number 15-1694 in any future calls, emails, submissions or written correspondence to help expedite your review and response. If you have any questions, please feel free to contact Kristin Swanton with questions regarding archaeology at 609-292-1913.

Sincerely,



Daniel D. Saunders
Deputy State Historic
Preservation Officer

Cc. Donna Mahon, NJDEP
Stephen Grady, NJDCA
Rick Starzak, ICFI
Brett Rickman, ICFI

DDS/KJM/ks

CC List:

Donna Mahon
Donna.mahon@dep.nj.us

Stephen Grady
Stephen.grady@dca.state.nj.us

Rick Starzak
Richard.starzak@icfi.com

Brett Rickman
Brett.rickman@icfi.com

Williams, Beth

From: Borstel, Christopher
Sent: Monday, March 02, 2015 5:47 PM
To: DEP NJHPO (NJHPO@dep.nj.gov)
Cc: Bock, John; Williams, Beth; NJERRQUESTIONS@ICFI.COM; Fischl, Joseph; Marshall, Sydne; Sexton, James; chris.pettit@icfi.com
Subject: NCR40440 - South Main Street Streetscape Improvements - Pleasantville, NJ: Request for HPO Comment on Property Subject to HUD Hurricane Sandy CDBG Undertaking Clarification of Project Scope 20150302.pdf; NCR40440
Attachments: S_Main_St_Streetscape_Plsntvll_Form1pkg-c.pdf; Letter to NJEDA 20150119-c.pdf

Tetra Tech

Reference: TO-**1110**

Greetings:

Please review the attached:

- Form 1 Package (No Historic Properties Affected, Version 1.0)
- Form 2 Package (Assessment of Effects, Version 1.0)

for the property referenced in the subject line and located in **Pleasantville, Atlantic County.**

Based on a review by our SOI-qualified cultural resources specialists, we recommend a finding of:

- No Historic Properties Affected.
- No Historic Properties Adversely Affected.
- No Historic Properties Affected, Subject to Conditions.
- Adverse Effect; property is: NRHP-Listed
 NRHP-Eligible (SHPO Opinion/COE)
 NRHP-Eligible (Consultant Recommendation)
- NHL Consultation Process is required.
- Additional survey is necessary: Archeological
 Historic Architecture

Request for HPO Concurrence on Proposed Standard Treatment Measures attached (*copies to D. Saunders, K. Marcopul, and V. Venable*).

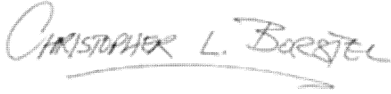
Additional project description and documentation of current conditions (*per instruction from Diane Dow of 2/28/2014*):

- Estimated Cost of Repair (ECR): Not available. Attached. Available on DEP ERMS under the Application No. Application Letter to NJEDA
- LSRP ECR Transmittal ("AA"): Not applicable. Not available. Attached.
- Repair Inspection Visit Photos: Not available. Attached w/application letter.
- Available on DEP ERMS under the Application No.

Should you have any questions about this request, please contact me by e-mail or at the address or telephone number below.

If you need immediate assistance and I am not available, feel free to contact Sydne Marshall, sydne.marshall@tetrattech.com (973-630-8104), or Joe Fischl, joseph.fischl@tetrattech.com (973-630-8385).

Thank you for your assistance,

A handwritten signature in black ink that reads "CHRISTOPHER L. BORSTEL". The signature is written in a cursive style with some capital letters. A horizontal line is drawn underneath the signature.

Chris Borstel

Christopher L. Borstel, Ph.D., RPA | Social Scientist III -- Cultural Resources

Direct: 973.630.8358 | Main: 973.630.8000 | Fax: 973.630.8304

chris.borstel@tetrattech.com

Tetra Tech EC | Sciences

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**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 1 : No Historic Properties Affected (Version 1.0)**



HPO USE ONLY

Application ID #	NCR40440		
Applicant Name:	City of Pleasantville (Municipal Building, 18 North First Street, Pleasantville, NJ 08232)		
Street Address:	Streetscape Improvements, South Main Street from Ansley Blvd. to Black Horse Pike (US Route 40/322)		
Municipality:	Pleasantville	County:	Atlantic
PAMS PIN:	N/A—Public Right-of-Way (ROW)	Additional Lots:	None
Latitude:	39.388983°	Longitude:	-74.525007°

Undertaking:	The undertaking consists of streetscape improvements to an approximately 785-foot length of S. Main St. The area of potential effects (APE) comprises 785 feet section of the street to the adjoining building façades and has an area of approximately 1.06 acres, including the central section of the street, which will not be involved in the undertaking. <p align="right"><i>See continuation pages for details.</i></p>
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Property Description:	<i>See continuation pages.</i>
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There are no historic properties affected within the project’s area of potential effects, pursuant to 36 CFR 800.4(d)(1) for the following reason(s): [Check All That Apply]

Historic Architecture:	<input type="checkbox"/> Located in “Green Zone” (Areas determined by FEMA/HPO to have low potential for above-ground historic properties) <input type="checkbox"/> Not 48 Years of Age <input checked="" type="checkbox"/> Lacks Integrity of Materials/Design <input checked="" type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input checked="" type="checkbox"/> Not a Building (per FEMA Definition) (<i>Streetscape</i>) <input checked="" type="checkbox"/> Other – Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP
Archaeology:	<input checked="" type="checkbox"/> Low Archaeological Potential: <input type="checkbox"/> Located on Barrier Island <input checked="" type="checkbox"/> Substantially Conforms to the Original Footprint <input checked="" type="checkbox"/> Located on Disturbed Soils <input type="checkbox"/> Not Located within 500 Feet of Waterways and/or Wetlands <input type="checkbox"/> Not Located on Well-drained Soils <input checked="" type="checkbox"/> Not Identified Within a Historic Property / Historic District

Public Consultation	Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc.: None to date (3/2/2015). *Property contains no known NHLs; NRHP-listed/-eligible properties; identified or potential large pre-contact Native American site, or graves, burials, or cemeteries. It is not known to be located in a CLG or other locality in which active government management of historic resources is taking place and does not involve "extensive" ground disturbance in the sense of PA Appendix D.
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HISTORIC PRESERVATION OFFICE USE ONLY

<input type="checkbox"/> I concur with this finding,	
<input type="checkbox"/> I do not concur with this finding for the following reason(s):	

Daniel D. Saunders Deputy State Historic Preservation Officer	Date
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Architecture Reviewer	J.C. Sexton, Tetra Tech	Archaeology Reviewer	C.L. Borstel, Tetra Tech
Date Reviewed	3/2/2015		



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 1 : No Historic Properties Affected (Version 1.0)**



HPO USE ONLY

Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

Continuation pages:

Undertaking:

The undertaking consists of streetscape improvements to an approximately 785-foot length of S. Main St., involving curb replacement and new decorative sidewalks. The new sidewalk cross-section will a pedestrian travel zone, brick crosswalks, and ADA-compliant ramps.

Application materials prepared by the City of Cape May indicate that 100 percent of the project will be funded by the New Jersey Economic Development Authority (NJEDA), using funds from the US Department of Housing and Urban Development Grant No. B-13-DS-34-0001. The Undertaking is therefore subject to review in accordance with the “Programmatic Agreement Among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer (SHPO), the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, the Absentee Shawnee Tribe of Indians of Oklahoma, the Delaware Nation, the Delaware Tribe of Indians, the Shawnee Tribe of Oklahoma, and the Stockbridge Munsee Band of Mohicans as a Result of Hurricane Sandy” (PA).

