

## ENVIRONMENTAL ASSESSMENT

### Determinations and Compliance Findings for HUD-Assisted Projects

#### 24 CFR Part 58

**Responsible Entity:** New Jersey Department of Community Affairs, Richard Constable III, Commissioner

**Applicant Name:** Mohammad (First) Sharif (Last)

**Project Location:** 307 Atlantic Avenue, Atlantic City, New Jersey 08401 (Street Address)

Atlantic City (Municipality) Atlantic (County) New Jersey (State)

124 (Block) 51 (Lot)

**Conditions for Approval** [40 CFR 1505.2(c)]: (List all mitigation and project modification measures required by the Responsible Entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as required. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.)

#### **Project Condition:**

As required in 24 CFR 55.20, the Department of Community Affairs will complete step 7 of the 8-Step Decision Making Process for Floodplains. The Proposed Action, reconstruction and elevation of a Residential structure within a new footprint on the same parcel, is considered a "Substantial Improvement" per 24 CFR 55.2(8)(i). The structure is required to meet all applicable elevation and construction requirements in accordance with the National Flood Insurance Program and all local floodplain ordinances. Elevation of the structure will be such that there are or will be no direct or indirect impacts to the Floodplain. Proof of flood insurance or insurability, in accordance with 24 CFR 58.6(a), must be provided to the Department of Community Affairs in order for this site to remain eligible for this program.

#### **General:**

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.

Acquire all required federal, state and local permits prior to commencement of construction and comply with all permit conditions.

#### **Historic Preservation:**

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 Munsee Band of Mohicans, as signed onto by the New Jersey Department of Community Affairs.

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 DCA immediately and DCA 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:**

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).

All structures 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)].

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)].

The proposed project meets the requirements of the New Jersey Flood Hazard Control Act, Permits-by-rule (N.J.A.C. 7:13-7:2(a)3) for the reconstruction, relocation and/or elevation of a lawfully existing building outside a floodway, provided:

- i. The footprint of the building is not increased by more than 300 square feet;
- ii. The lowest floor of the building is reconstructed or elevated to at least one foot above the flood hazard area design flood elevation;
- iii. The area below the lowest floor of the building is not used for habitation and remains open to floodwaters, in accordance with N.J.A.C. 7:13-11.5(n), (o) and (p);
- iv. The building is not expanded or relocated closer to any regulated water or within a floodway;
- v. Any building being relocated is either moved outside any riparian zone or situated within an area where previous development or disturbance has occurred (such as an area maintained as a lawn or garden or an abandoned parking area that has partially revegetated);
- vi. No vegetation is cleared, cut or removed in a riparian zone, except for vegetation within 20 feet of the building if such disturbance is necessary to facilitate its reconstruction, relocation and/or elevation; and
- vii. All vegetated areas temporarily disturbed within the riparian zone are replanted with indigenous, non-invasive species upon completion of the regulated activity. Permit. The proposed project must comply with all permit requirements as well as all federal, state and local elevation and construction standards.

**Water Quality:**

Direct all runoff from paved and improved areas into a drainage system meeting the local building code and permit requirements.

**Noise:**

Outfit all equipment with operating mufflers

Comply with the applicable local noise ordinance

**Air Quality:**

Use water or chemical dust suppressant in exposed areas to control dust

Cover the load compartments of trucks hauling dust-generating materials

Wash heavy trucks and construction vehicles before they leave the site

Reduce vehicle speed on non-paved areas and keep paved areas clean

Retrofit older equipment with pollution controls

Establish and follow specified procedures for managing contaminated materials discovered or generated during construction

Employ spill mitigation measures immediately upon a spill of fuel or other hazardous material

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.)

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).

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).

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/Toxics Materials:**

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.

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).


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.

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**FINDING:**

- Finding of No Significant Impact (FONSI) [24 CFR 58.40(g)(1); 40 CFR 1508.27]**  
(The project will not result in a significant impact on the quality of the human environment.)
  - Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]**  
(The project may significantly affect the quality of the human environment.)
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**CERTIFICATIONS:**

<u>David Sessions, URS</u> Preparer Name and Agency	<u></u> Preparer Signature	<u>05/08/2014</u> Preparer Completion Date
_____ RE Certifying Officer Name	_____ RE Certifying Officer Signature	_____ RE CO Signature Date

**Funding Information:**

Grant Number	HUD Program	Funding Amount
B-13-DS-34-0001	LRRP – Landlord Rental Repair Program	\$250,000

**Estimated Total HUD Funded Amount:**

The estimated total HUD funded amount is \$250,000.

