

Tier 2: Site Specific Review

New Jersey RREM and Landlord Rental Properties Programs

(Version 1.2, 10-02-13)

(Intended for use following CEST and EA level tier 1 environmental reviews conducted for rehabilitation, reconstruction, elevation and mitigation of residential structures with 1 to 4 units)

Agency Name	NJ Department of Community Affairs (DCA)
Date Assigned to DEP	12/5/2013
Program Type	RREM
Application ID Number	RRE0018837
PAMs PIN Number	0905_178_12.1_C001B
DCA Grant Number	B-13-DS-34-0001
Applicant Name	Gilbert Sila
Project Location (address and block and lot)	235 Park Ave Apt 1B, Hoboken, NJ 07030 :: Block: 178 Lot: 12.1
Project Description	<p>A Tier 1 Environmental Assessment (EA) and an 8-step Floodplain Analysis were completed for New Jersey's Rehabilitation, Reconstruction, Elevation and Mitigation (RREM) Program and Small Rental Properties program (1 to 4 units in a building). This is the site specific review for activities eligible under these programs. On July 30, 2013, the U.S. Department of Housing and Urban Development, Community Planning and Development, issued Notice CPD-13-038 permitting grantees to charge to grants the pre-award and pre-application costs of homeowners, businesses, and other qualifying entities for eligible costs they have incurred in response to a Presidentially-declared disaster. The CPD provides for the DCA as the Grantee to expand the allowable activities to include reimbursements to homeowners within the RREM and LRRP Programs. This Tier 2 site-specific checklist was revised on September 9, 2013 to include demolition, reconstruction, rehabilitation, and elevation activities commenced or completed prior to eligible homeowners or owners of small rental properties (1 to 4 units in a building) eligibility award or grant funding application. The eligible pre-award and pre-application activities are limited to the existing footprint of the damaged structure.</p> <p>The proposed activity is rehabilitation of the <u>single</u>-unit residential structure at the address listed above. The structure was damaged as a result of Superstorm Sandy. The structure was constructed in 1987. Renovations would include addressing storm-related damage and bringing the property up to current minimum property standards and compliance with applicable ADA requirements. All activities would be limited to the disturbed area of the previously developed lot. Pre-award and pre-application activities are limited to work completed within the same footprint of the damaged structure.</p> <p>A map showing the location of the proposed activity is provided in Appendix A.</p>
Finding of Tier 2 Review	<p><input checked="" type="radio"/> The proposed activity conditionally complies with environmental requirements for funding.</p> <p><input type="radio"/> The proposed activity does not comply with environmental requirements for funding because</p> <p><input type="radio"/> A finding cannot be made without</p>

Site Specific Findings

1. Historic Preservation

(36 CFR Part 800)

1 A. Above Ground Resources

- Project area is located entirely within a mapped "green zone" where there is low potential for above-ground historic properties as identified jointly by FEMA and NJHPO windshield surveys.
If yes, concurrence was provided for:

Town:

Date:

HPO project #:

(Above Ground Review Concluded)

1 B. Archaeological Resources

- Project affects only previously disturbed soils as defined in the Programmatic Agreement. Meets Tier 1 PA Allowance I as listed in Appendix B of the PA

(Archaeological Review Concluded)

- Project area is located on a Barrier Island and does not have any of the exception listed in Tier II Programmatic Allowance I in Appendix B of the Programmatic Agreement. (Requires SOI qualified professional)

Name of SOI qualified professional:

(Archaeological Review Concluded)

- Project activity is not located entirely within a mapped "green zone", but is a building less than 48 years of age, not within a historic district, and the project activity will not involve reconstruction. Meets Tier 1 PA Allowance specified in Stipulation II.A, Appendix B of the PA **(Review Concluded)**

- Project area is not located entirely within a mapped "green zone", but is comprised entirely of an activity listed in the other Tier I or Tier II Programmatic Allowance in Appendix B or the Programmatic Agreement.