Area of Potential Effects (APE):

The Area of Potential Effects (APE) for this Undertaking comprises a 785-foot section of South Main Street by the width of the street and sidewalks to the façade lines. Measurements using Google Earth indicate the width of the APE is generally 45 to 49 feet from façade to façade, including approximately 10-foot sidewalks on either side of the paved roadway. At the intersection of S. Main St. and Black Horse Pike, the APE spreads to approximately 77 feet in width. The APE has an area of approximately 1.06 acres, including the central section of the street, which will not be involved in the undertaking.

Property Description:

Historic Districts. The northern end of the APE on the south side of the intersection of South Main Street and Black Horse Pike is approximately 450 feet southwest of the West Jersey and Atlantic Railroad Historic District (HPO ID #2938), which has been determined eligible for the National Register of Historic Places (SHPO Opinion of 9/17/2001; COE of 10/25/2012).

Historical Land Use. South Main Street is part of the old Shore Road, which according to one source was laid out in 1731 (L.J. Price, “Shore Road,” in *Early History of Atlantic County, New Jersey*, Laura Lavinia Thomas Willis, ed., Atlantic County Historical Society, 1915:97). The road appears on state and county maps in the nineteenth century (Historical Maps of New Jersey website, available at <http://mapmaker.rutgers.edu/MAPS.html>), but the section that is now Pleasantville’s South Main Street evidently did not comprise an important commercial corridor before about the beginning of the 20th century.

According to a historical summary in the Pleasantville *Comprehensive Master Plan Update* (2008:1:8):

Spurred by their location as the gateway to Atlantic City,... [the] separate villages of [Adamstown, Risleytown, Lakestown and Smith’s Landing] grew until they became a unified community in the latter half of the 19th century. During this period, railroads—and to a lesser extent (stagecoach) roadways—brought passengers and freight through Pleasantville on the way from Philadelphia to Atlantic City. On December 18th, 1888, Risleyville, Pleasantville, Mt. Pleasant and Smith’s Landing consolidated into the Borough of Pleasantville [which adopted the city form of government in 1914].

Pleasantville’s economy continued to prosper with the advent of regional trolley service in 1903. As passenger transit lines linked Absecon to Somers Point and the ‘Mainland’ to Atlantic City, Pleasantville’s Main Street began

Architecture Reviewer	J.C. Sexton, Tetra Tech	Archaeology Reviewer	C.L. Borstel, Tetra Tech
Date Reviewed	3/2/2015		

Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 1 : No Historic Properties Affected (Version 1.0)**



HPO USE ONLY

Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

to grow. Soon schools, banks and stores lined the streets and public institutions (firehouse, post office, etc.) were built. Shoppers came from throughout the region to buy vegetables and fruits from farmers who sold their goods in the City.

This growth continued through the early 1920s, when the City’s population doubled from 5,887 to over 12,000. What was once a former pass-through on the way to Atlantic City became the hub of commerce for the Mainland (http://www.pleasantville-nj.org/pdf/MP_Historic_Final.pdf).

Sanborn insurance maps from the first decades of the 20th century show that by around 1920, the section of South Main Street immediately south of Black Horse Pike had a mixed commercial-residential character (http://libweb5.princeton.edu/visual_materials/maps/sanborn/atlantic/pleasantville.html). Low-resolution aerial imagery available from [Historicaerials.com](http://www.historicaerials.com) suggests that the area had something similar to its present configuration of paved sidewalks and street by 1931.

Architecture. South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322) contains a mix of commercial and residential buildings, along with a number of empty lots and parking areas. The area south of Decatur Avenue (South Main Street runs from the southwest to the northeast) has four buildings on the east side of the road. At the southern end of the block is a heavily modified commercial building from the second quarter of the twentieth century (348 South Main Street). North of it is a mixed commercial (ground floor) and residential (second floor) brick building from the same period (332 South Main Street). On this building the ground floor has been stuccoed and the windows replaced; the second floor appears to retain much of its integrity. A one-story commercial building with replacement windows and doors is located just on the adjacent property (326 South Main Street). The northern half of the block along the east side of South Main Street is occupied by a modern, one-story commercial building and its parking lot (226 South Main Street). Opposite Ansley Boulevard (the middle of the block, as the street does not continue on the west side of South Main Street) is a one-story commercial building from the middle of the twentieth century (363 South Main Street). North of this is an open lot, followed by four buildings at the north end of the block (301-323 South Main Street). The buildings are commercial, residential, and two commercial/residential (as one proceeds north). While the middle three of these buildings occupy lots which contained buildings at the time of the 1917 Sanborn Map of Pleasantville, these building do not appear to be those structures.

North of Decatur Avenue, the mix of property types shifts to predominantly commercial/residential, with the residential spaces being located on the second floor. A former Masonic Temple (based on a shield located in the façade) is located at the southern end of the eastern block (226 South Main Street); north of it are a parking lot then a series of storefronts with living space above (212-218 South Main Street). Four storefront under a single roof have all been thoroughly renovated on the ground floor but retain their projecting square, oriel windows under a continuous barrel tile pent roof. (The rest of the building has a flat roof.) North of this building is a brick building with two storefronts with the upper half-story clad in clapboards (210 South Main Street). This appears to date from the third quarter of the twentieth century. The northern end of the block is filled by a commercial building that wraps around the corner and continues along Black Horse Pike; it has elements of Art Deco styling in the motifs used at the top of the piers that punctuate its façade (200 South Main Street). The western side of South Main Street between Decatur and Black Horse Pike has two buildings at its southern end that contain elements of the Spanish Colonial style, including pent roofs supported by brackets and elaborate parapet walls. The southern building (237 South Main Street) has been thoroughly modified, while the northern one (229-233 South Main Street) retains more of its original features (although its doors, windows, and some roofing have been replaced). The other building on this side of the street is a modern fast food restaurant in a large parking lot (201 South Main Street).

Archeology. The proposed project is situated on level terrain in the public ROW of an urban environment. No date has been obtained for current generation of paving in the project area, but its general cross-section was probably established by ca. 1930. The project area lacks terraces, benches, knolls, or similar terrain features that would have encouraged preferential pre-modern settlement and the

Architecture Reviewer	J.C. Sexton, Tetra Tech	Archaeology Reviewer	C.L. Borstel, Tetra Tech
Date Reviewed	3/2/2015		

Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



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consequent formation of an archeological site. The project is located in two adjoining HPO archeology sensitivity grid squares, primarily in DE270 to the north, but also a small section in the neighboring grid square DE271 to the south. The location(s) and characteristic(s) of archeological site(s) or area(s) of concern that underlie this grid square are not available outside of HPO’s physical office, so it is not possible to evaluate the relevance of these grid squares through desktop analysis to the possible archeological potential of the project. Associated mapped soils are categorized as moderately well-drained Hammonton loamy sand, 0 to 5 percent slopes (HbmB). The proposed project involves demolition and replacement of existing concrete and macadam pavement, with installation of signage and other street furniture and amenities in the public ROW. These activities will be limited to areas that have been previously disturbed by grading, excavation, and filling that have occurred in the course of development and maintenance of the streetscape, including associated above- and below-ground infrastructure. The project APE has low archeological potential.

Assessment of Effects:

The proposed project will modify the character of the existing sidewalk. As it currently exists, the sidewalk lacks the qualities and characteristics that would make it eligible to the NRHP. Similarly, the surrounding buildings lack the significance and integrity to qualify for the NRHP either individually or as a district. Further, changing the sidewalk will not alter any of the character defining features that the building or the landscape might possess.

With respect to archeological resources, the project activities are limited to areas of prior 20th-century ground disturbance, and are expected in general to extend to a depth of no more than 6 to 12 inches below grade. Since the project is limited to previously disturbed areas, it is unlikely to affect any significant, intact archeological deposits.

