

Agency Name: New Jersey Department of Community Affairs (DCA)

CDBG-DR Program: Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) Program

Application ID Number: RRE0003694MF

DETERMINATION OF LEVEL OF REVIEW

Applicant Name: Sandra Wadel

Program Year: 2

Project Location: 1935 Ocean Avenue, Ortley Beach, NJ 08751

Project Description (*Attach additional descriptive information, as appropriate to the activity, including narrative, maps, photographs, site plans, budgets and other information.*):


The proposed project will include the reconstruction and elevation of a multi-unit residential structure containing twenty-three units. The damaged structure was demolished post-storm, and has not yet been reconstructed. The subject property is approximately 0.568 acres in size and is located at 1935 Ocean Avenue, Toms River Township, New Jersey. The structure was determined to be a total loss and demolished; therefore, the proposed project is considered to be substantial improvement. The previous building consisted of multiple individually-owned condominiums connected by common areas. The proposed project will assist owners of individual units, who meet LMI standards, through reimbursement of demolition costs and funding for reconstruction activities including elevation. The entire structure was damaged beyond repair and has been demolished. The estimated work in place is approximately \$4,945.68 per unit. The cost to reconstruct the twenty-three-unit building will be shared amongst the individual owners of each unit. The cost to reconstruct and elevate will be approximately \$120.48 per sq. ft. of unit. Each RREM applicant may be eligible for up to \$150,000 in RREM funds toward their portion of the reconstruction costs; any remaining costs will be the responsibility of the unit owner. Finally, because the structure has been demolished and removed from the property, project activities will not include lead-based paint abatement. Currently, the owners of two of the units within the building have applied for assistance. However, this environmental review will evaluate potential direct and indirect impacts associated with the reconstruction and elevation of this multi-unit residential structure. As such, this environmental review would be applicable to additional units applying for assistance within the effective period of this review.

The previously existing structure's and each individual unit's Ocean County property records do not list a date of construction for the structure. Aerial imagery shows that prior to 1940, there was no development on the parcel or surrounding area. What appears to be a single-family structure was constructed on the property and others similar to it on nearby parcels between 1940 and 1956. On the project parcel, this structure was replaced with the twenty-three-unit structure between 1963 and 1972, placing the date of construction of the demolished structure between these dates.

The subject project has been reviewed pursuant to HUD regulations 24 CFR Part 58, "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities," and the following determination with respect to the project is made:

- Exempt** from NEPA review requirements per 24 CFR 58.34(a)(____)
- Categorically Excluded NOT Subject** to §58.5 authorities per 24 CFR 58.35(b)(____)
- Categorically Excluded SUBJECT** to §58.5 authorities per 24 CFR 58.35(a)(____)
(A Statutory Checklist for the §58.5 authorities is attached.)
- An **Environmental Assessment** (EA) is required to be performed. (An Environmental Assessment performed in accordance with subpart E of 24 CFR Part 58 is attached.)
- An **Environmental Impact Statement** (EIS) is required to be performed.

The ERR (see §58.38) must contain all the environmental review documents, public notices and written determinations or environmental findings required by Part 58 as evidence of review, decision making and actions pertaining to a particular project. Include additional information including checklists, studies, analyses and documentation as appropriate.

<u>Juliet Jacobs</u> Preparer Name	 Signature
<u>Environmental Scientist</u> Title	<u>4/15/2015</u> Completion Date For DLR