- Activity meets Tier I Programmatic Allowance #

- Activity meets Tier II Programmatic Allowance #II.A

(Requires SOI qualified professional)

Name of SOI qualified professional:

Richard Silverman

(Above Ground Review concluded)

- Activity meeting Programmatic Allowances involves a National Historic Landmark. **(Go to Next box)**

- Project area substantially conforms to the original footprint and is comprised entirely of an activity listed in the other Tier I or Tier II programmatic Allowances in Appendix B of the Programmatic Agreement.

- Activity meets Tier I Programmatic Allowance #

- Activity meets Tier II Programmatic Allowance # **(Requires SOI qualified professional)**

Name of SOI qualified professional:

(Archaeological Review concluded)

- Activity meeting Programmatic Allowances involves a National Historic Landmark. **(Go to Next box)**

- NJHPO and National Park Service NHL Program Manager notified and provided appropriate project documentation

- No adverse Effect Determination.**

Are Project conditions required?

- No **(Review Concluded)**

- Yes. Attach conditions. **(Review Concluded)**

- Adverse Effect Determination.**

(NJ HPO concurrence on file)

- Mitigation not possible. **(APPLICATION CANNOT PROCEED)**

- Resolution of Adverse Effect completed

- MOA on file

Are project stipulations required?

- No **(Review Concluded)**

- Yes. Attach conditions. **(Review Concluded)**

- Proposed activity does not meet any of the above circumstances, and requires full Section 106 review of the entire undertaking (Standard Project Review under Stipulation II.C. of the Programmatic Agreement). **(Proceed to boxes below)**

- Consultation completed with NJHPO to identify appropriate consulting parties, including federally recognized tribes that need to be part of the Section 106 consultation process.
 - No Section 106-defined historic properties in Area of Potential Effect.
 - No Historic Properties Affected Determination. NJHPO concurrence on file. **(Above Ground Review Concluded)**
 - Individual historic properties or historic districts are located within the Area of Potential Effect.
 - No Historic Properties Adversely Affected Determination (NJHPO concurrence on file) Are project conditions required?
 - No **(Above Ground Review Concluded)**
 - Yes. Attach conditions. **(Above Ground Review Concluded)**
 - Adverse Effect Determination (NJ HPO concurrence on file)
 - Mitigation not possible. **(APPLICATION CANNOT PROCEED)**
 - Resolution of Adverse Effect completed
 - Standard Treatment Measure(s) listed in Appendix C of PA applied, (NJ HPO concurrence on file.)
 - MOA on file
 - Are project stipulations required?
 - No **(Above Ground Review Concluded)**
 - Yes. Attach stipulations. **(Above Ground Review Concluded)**

- Consultation conducted with NJ HPO and project area assessed as not having potential for NRHP-eligible archeological resources.
 - Project area assessed as having low potential for archaeological resources
 - No Historic Properties Affected Determination (NJ HPO/THPO concurrence or consultation on file). **(Archaeological Review Concluded)**
 - Project area has been field assessed for presence of archeological resources
 - No archaeological materials identified in Area of Potential Effect.
 - No Historic Properties Affected Determination (NJ HPO/THPO concurrence or consultation on file). **(Archaeological Review Concluded)**
 - Archaeological materials identified in Area of Potential Effect.
 - Significant archaeological site identified in project area.
 - No Historic Properties Adversely Affected Determination (NJ HPO/THPO concurrence on file) Are project conditions required?
 - No **(Archaeological Review Concluded)**
 - Yes. Attach conditions. **(Archaeological Review Concluded)**
 - Adverse Effect Determination (NJ HPO/THPO concurrence on file)
 - Mitigation not possible. **(APPLICATION CANNOT PROCEED)**
 - Resolution of Adverse Effect completed
 - Standard Treatment Measure(s) listed in Appendix C of PA applied, (NJ HPO concurrence on file.)
 - MOA on file
 - Are project stipulations required?
 - No **(Archaeological Review Concluded)**
 - Yes. Attach stipulations. **(Archaeological Review Concluded)**

Comments:

2. Floodplain Management and Flood Insurance

(EO 11988, 24 CFR Part 55, and 24 CFR 58.6)

The proposed site is (check only one of the following):

- Not in a 100-year floodplain (A and V zones). Attach appropriate floodplain map showing site location. (Complies with EO 11988, 24 CFR Part 55, and 24 CFR 58.6. Analysis complete.)
- In a 100-year floodplain (A and V zones) and not in a National Flood Insurance Program (NFIP) participating community. Attach appropriate floodplain map showing site location. **Does not comply** with EO 11988, 24 CFR Part 55, and 24 CFR 58.6 because required flood insurance is not obtainable. (Analysis complete.)