This assessment concludes that the proposed Undertaking will result in No Historic Resources Affected.

Architecture Reviewer	J.C. Sexton, Tetra Tech	Archaeology Reviewer	C.L. Borstel, Tetra Tech
Date Reviewed	3/2/2015		

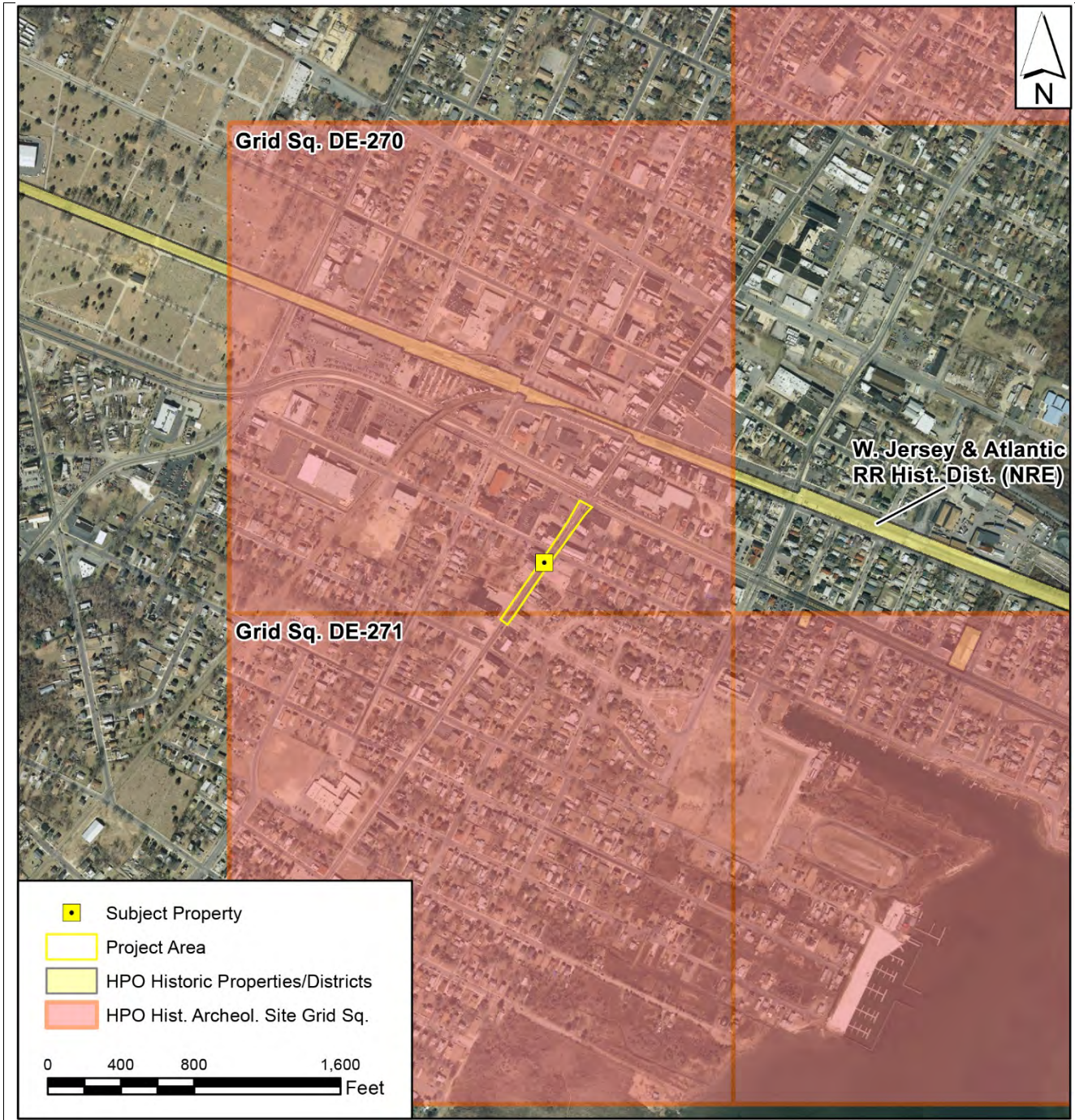
Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



New Jersey Department of Environmental Protection
Hurricane Sandy
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Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ



Historic Properties Map



New Jersey Department of Environmental Protection
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Form – 3 (Version 1.0) *[Supplement – Green Zone]*



Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ



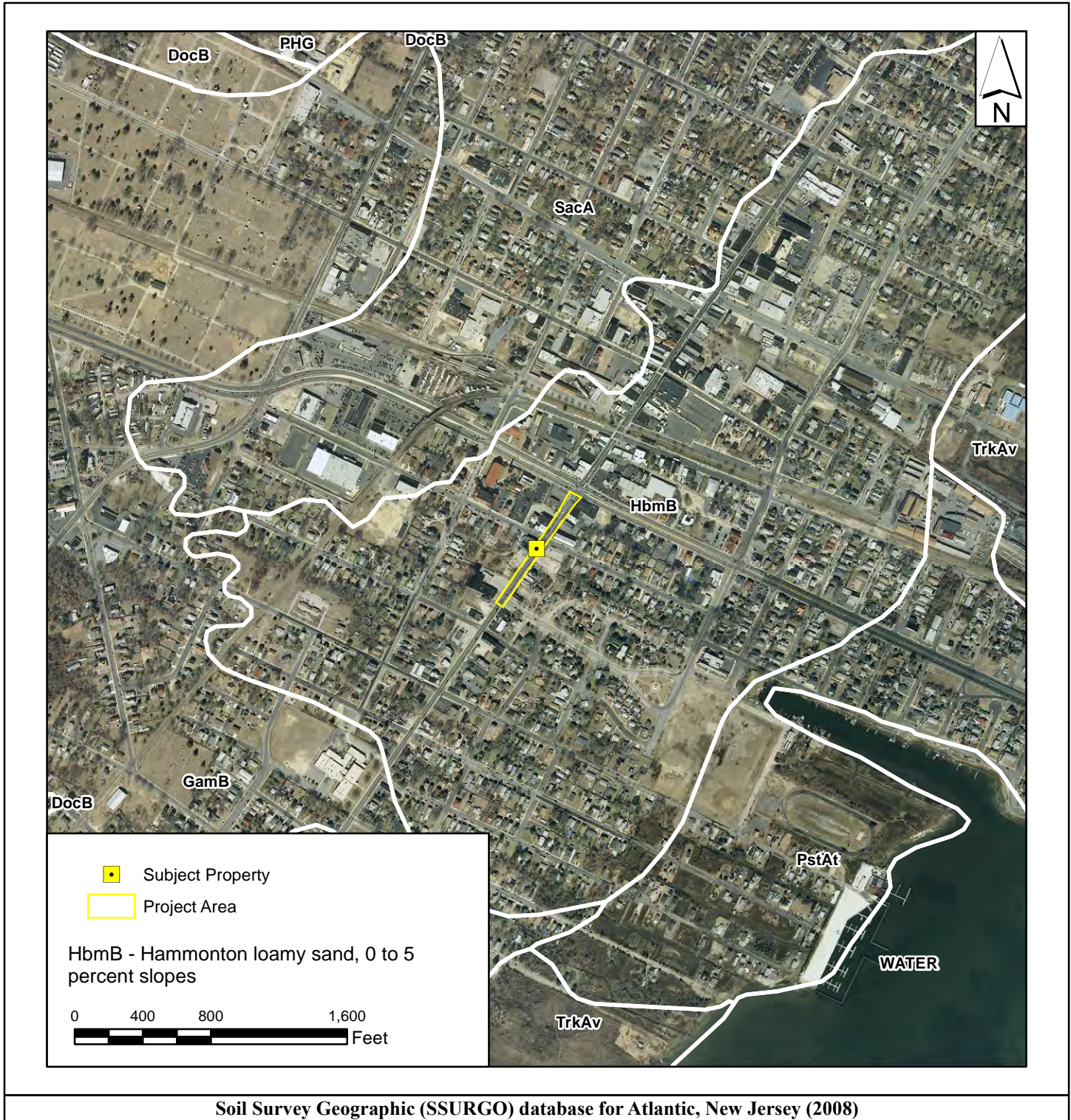
Historic Properties Map



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form - 4 (Version 1.0)



Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

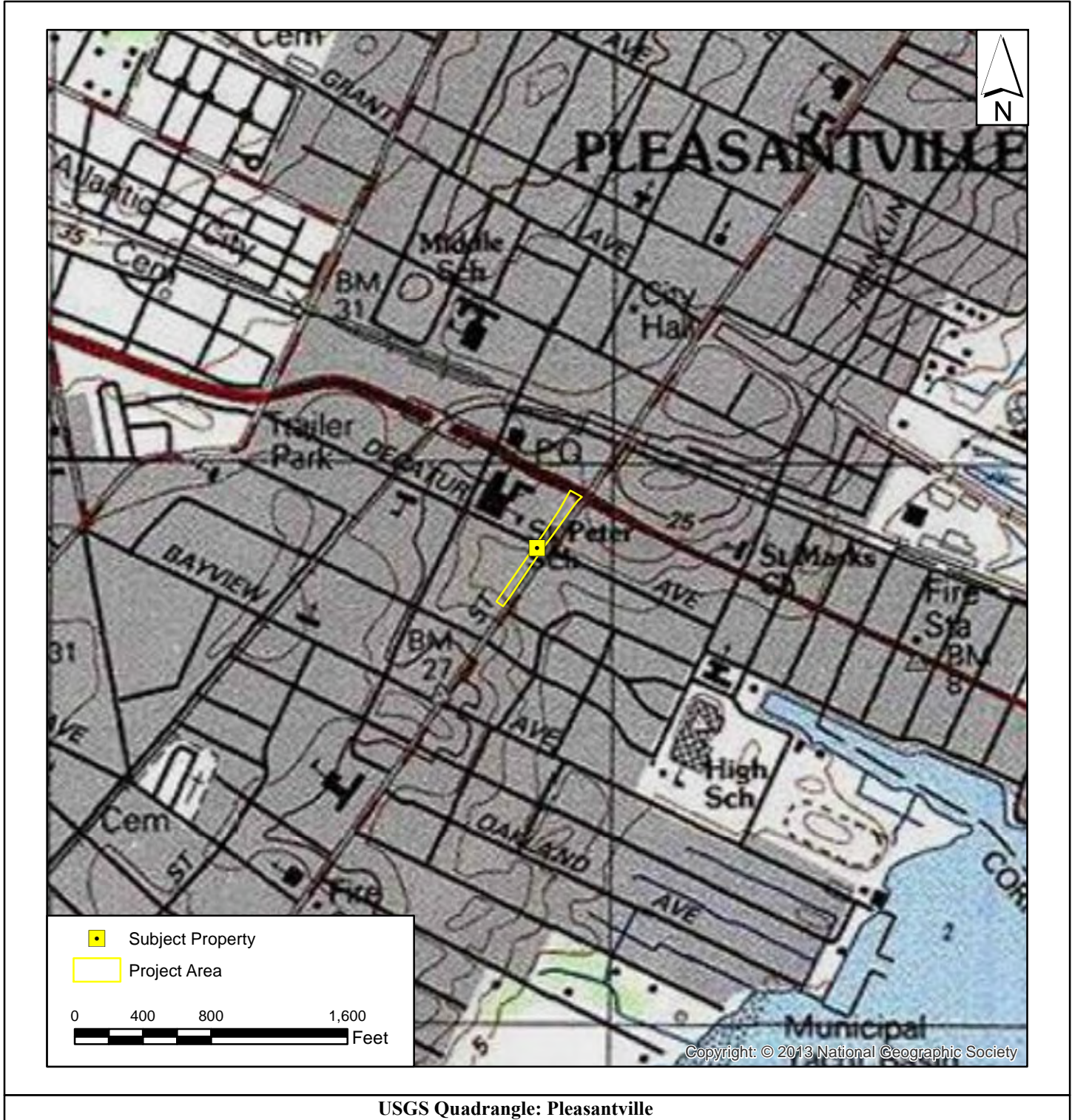




New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
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Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

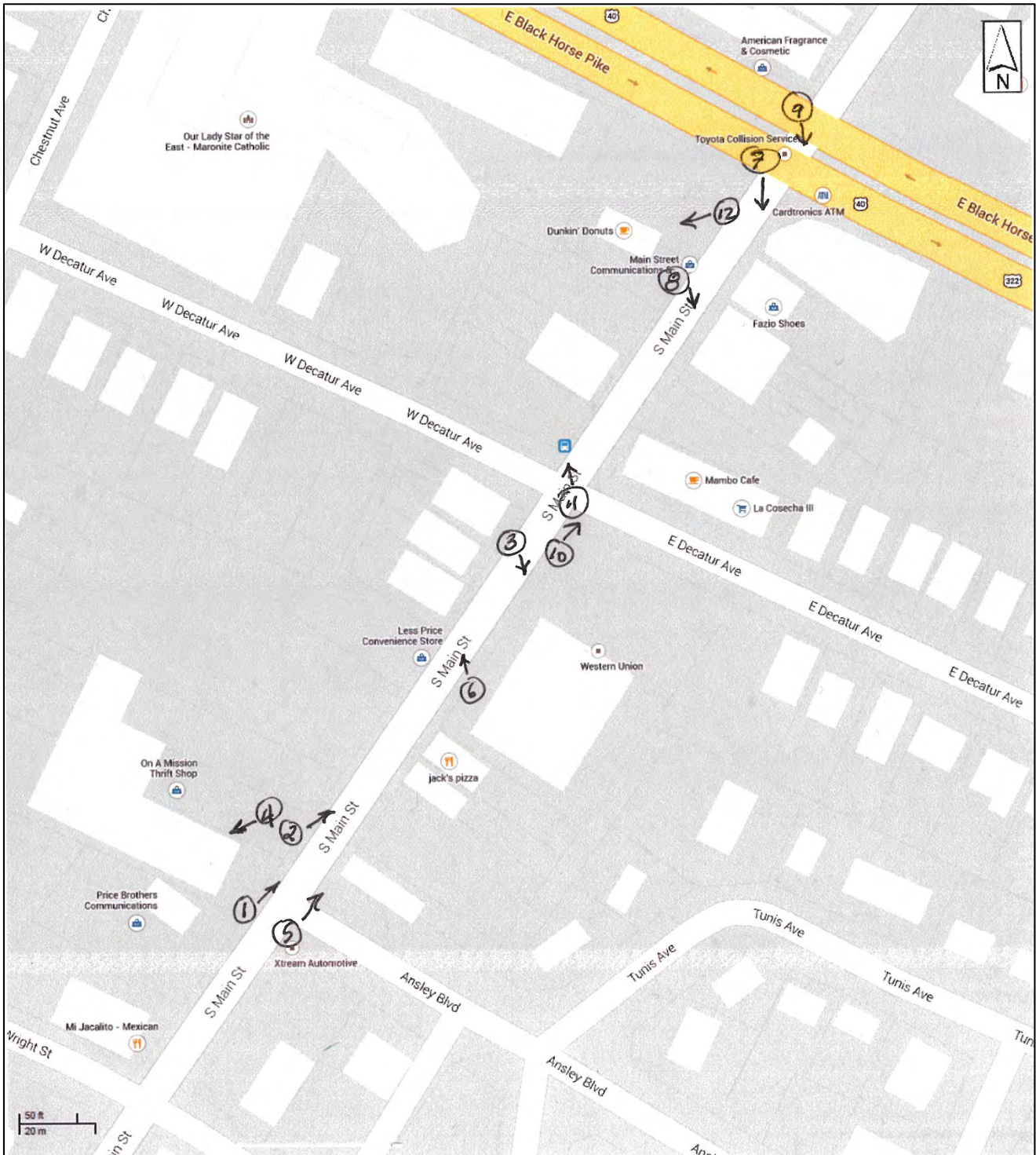


Photo locations.



