

**NJDEP Environmental and Historic Review**  
**Application for EDA and DCA/NEP Programs**

1. Agency Name: DCA
2. Date of Application Submittal to DEP: 11/8/13
3. CDBG-DR Program: NEP
4. Application ID Number: NEP 2014-02325-0076
5. National Objective Description/Number: LMI
6. Grant Number: B-13-DS-34-0001
7. Applicant Name: Homes For All, Inc. 732 286-7929 James Valle
8. Project Location: First Avenue (Street Address) 08757 (Zip)  
South Toms River (Municipality) Berkeley  
Township (County) Ocean (Block)  
58 (Lot) 141-144

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

**9. Detailed Project Description**

Property Owner: Faith Angster [fgangster@aol.com](mailto:fgangster@aol.com) c/o 732 309-6699

The purpose of this project is to create new single family homes for purchase located in the Ocean County Area, one of counties affected by Super Storm Sandy. Units will be two story (on slab) with 3 & 4 bedrooms and 2 ½ baths. Approximate square footage is 1,660 SF & 2,310 SF. The property is wooded, vacant land in the Manitou Park Section of Berkeley Township. The size of the lot is 80' x 100'. Project is not located in either a flood zone or wetlands (Community No. 340369 Dated: 9/29/2006). The total project cost is \$1,325,400.00 with DCA funding of \$435,400.

This project will consist of acquisition of the property, excavation, site work, new construction of unit and landscaping. An environmental study has not been performed. The design work for the units are complete (see attached floor plans). No work has been initiated. Homes For All anticipates taking title to the land once funds are approved and released by HUD & DCA.

Homes For All recently completed a neighborhood revitalization of Manitou Park in March 2013. The project consisted of 82 new single family homes within the existing neighborhood as well as bringing public water, sewer, and natural gas to the new homes and the existing residences. The new units will also be served by these public utilities. Trash pick-up is through the Township of Berkeley. We selected this area as not only a continuation of our revitalization efforts but to provide needed housing for people who were victims of Super Storm Sandy.

**10. Change in Use**

Will the project result in a change in use for the land or structure? The land use is zoned residential. There will be no change in use.

**11. Change in Size or Capacity**

Will the project result in a change in size or capacity of any kind? There will not be a change in size or capacity.

**12. Market Value (for multi-family rehabilitation projects only)**

What is the estimated cost of the rehabilitation as a percentage of the estimated post-rehab value of the building? This project is new construction only

**13. Right of Entry Form signed by property owner** Signed Right of Entry Form attached.

Initial Determination of Level of Review \_\_\_\_\_ SCM Initials \_\_\_\_\_

Reason for Initial Determination \_\_\_\_\_

*This section is for DEP use.*