The following municipalities in the 9 most impacted counties are not NFIP participating communities: Cliffside Park Boro, Englewood Cliffs Boro, Alpine Boro, Union City, Shrewsbury Twp., Freehold Boro, Winfield Twp.

- In a 100-year floodplain (A and V zones) and in an NFIP-participating community. Is the activity in a floodway?
 - Yes. **Does not comply** with EO 11988, 24 CFR Part 55, and 24 CFR 58.6. Attach appropriate floodplain map showing site location. (Analysis complete)
 - No. The activity requires the following type of FHACA permit:
 - Permit-by-rule (PBR)
 - General permit (GP)
 - Individual permit (IP)

3. Wetlands Protection

(EO 11990 and Clean Water Act, especially Section 404)

Are coastal or freshwater wetlands on or adjacent to the site?

- No. Document the determination. Attach appropriate Wetland map. (Analysis complete)
- Yes. Would (Did) the activity affect the wetlands?
 - No. Outside wetlands and no effect on wetlands. Explain why wetlands would not be (were not) affected and attach appropriate wetland map. **Compliance met.** (Analysis complete)
 - Yes. Possible adverse effect associated with constructing in or near wetlands. Would the effect be (Was the effect) permanent or temporary?
 - Permanent. Explain basis for conclusion. **Activity is not in compliance.** (Analysis complete)
 - Temporary. Describe the impact on wetlands and the status of the 8-step process for determining no practicable alternative pursuant to Executive Order 11990. Explain the process for securing a permit for modifications to wetland areas pursuant to Section 404 of the Clean Water Act.
 - 8-step process complete?
 - No. **Activity not in compliance.**
 - Yes. Describe the outcome of the 8-step process.
 - Activity in compliance** with EO 11990 and the Clean Water Act. Explain basis for conclusion and describe the permitting process and mitigation measures. Attach supporting documentation. (Analysis complete).
 - Activity not in compliance** with EO 11990 and the Clean Water Act. Explain basis for conclusion. Attach supporting documentation (Analysis complete).

4. Coastal Zone Management Act

(Sections 307 (c), (d))

Is the site in the Coastal Area Facility Review Act (CAFRA) zone; the Upland Waterfront Development area or the New Jersey Meadowlands District?

- No. Attach map (Analysis complete)
- Yes. (Go to section corresponding to applicable area below)
 - Site is within the New Jersey Meadowlands District** (Project requires consistency determination from the NJ Meadowlands Commission). Attach map. (Analysis complete)
 - Site is within the Coastal Area Facility Review Act (CAFRA) boundary**
 - A.** Is the proposed or completed structure within the previous footprint of the building?
 - Yes. Project is not regulated and therefore, consistent with CZM. Attached documentation. (Analysis complete)
 - No. Go to B in this section.
 - B.** Is the residential structure containing less than 25 dwelling units located more than 150 feet from the mean high waterline of tidal water or the inland limit of a beach or dune, whichever is more landward?
 - Yes. Project is not regulated and therefore, consistent with CZM. Attached documentation. (Analysis complete)
 - No. Go to C in this section.
 - C.** Is the residential structure of less than 3 dwelling units behind intervening development? Note that intervening development means there is a development between the site and the waterway.
 - Yes. Project is not regulated and therefore, consistent with CZM. Attached documentation. (Analysis complete)
 - No. Coastal permit required. What type of coastal permit is required?
 - PBR
 - GP
 - IP
 - Site is within the Upland Waterfront Development Area.**
 - A.** Is the structure located within the existing footprint of the building?
 - Yes. Project is not regulated and therefore, consistent with CZM. Attached documentation. (Analysis complete)
 - No. Coastal permit required. What type of coastal permit is required?
 - PBR
 - GP
 - IP

5. Sole Source Aquifers

(40 CFR Part 149)

Not applicable. Compliance determined in tier 1 environmental assessment.