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)**



Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

Date:	2/19/2015
Direction:	Looking northeast
Description:	(1) View along South Main Street; the project area begins at the intersection



Date:	2/19/2015
Direction:	Looking northeast
Description:	(2) View along South Main Street





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

Date:	2/19/2015
Direction:	Looking south
Description:	(3) Modern commercial building at 226 South Main Street



Date:	2/19/2015
Direction:	Looking west
Description:	(4) Commercial building at 363 South Main Street





**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)**



Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

Date:	2/19/2015
Direction:	Looking northeast
Description:	(5) View along South Main Street toward the west side of the street



Date:	2/19/2015
Direction:	Looking north
Description:	(6) View of the cluster of buildings at the corner of South Main Street and Decatur Avenue





**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
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Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

Date:	2/19/2015
Direction:	Looking south
Description:	(7) View along South Main Street toward the building on the east side of the street north of Decatur Avenue.



Date:	2/19/2015
Direction:	Looking southeast
Description:	(8) View of 212-218 South Main Street





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
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Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

Date:	2/19/2015
Direction:	Looking south
Description:	(9) View of 200 South Main Street



Date:	2/19/2015
Direction:	Looking northeast
Description:	(10) View along South Main Street





New Jersey Department of Environmental Protection
Hurricane Sandy
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Applicant ID #	NCR40440
Property Address:	South Main Street from Ansley Boulevard to Black Horse Pike (US Route 40/322), Pleasantville, NJ

Date:	2/19/2015
Direction:	Looking north
Description:	(11) View of 237 (left) and 229-233 (right) South Main Street



Date:	2/19/2015
Direction:	Looking west
Description:	(12) View of 201 South Main Street



From: Rutala Associates [<mailto:jmrutala@comcast.net>]
Sent: Monday, March 02, 2015 8:03 AM
To: Bock, John
Cc: Williams, Beth
Subject: RE: Pleasantville Main Street Streetscape Improvement Plan

Hi John, the widths of the proposed improvements in the Sidewalk Section are not correct. While much of the Main Street area has wider sidewalk, the section that will be improved through the NJEDA streetscape grant is narrower. The photos show the actual area. The cross-section is about 10 feet and will consist of sidewalks and pavers; the actual design has not been completed to date. The project will basically result in the replacement of the existing sidewalks.

Hope this is helpful.

Jim

James M. Rutala, PP, AICP, MBA
Rutala Associates, LLC
Linwood, New Jersey 08221-1226
jmrutala@comcast.net
609.743.0354



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From: Bock, John [<mailto:John.Bock@tetrattech.com>]
Sent: Thursday, February 26, 2015 4:52 PM
To: Rutala Associates (jmrutala@comcast.net) (jmrutala@comcast.net)
Cc: Williams, Beth
Subject: Pleasantville Main Street Streetscape Improvement Plan

Jim, we've been assigned the environmental review for another one of your projects; this time, the streetscape improvements in Pleasantville. Looking through the application materials provided to us, we found in the attached file a Sidewalk Sections graphic (page 6) that shows the width of the improved sidewalk, amenity zone, etc. as 15 to 23 feet, while the existing width of the sidewalk is referenced in the attachment as 10 feet (this seems consistent with the photos in the attachment). We have the following questions for you:

1. Are the widths of the proposed improvements in the Sidewalk Sections graphic correct? If yes, does that mean that the roadway would be narrowed to accommodate those improvements? If no, can a revised graphic be provided showing how the improvements would fit within the existing 10-foot width of the sidewalk?

Thanks for your help and let us know if you'd like to discuss any of this.

John

John R. Bock | Senior Environmental Scientist

Main: 510.302.6300 | Fax: 510.433.0830

john.bock@tetratech.com

Tetra Tech | Complex World, Clear Solutions

1999 Harrison Street, Suite 500 | Oakland, CA 94612

www.tetratech.com

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James M. Rutala Associates, LLC

January 19, 2015

Diana C. Butcavage
New Jersey Economic Development Authority
36 West State Street, PO Box 990
Trenton New Jersey 08625

**Re: NJEDA Streetscape Revitalization Program
Main Street Streetscape Project
City of Pleasantville, New Jersey**

Dear Ms. Butcavage:

This letter is in response to your email dated January 9, 2015 regarding the above referenced New Jersey Economic Development Authority (NJEDA) grant for the Main Street Streetscape Project. The follow documents are attached:

- NJDEP Environmental and Historic Review Application
- Right to Entry Permit and Release of Information
- Duplication of Benefits Affidavit
- Uniform Relocation Act Letter – this is not required since no privately owned properties are impacted.

We are also providing the following additional information:

Authorization to Act on the City's Behalf

Attached is a letter dated January 12, 2015 and signed by Mayor Jesse Tweedle, Sr. authorizing Rutala Associates to act of the City's behalf to expedite this approval process.

Project Development

The City confirms that no construction work related to the proposed Streetscape project has commenced, occurred or been completed since April 17, 2014.

Project Timeline

The Main Street Streetscape Project can be completed by within twelve months of receipt of a fully executed grant agreement. Based on your latest correspondence, the City is assuming that a fully executed grant agreement will be provided by May 2015.

Narrative and Direct Tie-to-the Storm Documents

The City's NJEDA Streetscape grant application includes narrative that clearly demonstrates that the City of Pleasantville and its Central Business District were directly impacted by Superstorm Sandy.

Atlantic County is one of the nine "most impacted" counties and the City of Pleasantville witnessed significant damage and lost over \$1.5 million in ratables as of March 1, 2013 due to Superstorm Sandy. The Main Street Streetscape Improvement Project will contribute to the revitalization of a community damaged by Superstorm Sandy.

Pleasantville is a Bayfront mainland community located in Atlantic County. The Lakes Bay section of the City along with the Downtown area were flooded by Superstorm Sandy. A total of 715 insurance claims were filled in the City of Pleasantville and \$4,210,000 in losses have been paid as of September 1, 2013.

This project is part of a comprehensive revitalization plan for an area impacted by Superstorm Sandy. The City received a Post Sandy Planning Grant from the NJDCA to complete the *Pleasantville Strategy Recovery Planning Report*. This Report clearly documents the devastation that resulted from Superstorm Sandy and the plan for recovery. The revitalization of the City's business district is a key recommendation of this report. The Main Street Streetscape Project is also supported by other planning documents:

The NJDOT recently retained Parsons Brinkerhoff to complete the *Pleasantville Bicycle and Pedestrian Plan* dated July 2013. This Plan included numerous public meetings that was guided by a steering committee that consisted on City officials, business leaders, and regional transportation experts. The Plan recognizes the importance of the Bus Terminal and the City's efforts to attract transit friendly development. The Plan notes the need to continue to provide for improved bike and pedestrian access to the Bus Terminal. This grant application is designed to address this safety issue to enhance crosswalks and other improvements that have been completed by the City.

Other Funding

The City of Pleasantville has not received any additional federal Sandy recovery funds or private insurance funds for this project.