**Estimated Total Project Cost [24 CFR 58.32(d)]: (HUD and non-HUD funds)**

The estimated total project costs including all work in place and the estimated cost of repairs to be completed is \$363,718.77.

**Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:**

The purpose of the proposed action is to assist residents and owners of rental properties in repairing/rebuilding homes or rental properties that were damaged or destroyed by Superstorm Sandy and the subsequent snowstorm. The project is needed to help provide adequate housing for residents of these homes and rental properties.

**Description of the Proposed Project [24 CFR 50.12 & 58.32, 40 CFR 1508.25]:** (Include all contemplated actions that are logically either geographically or functionally a composite part of the project, regardless of the source of funding. As appropriate, attach maps, site plans, renderings, photographs, budgets, and other descriptive information.)

**Project Type:** Reconstruction and elevation of a 12-unit, multi-family residential structure.

**Project Description:** The proposed project will demolish and reconstruct an existing three-story, 12-unit, multi-family residential structure. A date of construction was not listed for the structure in the Atlantic County Tax Records. According to historians, the structure is believed to have been constructed in the 1930s. The subject structure is located at 307 Atlantic Avenue, Atlantic City, New Jersey. The scope of the project will include demolition of the structure and rebuilding the structure on the existing foundation to the required elevation (see Record of Communication dated April 3, 2014). The structure was damaged as a result of Superstorm Sandy. Rebuilding will include addressing storm-related damage and bringing the property up to current minimum standards and compliance with applicable ADA requirements. The lowest occupied floor of the structure will be elevated at least 1-foot above the highest applicable 100-year flood level. All activities would be limited to the disturbed area of the previously developed lot.

**Existing Conditions and Trends [24 CFR 58.40(a)]:** (Describe the existing conditions of the project area and its surroundings, and the trends likely to continue in the absence of the project.)

The proposed project is located at 307 Atlantic Avenue, Atlantic City, New Jersey, on a parcel that is approximately 0.09 acre in size. The project is reconstruction and elevation of a 12-unit rental property that sustained heavy damage during Superstorm Sandy. The project site is located in the Floodplain Zone AE. The surrounding area sustained substantial damage as well during Superstorm Sandy. There is a substantial amount of rebuilding activity in Atlantic City and the immediate vicinity of this project. Reconstruction of the 12-unit rental property will not happen in the absence of funding for this grant application and the property would likely continue to deteriorate. This project will enhance the residential opportunities for low and moderate income residents of Atlantic City.

**PART I: STATUTORY CHECKLIST** [24 CFR 50.4, 24 CFR 58.5]

**DIRECTIONS – For each authority, check either Box “A” or “B” under “Status.”**

**“A box”** The project is in compliance, either because: (1) the nature of the project does not implicate the authority under consideration, or (2) supporting information documents that project compliance has been achieved. In either case, information must be provided as to WHY the authority is not implicated, or HOW compliance is met; OR

**“B box”** The project requires an additional compliance step or action, including, but not limited to, consultation with or approval from an oversight agency, performance of a study or analysis, completion of remediation or mitigation measure, or obtaining of license or permit.

**IMPORTANT:** Compliance documentation consists of verifiable source documents and/or relevant base data. Appropriate documentation must be provided for each law or authority. Documents may be incorporated by reference into the ERR provided that each source document is identified and available for inspection by interested parties. Proprietary material and studies that are not otherwise generally available for public review shall be included in the ERR. Refer to HUD guidance for more information.

Statute, Authority, Executive Order, Regulation, or Policy cited at 24 CFR §50.4 & §58.5	STATUS		Compliance Documentation
	A	B	
<p><b>1. Air Quality</b>                      [Clean Air Act, as amended, particularly sections 176(c) &amp; (d), and 40 CFR 6, 51, 93]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed action is in compliance. According to the Department of Environmental Protection Division of Air Quality Memorandum dated January 23, 2014, “the revised estimated air emissions, including the air emissions related to commercial construction activities, continue to remain well below the Federal General Conformity regulation’s de minimis thresholds and are presumed to conform to the State Implementation Plan (SIP). To avoid adverse air quality impacts, compliance with regulatory requirements of New Jersey’s Air Rules continue to remain in effect.” The General Conformity Rule would apply to this project in Atlantic County since the county is in nonattainment for certain National Ambient Air Quality Standards (NAAQS). According to the 'Counties Designated "Nonattainment" or "Maintenance" for Clean Air Act's National Ambient Air Quality Standards (NAAQS)', Atlantic County is designated as Nonattainment or Maintenance for 3 NAAQS Pollutants. The 3 NAAQS areas of nonattainment or maintenance areas include the 8-Hour Ozone (1997), the 8-Hour Ozone (2008), and the Carbon Monoxide. The estimated air emissions for this action, assumes all of the CDBG-DR funds will be used for construction activities and therefore, are conservative in nature according to the Division of Air Quality Memorandum dated January 23, 2014.</p> <p>Sources: CAA 176(c) &amp; (d); EPA's Federal General Conformity Rule (40 CFR Part 90); New Jersey 8-hour Ozone Nonattainment Areas (1997 Standard) Map; New Jersey 8-</p>