6. Endangered Species Act

(16 USC 1531 et seq., 50 CFR Part 402)

Based on desktop review, could the proposed activity affect piping plovers?

- No. Explain finding and attach map. (Analysis complete)
Piping Plovers and critical habitat are not located in the project area as seen in the attached map.
- Yes. Based on examination by an ENSP biologist of additional information regarding the site and current piping plover nesting activity and habitat conditions, it has been determined that (check only one of the following):
 - Piping plovers would not be affected by any eligible activity on the previously developed portions of the site. Explain finding and attach supporting documentation. (Analysis complete)
 - Piping plovers may be affected by the proposed activity. Consultation with USFWS is required.

Consultation with USFWS resulted in a determination that (check only one of the following):

- The proposed activity including appropriate measures to avoid adverse impacts, would not adversely affect piping plovers. Explain how this conclusion was reached. Describe required mitigation measures. Attach supporting documentation. Activity is in compliance. (Analysis complete)
- The proposed activity would adversely affect the piping plover. Explain how this conclusion was reached. Attach supporting documentation. Activity is not in compliance. (Analysis complete)

7. Wild & Scenic Rivers Act

(Sections 7(b), (c))

Not applicable. Compliance determined in tier 1 environmental assessment.

8. Air Quality

(Clean Air Act, Sections 176 (c) & (d), & 40 C.F.R. Part 6, 51, & 93)

Not applicable. Compliance determined in tier 1 environmental assessment.

9. Farmland Protection Policy Act

(7 C.F.R. Part 658)

Not applicable. Compliance determined in tier 1 environmental assessment.

10. Environmental Justice

(E.O. 12898)

Not applicable. Compliance determined in tier 1 environmental assessment.

11. Toxic Chemicals and Gases, Hazardous Materials, Contamination, and Radioactive Substances

(24 CFR Part 58.5(i)(2))

Do any of the following apply to the subject property? (1) Property is within 3000' of a Hazardous Waste facility that handles hazardous materials or toxic substances. (2) Property is within 3000' of a landfill, hazardous waste or solid waste cleanup site(s). (3) Property is listed on a State or Federal Hazardous Waste sites data base and is presently under analysis or remediation. (4) During site reconnaissance of subject property and adjoining properties, inspector has observed recognized environmental conditions (RECs).

Note any obstacles to identification of RECs.

- No. Explain findings and attach critical distance (CD) map showing absence of or non-threatening hazardous facilities, or toxic cleanup sites within 3000' of subject property, and that no RECs have been observed during site reconnaissance. (Analysis complete)
- Yes. Explain findings and attach CD map delineating the presence of hazardous facilities or toxic cleanup sites of concern that suggest that the subject property is contaminated or is likely contaminated. Without submittal of specific site assessment information (ASTM phase 1 ESA, phase 2 ESA, or vapor intrusion investigative study), site will be considered as not being in compliance with HUD's 24 CFR 58.5(i)(2) site contamination regulation and Phase I Threshold policy. If this information exists it must be submitted to NJDEP for review.

Site reconnaissance revealed no visible RECs in the vicinity of the potential HUD project. The parcel IS within the 3,000 ft. radius of 13 "threatening" sites. The sites are CHURCH TOWERS APARTMENTS(53315), 532 ADAMS STREET (216543), NJ TRANSIT AUTH (215055), LEVOLOR LORENTZEN INC (44141), 530 ADAMS STREET (203858), HOBOKEN CATHOLIC ACADEMY (58149), 906 GARDEN STREET (376332), 618 BLOOMFIELD STREET (428723), R NEUMANN & CO (7559), HARRISON REALTY ASSOC CORP (415558), CHICKEN DELIGHT (65508), 728 PARK AVENUE (434545), and ALLIED PUMP CORP (30769) . These sites have been cleared by NJDEP (see attached correspondences dated 12/13/2013 and 12/20/13) and are no longer considered threatening to the subject property. The parcel is NOT listed on a State or Federal Hazardous Waste sites database.