Unmet Need Documentation

Clearly, the City of Pleasantville would not be able to fund this project without the outside assistance of the New Jersey Economic Development Authority. Pleasantville and all of Atlantic County is facing economic difficulty due to the recent closing of four casino hotels and the elimination of over 8,000 jobs.

Atlantic County Demographics Information

	Atlantic City	Atlantic Co.	NJ	United States
Population:	39,558	274,549	8,791,894	308,745,538 ¹
Unemployment:	11.3percent	11.3percent	9.2percent	9.6percent ²
Poverty Rate:	23.8percent	10.6percent	9.4percent	14.3percent ³
Percent Minority:	73.3percent	33.6percent	29.8percent	26.7percent ¹
Per Capita Income:	\$20,760	\$27,634	\$34,566	\$ 26,530 ³
Median Hhld Income	\$30,237	\$54,766	\$69,811	\$51,914
Persons Below Poverty	25.3percent	11.8percent	9.1percent	13.8percent
Renter Occupied:	67.7percent	30.4percent	32.9percent	33.1percent
High School Grads	74.3percent	84.7percent	87.3percent	85.0percent
Bachelor's Degrees	16.6percent	23.6percent	34.6percent	27.9percent

¹Data is from the 2010 U.S. Census data and is available at <http://www.census.gov/>

²Data is from the Bureau of Labor Statistics and is available at www.bls.gov

³Data is from the 2009 American Community Survey and is available at http://www.census.gov/newsroom/releases/archives/income_wealth/cb10-144.html

Please do not hesitate to contact me directly at 609.743.0354 if you need additional information regarding this Project.

Kind regards,
Rutala Associates



James M. Rutala, PP, AICP, MBA

cc: Mayor Jesse Tweedle, Sr.
Linda Peyton, City Administrator
Jacqueline Amado-Belton, Director, Economic & Industrial Development
Bonny Serratelli, NJEDA
Stephen Martorana, NJEDA

NJDEP Environmental and Historic Review
Application for EDA and DCA-NEP Programs

1. **Agency Name:** _____ City of Pleasantville _____
2. **Date of Application Submittal to DEP:** _____
3. **CDBG-DR Program:** _____
4. **Application ID Number:** _____
5. **National Objective Description/Number:** _____
6. **Grant Number:** B-13-DS-34-0001 _____
7. **Applicant Name:** Main Street Streetscape Improvement Plan _____
8. **Project Location:** Main Street from Ansley Boulevard to US Route 40/322,
Pleasantville, NJ 08232 _Atlantic County _____ (County)
__public right of way _____ (Block) _____ (Lot)

(A separate form with a unique Application ID number is required for each location.)

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 Appendix A for directions.

10. Change in Use

Will the project result in a change in use for the land or structure? If YES, please describe and document. No

Examples:

- a. Residential use → Non-residential (commercial, industrial, or mixed use)
- b. Non-residential (commercial, industrial, or mixed use) → Residential

11. Change in Size or Capacity

Will the project result in a change in size or capacity of any kind? No

If YES, describe the percentage increase in size, footprint, number or capacity. Include any increase to main building(s), ancillary structure(s), parking areas, landscaping, paving, discharges such as sewage (wastewater), solid waste (trash), or process discharges, etc.

Examples:

- a. Increase in retail space, restaurant or theater seating capacity with 30% larger footprint and additional parking spaces.
- b. Increase in production capacity of manufacturing facility by 15%
- c. Change in landscaping resulting in 25% more impervious surface/paving.

12. Market Value (for residential rehabilitation projects only)

What is the estimated cost of the rehabilitation as a percentage of the estimated post-rehab value of the building? Attach documentation such as comparable housing prices.

Example:

The cost of the rehabilitation is currently projected at \$1,212,412. The estimated value of the property's 7 units of affordable housing is expected to be \$2,000,425. (Rehabilitation costs are 61% of the projected value at completion.)

13. Right of Entry Form signed by property owner

Initial Determination of Level of Review _____ SCM Initials _____

Reason for Initial Determination _____

This section is for DEP use.

Appendix A

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

1. Contact Information

Property Owner: Mayor Jesse Tweedle
City of Pleasantville
1 N. First Street
Pleasantville, NJ 08232

Project Representative: James M. Rutala
Rutala Associates
717 River Drive
Linwood, NJ 08221
609.743.0354
Jmrutala@comcast.net

2. Project Description

Pleasantville is a Bayfront mainland community located in Atlantic County. The Lakes Bay section of the City along with the Downtown area was flooded by Superstorm Sandy. A total of 715 insurance claims were filled in the City of Pleasantville and \$4,210,000 in losses have been paid as of September 1, 2013.

To assist this community to recover from Superstorm Sandy funding this project includes complete streetscape improvements along Main Street, from US Route 40/322 and Ansley Boulevard. This section of the Pleasantville Central Business District (CBD) has witnessed a renaissance with the reconstruction of a Dunkin' Donuts at the southwest corner of US Route 40/322 and Main Street; a new supermarket (La Cosecha) at the southeast corner of Decatur Avenue and Main Street; and a new restaurant (Mambo Café) at the northeast corner of Decatur Avenue and Main Street. Other developments are planned for this area and the City wishes to stimulate more activity constructing various streetscape improvements.

This NJEDA grant will fund curb replacement and new decorative sidewalks that complement the streetscape improvements that exist north of US Route 40/322. The new sidewalk cross-section will include an amenity zone for landscaping, lighting and street furniture and a sidewalk section. This project also includes all streetscape aspects including trees, benches, bike racks, trash & recycling containers, and signage. Way-finding signage will be provided to promote the presence of the nearby Bus Terminal.

Brick crosswalks and ADA compliant ramps will be provided as well. These improvements will not only provide for a safe pedestrian connection to the Bus Station but also to the Downtown Shopping, Washington Street School, City Hall, Police Station, Fire Station, and neighborhoods to the north of US Route 40/322.

Main Street is a County road (CR 585). The current sidewalks on Main Street are ten feet wide and are in need of replacement or in some areas are non-existent. As a result of this grant these sidewalks will be completely replaced and will provide improved access for residents of all ages and abilities. ADA compliant ramps will be installed along with clearly designated crosswalks. The planned walkway connects areas of the downtown, Main Street Elementary School and neighborhoods to the south, with the Bus Terminal.

The NJDOT funded *Pleasantville Bike & Pedestrian Plan* was completed by Parsons Brinkerhoff Engineers. The Plan recognizes the importance of the Bus Terminal and the City's efforts to attract transit friendly development. The Plan notes the need to continue to provide for improved bike and pedestrian access to the Bus Terminal.

The **Main Street Streetscape Improvement Project** is designed to effectively invest New Jersey Economic Development Authority (NJEDA) Streetscape Revitalization Program Grant funds to enhance the Pleasantville Central Business District. The entire project area included in this grant application was flooded by Superstorm Sandy. The total grant request is \$474,214.

The proposed improvements will provide a significant benefit to the residents, visitors and business owners of the City of Pleasantville. The streetscaping will complement those blocks to the north of US Route 40/322 where improvements have already occurred. Safety will be enhanced for pedestrians due to the elimination of clutter and the improvement ADA ramps.

