

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

1. Agency Name: DCA
2. Date of Application Submittal to DEP: 12/16/13
3. CDBG-DR Program: NEP
4. Application ID Number: NEP 7014-02325-000-00
5. National Objective Description/Number: LMT
6. Grant Number: B-13-DS-34-0001
7. Applicant Name: Woodlands Residential LLC
8. Project Location: 257/261/263/265 (Street Address) 267/269/271 (Zip) 07017
Woodland Avenue (Municipality) East Orange
 (County) Essex (Block) 620 (Lot) 1.05/1.06/1.07
1.08/1.09/1.10 1.11 LMT

(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 Attachment 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.

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? 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 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? 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	<u>EA</u>	SCM Initials	<u>LMT</u>
Reason for Initial Determination	<u>New Construction - 7 sites - not scattered site</u>		
<i>This section is for DEP use.</i>			

Woodland Townhomes Project
Application for Environmental Review portion of the Stronger NJ Loan Program
November 25, 2013

1. Contact Information:

- a. Property Owner: Woodlands Residential, LLC
201-886-7800 Ext. 24
joe@thealpertgroup.com
- b. Project Representative: Joesph Alpert
201-886-7800 Ext. 24
joe@thealpertgroup.com

2. Project Description:

The Woodland Townhomes project will create 7 new affordable for-sale housing units in East Orange in Essex County.

The housing units will be new townhomes with 1,723 sq. ft., 3 bedrooms, hardwood floors and an attached 1 car garage. The homes will be built on vacant lots which will stabilize the Woodlands at Upsala neighborhood which is 100% residential.

Each home will be sold for \$150,000 to households with incomes between 50% AMI and 80% AMI. Special strategies will be employed to market the units to households impacted by Super Storm Sandy. All homebuyers will be required to complete a homeownership counseling program.

The project will be financed with a \$1,327,848 NEP loan and the developer's self-financing during construction. Proceeds from home sales will be used to repay the developer's construction advances.

The developer owns the site, has received all municipal approvals and is ready to start construction immediately.

3. Project Budget:

Acquisition	\$525,000
Architectural and Engineering	\$ 21,000
Appraisal	\$ 17,500
Attorney	\$ 35,000
Surveyor	\$ 7,000
Cost Certification	\$ 12,000
Marketing	\$ 25,000
Real Estate Taxes	\$ 28,000
Insurance	\$ 10,000
Interest	\$ 35,000

10. Change in Use- Not Applicable
11. Change in Size or Capacity- Not Applicable
12. Market Value- Not Applicable
13. Right of Entry Form- Enclosed.

PAMS - PINS

0705 - 620 - 1.05

0705 - 620 - 1.06

0705 - 620 - 1.08

0705 - 620 - 1.09

0705 - 620 - 1.07

0705 - 620 - 1.10

0705 - 620 - 1.11