12. Siting of HUD-Assisted Projects near Hazardous Operations

(24 CFR Part 51, Subpart C)

Would (Did) the proposed activity expand or move the footprint of the residential structure that was on the site at the time of Superstorm Sandy?

- No. **In compliance.** Identify source of information. (Analysis complete)
Rehabilitation and elevation activities of the existing building will remain within the existing footprint.
- Yes. Would the modified structure be (Is the modified structure) less than the acceptable separation distance (ASD) from a stationary aboveground storage tank (AST) that is within 1 mile of the subject property and holds an explosive or combustible substance? Note: ASTs of 100 gallons or less that hold "common liquid fuels" such as fuel oil, kerosene, and gasoline are exempt from the ASD requirements, and cannot cause the answer to this question to be Yes. However, this exemption does not apply to compressed fuel gases such as propane, so it is possible that a stationary compressed fuel gas tank of 100 gallons or less could cause the answer to this question to be Yes.
 - No. **In compliance.** Explain finding. (Analysis complete)
 - Yes. Describe the information used in calculating the Acceptable Separation Distance (ASD) and attach a map showing the location of the tank relative to the subject property. Describe any feasible mitigation measures per 24 CFR 51.205, or other verifiable information that is pertinent to compliance with the ASD standard. If no mitigation measures are feasible the activity is **not in compliance** with the applicable HUD environmental standard, 24 CFR Part 51C.

13. Coastal Barrier Resource Act/Coastal Barrier Improvement Act

(24 CFR 58.6(c))

Not applicable. Compliance determined in tier 1 environmental assessment.

14. Airport Clear Zones and Accident Potential Zones

(24 CFR Part 51, Subpart D)

Is the activity site in one of the three Ocean County municipalities containing the accident potential zones associated with the Lakehurst component of Joint Base McGuire-Dix-Lakehurst: Jackson Township, Manchester Township, or Lakehurst Borough?

- No. (Analysis complete)
- Yes. Is the activity site in an accident potential zone associated with the Lakehurst component of Joint Base McGuire-Dix-Lakehurst?
 - No. Identify source of information. (Analysis complete)
 - Yes. Identify source of information and attach Accident Potential Zone map. Select one of the following:
 - Under 24 CFR 51.302 and 303(b), activities of the type proposed are fundable in accident potential zones at Lakehurst. If required, attach documentation of HUD determination. (Analysis complete)
 - Under 24 CFR 51.302 and 303(b), activities of the type proposed are not fundable in accident potential zones at Lakehurst. The proposed activity cannot be funded. Attach documentation of HUD determination. (Analysis complete)

15. Fish and Wildlife Coordination Act

(16 U.S.C. 661-666c)

Not applicable. Compliance determined in tier 1 environmental assessment.

16. Magnuson-Stevens Fishery Conservation and Management Act

(16 U.S.C. 1801 et seq.)

Not applicable. Compliance determined in tier 1 environmental assessment.

Conditions for Approval

The following mitigation measures are required as conditions for approval of the project:

General

1. Acquire all required federal, state and local permits prior to commencement of construction and comply with all permit conditions.
2. If the scope of work of a proposed activity changes significantly, the application for funding must be revised and resubmitted for reevaluation under the National Environmental Policy Act.

Historic Preservation

3. All activities must comply with Section 106 of the National Historic Preservation Act per the implementing regulations 36 CFR Part 800. Compliance with Section 106 is achieved through the procedures set forth in the Programmatic Agreement among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer, 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 Muncie Band of Mohicans, as signed onto by the New Jersey Department of Community Affairs.
4. In the event that archeological deposits, including any Native American pottery, stone tools, bones, or human remains, are uncovered, the project shall be halted and the applicant shall stop all work immediately in the vicinity of the discovery and take reasonable measures to avoid or minimize harm to the finds. All archeological findings will be secured and access to the sensitive area restricted. The applicant will inform FEMA immediately and FEMA will consult with the State Historic Preservation Office (SHPO) or Tribal Historic Preservation Office (THPO) and Tribes and work in sensitive areas cannot resume until consultation is completed and appropriate measures have been taken to ensure that the project is in compliance with the National Historic Preservation Act (NHPA).