3. Project Budget

Engineer's Cost Breakdown Attached

Uses: Streetscape Improvements \$474,214

Sources: NJEDA Grant \$474,214

4. **Site Plan** - Site Location Map, Concept Drawings Attached

5. **Previous Environmental Studies** - NA

6. **Miscellaneous** – Site Photographs Attached

**IMPROVEMENTS TO MAIN STREET
PRELIMINARY CONSTRUCTION COST ESTIMATE
NJDOT LOCAL AID PROGRAM - FY 2014
CITY OF PLEASANTVILLE, NEW JERSEY**

Prepared: 13-09-04

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Mobilization, Site Preparation & Site Clearing	1	LS	\$10,000.00	\$10,000.00
2	Maintenance and Protection of Traffic	1	LS	\$20,000.00	\$20,000.00
3	Remove Existing Curb or Rolled Curb and Gutter	1,600	LF	\$3.00	\$4,800.00
4	Remove Existing Walks	1,350	SY	\$20.00	\$27,000.00
5	HMA Pavement Milling up to 2" thick	2,400	SY	\$5.00	\$12,000.00
6	Roadway Excavation	120	CY	\$15.00	\$1,800.00
7	Dense-Graded Aggregate Base Course, 6" thick	60	CY	\$30.00	\$1,800.00
8	Hot Mix Asphalt, 19M64, Base Course, 4" Thick	85	TN	\$100.00	\$8,500.00
9	Hot Mix Asphalt, 9.5M64, Surface Course, 2" Thick	265	TN	\$100.00	\$26,500.00
10	Miscellaneous Stormsewer Improvements	1	LS	\$20,000.00	\$20,000.00
11	Reconstruct Inlet, Type B	6	UN	\$2,500.00	\$15,000.00
12	Reset Manhole	6	UN	\$500.00	\$3,000.00
13	Reset Water Valve	3	UN	\$200.00	\$600.00
14	Traffic Stripes, 4" Wide	1,260	LF	\$2.00	\$2,520.00
15	Traffic Markings	250	SF	\$3.00	\$750.00
16	Reset RPM	14	UN	\$100.00	\$1,400.00
17	Concrete Sidewalk, 4" Thick	675	SY	\$54.00	\$36,450.00
18	Decorative Sidewalk	675	SY	\$108.00	\$72,900.00
19	Brick Crosswalk	135	SY	\$108.00	\$14,580.00
20	Detectable Warning Surface	14	UN	\$270.00	\$3,780.00
21	8" x 18" Concrete Vertical Curb	1,600	LF	\$21.50	\$34,400.00
22	Regulatory and Warning Sign	40	SF	\$50.00	\$2,000.00
23	Bicycle Rack	10	UN	\$1,500.00	\$15,000.00
24	Decorative Lighting	1	LS	\$15,000.00	\$15,000.00
25	Landscape Improvements	1	LS	\$15,000.00	\$15,000.00

TOTAL RAW CONSTRUCTION COST:	\$364,780.00
15% CONSTRUCTION CONTINGENCY:	\$54,717.00
15% CONSTRUCTION INSPECTION AND MATERIALS TESTING:	\$54,717.00
ESTIMATED TOTAL PROJECT COST:	\$474,214.00

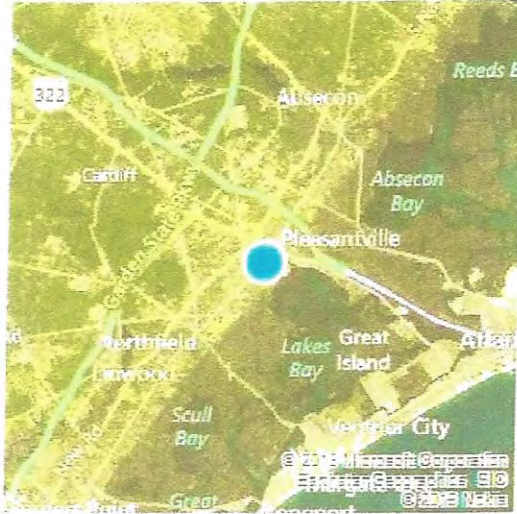
bing Maps

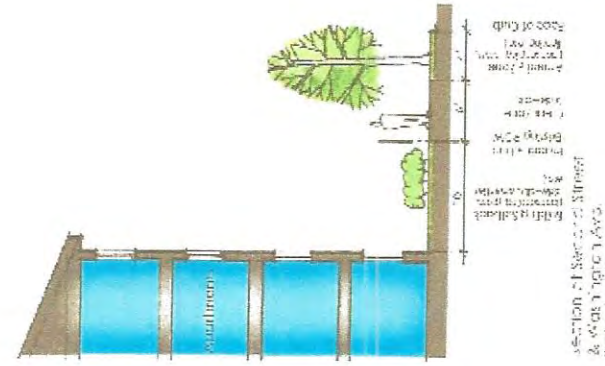
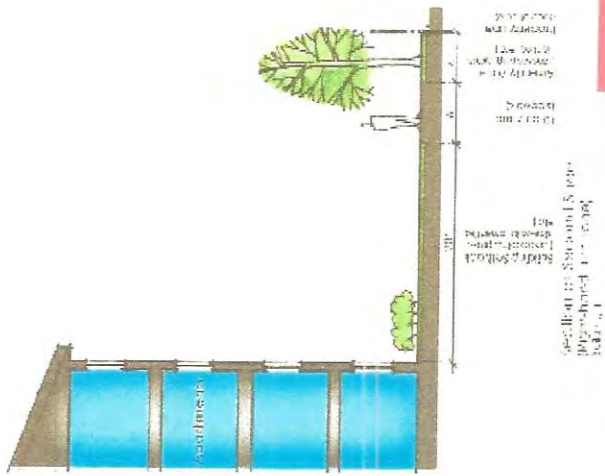
S Main St, Pleasantville, NJ 08232

Pleasantville Transit Village
Enhancement Project - Phase II



m.bing.com





SIDEWALK SECTIONS
Scale: 1/8" = 1'

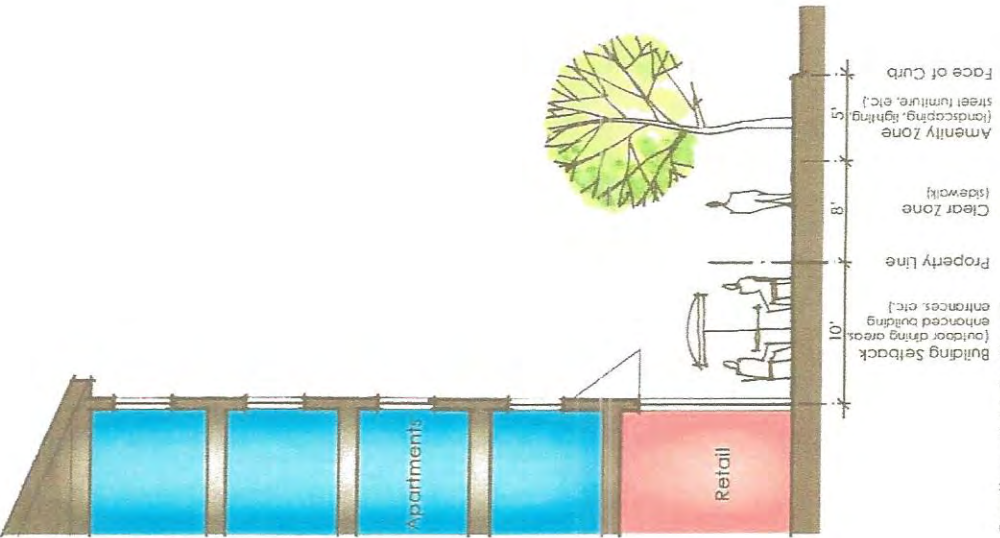
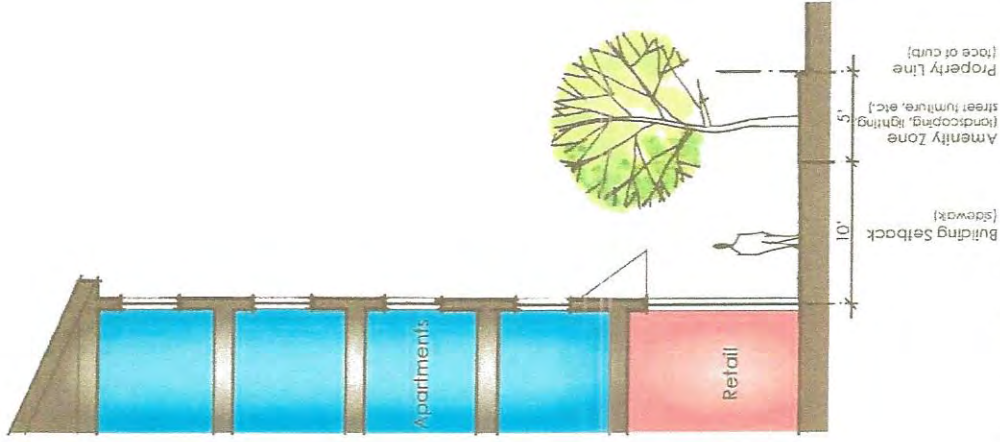
SECTION: 10' sidewalk & tree
10' tree
10' street
10' drainage structure



the district



the district



SIDEWALK SECTIONS
Scale: 1/8" = 1'-0"



2014-2015

d the district

ci
ci design, inc.

















RIGHT-OF-ENTRY PERMIT and RELEASE OF INFORMATION
NJEDA Stronger NJ Business Grant and/or Loan, and
Neighborhood and Community Revitalization Programs

Applicant Name:	CITY OF PLEASANTVILLE	
Address:	18 N. FIRST STREET	
City:	PLEASANTVILLE	County: Atlantic
Phone:	609.484.3600	
Email:	mayor@pleasantville.nj.us	
Project Location:	MAIN STREET, US ROUTE 322/40 TO ANSLEY BOULEVARD	

RIGHT OF ENTRY ("ROE"): The undersigned Applicant hereby unconditionally authorizes New Jersey Economic Development Authority ("NJEDA"), the New Jersey Department of Environmental Protection ("NJDEP"), and their respective assigns, employees, agents, contractors, program managers, inspectors and subcontractors (collectively, the "Permitted Parties") to have the right of access and to enter in and onto the property described above (the "Property") for the purpose of performing any of the following activities in connection with determining eligibility for and/or receiving assistance under the Stronger NJ Business Grant and/or Loan Program or the Neighborhood and Community Revitalization Program (collectively, the "Program"): environmental review and inspections, historic preservation review and inspections, the taking of samples for specialized testing, on-site inspections and regulation compliance inspections.

Applicant understands and agrees:

1. This Right of Entry does not create any obligation on the part of the Permitted Parties to perform any of the foregoing activities on the Property.
2. Environmental inspections and historic preservation reviews are a requirement of CDBG-DR funding. Compliance with that funding requirement requires that the Permitted Parties be granted full access for the purpose of environmental and historic preservation inspection activities. Inspection activities will primarily consist of external inspections of the property.
3. No inspections will be performed until this ROE is completed in full.
4. Applicant authorizes the Permitted Parties to collect samples of materials, including but not limited to, drywall compound, floor tile, piping insulation, paint, ceiling tile, soil, potable water and groundwater for purposes of testing for potentially hazardous materials (including lead paint, asbestos, mold, etc.) in accordance with the requirements of local, State, and federal authorities. Applicant understands that this sampling may result in minor damages to the Property, which damages may be repaired if the Applicant receives assistance from the Program, but will not be repaired if the Applicant does not receive assistance from the Program.
5. Applicant shall indemnify and hold harmless the NJEDA, NJDEP, and the other Permitted Parties for any and all liability, loss, damage, or destruction of any type whatsoever to the Property and to personal property and fixtures situated thereon, and for bodily injury or death to persons on the

Property, and hereby releases, discharges and waives any and all liability, claims, demands, damages, injuries, losses, penalties, fines, costs, causes of action, judgments, expenses, as well as any and all actions, either legal or equitable, which the undersigned has, or may have, or that might arise, of any nature whatsoever and by whomever made, by reason of or incident to any action of aforesaid NJEDA, NJDEP or the other Permitted Parties taken to accomplish the purpose of this ROE.

6. Applicant represents and warrants that Applicant has full power and authority to execute and fully perform Applicant's obligations under this ROE. If Applicant is an entity, Applicant also represents and warrants that Applicant has such power and authority pursuant to its governing instruments, without the need for any further action, and that the person(s) executing this ROE on behalf of Applicant are the duly designated agents of Applicant and are authorized to do so. Applicant expressly represents and warrants that fee simple title to the Premises is vested solely in Applicant.
7. This Right of Entry shall expire on *December 31, 2015* unless otherwise extended in writing by Applicant.

Applicant Name JESSE L. TWEEDLE Date 1/12/2015

Authorized Signatory x *Jesse L. Tweedle* Date 1/12/2015

Witness Signature _____ Date _____

DUPLICATION OF BENEFITS AFFIDAVIT (for Subrecipient)

Please identify all insurance coverage on the damaged property. If there was no insurance on the property please enter "none" in the space below. If there was insurance on the entity please include the name of the insurance company, policy number, claim number, and settled amount, if any. This includes insurance providers from which you did not receive insurance monies as compensation for Superstorm Sandy. Copies of the insurance policies in place at the time of Superstorm Sandy and any correspondence with the insurance companies on or after October 29, 2012, must be attached to the application.

Insurance Company	Policy Number	Coverage Type	Claim Number	Settled Amount
	NONE			

Please provide below any sources of funds that the entity has been awarded and/or received as a result of Superstorm Sandy other than insurance. Sources of funds include, but are not limited to: Federal, State and local loan/grant programs, private or bank loans, nonprofit donations or loans. Please indicate below the amount allocated to your entity from any and all funding sources.

Source of Funds	Application Number	Amount Received
NONE		

The undersigned, on behalf of and as a duly authorized agent and representative of _____ (the "Subrecipient") certifies that it has disclosed to the New Jersey Economic Development Authority ("NJEDA") in this affidavit all FEMA, SBA, insurance proceeds and other funds received, to be received, or any future payments received as compensation for damages resulting from these declared disasters for which assistance may be provided by NJEDA.

The Subrecipient acknowledges that it may be prosecuted by Federal, State, or local authorities and/or that repayment of all disaster recovery funds may be required in the event that it makes or files false, misleading, or incomplete statements or documents.

[Subrecipient]

By: 

Name:

Title:

Date: 1/12/2015



Jesse L. Tweedle, Sr.
Office of the Mayor

mayor@pleasantvillenj.us

phone: 609.484.3610

fax: 609.641.8642

www.pleasantville-nj.org

January 12, 2015

Diana Butcavage, Senior Construction Officer
New Jersey Economic Development Authority
36 West State Street
PO Box 990
Trenton, NJ 08625-0990

**Re: Streetscape Revitalization Program – Round Two
City of Pleasantville**

Dear Ms. Butcavage:

Thank you for your email dated January 9, 2015 that indicated that the City of Pleasantville was selected to advance to the next phase of the approval process for the NJEDA Streetscape Revitalization Program. We are thrilled to have this opportunity to work with NJEDA to enhance the Main Street streetscape.

I am writing this letter to indicate to you that Jim Rutala is authorized to act on the City's behalf for the purpose of expediting this grant application. Mr. Rutala's contact information is:

James M. Rutala, PP, AICP, MBA
Rutala Associates, LLC
717 River Drive
Linwood, NJ 08221
jmrutala@comcast.net
609.743.0354

Please forward future correspondence directly to Mr. Rutala.

Kind regards,
City of Pleasantville

Jesse L. Tweedle, Sr.
Mayor