Floodplain Management and Flood Insurance

5. 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).
6. All structures funded by the RREM Program and the Small Rental Properties Program, if in, or partially in, the 100-year floodplain shown on the effective FEMA Flood Insurance Rate Map, 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)]. This means no funding can be provided in municipalities not participating in or suspended from participation in the National Flood Insurance Program. In the nine counties included in the RREM and Small Rental Properties Programs, this includes the following municipalities in the following counties:
 - Bergen County: Alpine Borough, Cliffside Park Borough, and Englewood Cliffs Borough
 - Hudson County: Union City
 - Monmouth County: Freehold Borough and Shrewsbury Township
 - Union County: Winfield Township
7. No funding will be provided to any person who previously received federal flood disaster assistance conditioned on obtaining and maintaining flood insurance, but failed to obtain and maintain the insurance [24 CFR 58.6(b)].
8. In the case of "Coastal High Hazard" areas ("V" or "VE" Zones on the latest (most recent) FEMA-issued Maps), adhere to construction standards, methods and techniques requiring a registered professional engineer to either develop, review or approve, per the associated location, specific Applicant elevation plans that demonstrate the design meets the current standards for V zones in FEMA regulation 44 CFR 60.3(e) as required by HUD Regulation 24 CFR 55.1(c)(3).

Wetlands Protection and Water Quality

9. Implement and maintain erosion and sedimentation control measures sufficient to prevent deposition of sediment and eroded soil in onsite and offsite wetlands and waters and to prevent erosion in onsite and offsite wetlands and waters.
10. Minimize soil compaction by minimizing project activities in vegetated areas, including lawns.

Noise

11. Outfit all equipment with operating mufflers
12. Comply with the applicable local noise ordinance

Air Quality

13. Use water or chemical dust suppressant in exposed areas to control dust
14. Cover the load compartments of trucks hauling dust-generating materials
15. Wash heavy trucks and construction vehicles before they leave the site
16. Reduce vehicle speed on non-paved areas and keep paved areas clean
17. Retrofit older equipment with pollution controls
18. Establish and follow specified procedures for managing contaminated materials discovered or generated during construction
19. Employ spill mitigation measures immediately upon a spill of fuel or other hazardous material
20. Obtain an air pollution control permit to construct and a certificate to operate for all equipment subject to N.J.A.C. 7:27-8.2(c). Such equipment includes, but is not limited to, the following:
 - a. Any commercial fuel combustion equipment rated with a maximum heat input of 1,000,000 British Thermal Units per hour or greater to the burning chamber (N.J.A.C. 7:27-8.2(c)1);
 - b. Any stationary storage tank for volatile organic compounds with a capacity of 2,000 gallons and a vapor pressure of 0.02 pounds per square inch or greater (N.J.A.C. 7:27-8.2(c)9);
 - c. Any tank, reservoir, container, or bin with capacity in excess of 2,000 cubic feet used for storage of solid particles (N.J.A.C. 7:27-8.2(c)10); and
 - d. Any stationary reciprocating engine with a maximum rated power output of 37 kW or greater, used for generating electricity, not including emergency generators (N.J.A.C. 7:27-8.2(c)21).(Note: One or two family dwellings and dwellings of six or less family units, one of which is owner occupied, are exempt pursuant to NJSA 26:2C-9.2.)
21. Minimize idling and ensure that all on-road vehicles and non-road construction equipment operated at or visiting the project site comply with the applicable smoke and "3-minute idling" limits (N.J.A.C. 7:27-14.3, 14.4, 15.3 and 15.8).
22. Ensure that all diesel on-road vehicles and non-road construction equipment used on or visiting the project site use ultra-low sulfur fuel (<15 ppm sulfur) in accordance with the federal Non-road Diesel Rule (40 CFR Parts 9, 69, 80, 86, 89, 94, 1039, 1051, 1065, 1068).
23. Operate, if possible, newer on-road diesel vehicles and non-road construction equipment equipped with tier 4 engines, or equipment equipped with an exhaust retrofit device.

Hazardous Materials

24. All activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the following:
 - National Emission Standard for Asbestos, standard for demolition and renovation, 40 CFR 61.145
 - National Emission Standard for Asbestos, standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations, 40 CFR 61.150
 - NJAC 7:26-2.12—Generator requirements for disposal of asbestos containing waste materials
 - New Jersey Asbestos Control and Licensing Act, N.J.S.A. 34:5A-32 et seq.
25. Applicant must comply with all laws and regulations concerning the proper handling, removal and disposal of hazardous materials (e.g. asbestos, lead-based paint) or household waste (e.g. construction and demolition debris, pesticides/herbicides, white goods).
26. All activities must comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to HUD's lead-based paint regulations in 24 CFR Part 35 Subparts B, H, and J.
27. All residential structures must be free of mold attributable to Superstorm Sandy.
28. Radon testing and/or mitigation, as described below, is required for structures not in one of the following categories:
 - Structures in municipalities NJDEP classifies as having low radon potential
 - Structures with unenclosed air space between the entire lowest floor and the ground
 - Structures that have been evaluated by a radon professional and found to require neither testing nor mitigation to ensure that radon is below the standards of 4 picocuries per liter of air and 0.02 working

levels, based on a physical inspection of the property, the characteristics of the buildings, and other valid criteria. The radon professional must meet the qualifications in the HUD Office of Multifamily Development Radon Policy, available at <http://portal.hud.gov/hudportal/documents/huddoc?id=13-07ml.pdf>, and must be a certified radon mitigation specialist under NJAC 7:28-27.

Reconstructed homes that are not in one of these three exempt categories must incorporate the radon-resistant construction techniques listed in NJAC 5:23-10.4.

Homes to be rehabilitated that are not in one of the exempt categories must be tested for radon in accordance with accepted standards and the certification requirements in NJAC 7:28-27, and the testing must be documented. If the radon level is below the standards of 4 picocuries per liter of air and 0.02 working levels, no further action is required. If the radon level is at or above either of the standards, radon mitigation measures must be implemented and the home must be retested to ensure that radon levels below the standards have been achieved.

29. Comply with all laws, regulations, and industry standards applicable to aboveground and underground storage tanks, including the New Jersey underground storage tank regulations at NJAC 7:14B.
30. Storage tanks below the base flood elevation must be watertight and must be anchored to resist floatation and lateral movement during a storm surge or other flood.

Sole Source Aquifers

31. Comply with all laws, regulations, and industry standards.
32. Storage tanks below the base flood elevation must be watertight and must be anchored to resist floatation and lateral movement during a storm surge or other flood.
33. The total impervious area of a parcel must not be increased significantly. In general, an increase in impervious area of more than 30% will be considered significant. The threshold of significance may be greater than 30% for parcels on which the current impervious area is unusually low, and may be less than 30% for parcels on which the current impervious area is unusually high.

Wild and Scenic Rivers

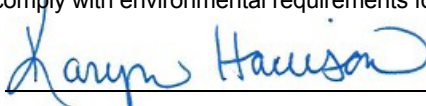
34. Comply with any conditions specified by NJDEP and the National Park Service for protection of the Great Egg Harbor River and Menantico Creek, designated Wild and Scenic Rivers.

Finding

Property Address: 235 Park Ave Apt 1B, Hoboken, NJ 07030 :: Block: 178 Lot: 12.1

Proposed activity complies with environmental requirements for funding.

Proposed activity does not comply with environmental requirements for funding.

Preparer signature: 

Name, Title, Company: Karyn Harrison, Environmental Scientist, URS

Completion Date of Tier 2: 12/30/2013

Application ID Number: RRE0018837