			<p>hour Ozone Nonattainment Areas (2008 Standard) Map; New Jersey Carbon Monoxide (CO) Maintenance Areas Map; Division of Air Quality Memorandum dated January 23, 2014; Air Quality Methodology document.</p>
<p><b>2. Airport Hazards</b> (Clear Zones and Accident Potential Zones) [24 CFR 51D]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed action is in compliance. The restrictions on construction and major rehabilitation of structures in runway protection zones (formerly called runway clear zones) apply to civil airports (24 CFR 51.303). Civil airports are defined as commercial service airports designated in the Federal Aviation Administration’s National Plan of Integrated Airport Systems (NPIAS) (24 CFR 51.301(c)). The only New Jersey airports listed as commercial service airports in the current NPIAS are Newark Liberty International Airport in Essex and Union Counties and Atlantic City International Airport in Atlantic County. Runway protection zones extend up to half a mile from the ends of runways along flight paths, and become wider as distance from the runway increases. The runway protection zones associated with Newark Liberty International Airport and Atlantic City International Airport are located approximately 91 miles and 9.3 miles (respectively) from the proposed action site. Additionally, these runway protection zones are uninhabited and therefore, not applicable to the proposed project. HUD regulations also include restrictions on construction and major rehabilitation in clear zones and accident potential zones associated with runways at military airfields (24 CFR 51.303). The only military airfield in New Jersey with clear zones and accident potential zones subject to these restrictions is Joint Base McGuire-Dix-Lakehurst (JBMDL). The nearest applicable clear zones and accidental potential zones at JBMDL are located approximately 44 miles from the proposed action site and therefore, are not applicable to the proposed project.</p>

<p><b>3. Coastal Zone Management</b>                  [Coastal Zone Management Act sections 307(c) &amp; (d)]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed action is in compliance. The proposed project activity includes reconstruction and elevation of a multifamily residential structure on a previously developed parcel. The proposed site is located within the Coastal Area Facility Review Act (CAFRA) boundary and therefore, requires a Coastal Jurisdictional Determination. An application for review of this project was submitted to the NJDEP Department of Land Use Regulation (DLUR) on March 27, 2014. In a letter dated April 8, 2014, the DLUR determined that “a CAFRA permit is not required for the reconstruction and elevation of a 12 unit residential development located more than 150 feet landward of the mean high waterline of any tidal waters or the landward limit of a beach or dune in Atlantic City, a non-qualifying municipality. The regulatory threshold for the number of residential dwelling units at the site is 25; therefore, the proposed project is not regulated.” Additionally, the Department determined that Waterfront Development and Coastal Wetlands permits are not required. This does not relieve the applicant of the responsibility of obtaining any other required State, Federal or local permits or approvals as required by law. See Coastal Zone Management Map, DLUR Request, and DLUR CZM Reply.</p>
<p><b>4. Contamination and Toxic Substances</b>                  [24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Toxics:</b>                  The proposed project action is in compliance. Site reconnaissance revealed no visible RECs in the vicinity of the potential HUD project. The parcel IS within the 3,000 ft. radius of one “threatening” site. The site is 508 Sewell Avenue (Site ID 65274). This site has been cleared by NJDEP and is no longer considered threatening to the subject property. Additionally, the parcel is NOT listed on a State or Federal Hazardous Waste sites database. See Toxic Hazardous and Radioactive Substances Map and NJDEP Hazardous Sites Clearance Report correspondence dated 2/18/2014.</p> <p><b>Lead Based Paint/Asbestos:</b>                  According to the Atlantic City County Tax Records, the date of construction for the structure is unavailable. According to historians, the structure is believed to have been constructed in the 1930’s. Creative Environment Solutions Corp (CES) assessed the property for Lead Based Paint and Asbestos containing Materials (ACMs). Upon inspecting this site, CES did not visually identify</p>



		<p>any suspect asbestos-containing materials; therefore, this property is in compliance with applicable federal, state, and local laws and regulations regarding asbestos. All activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the 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 at 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. Lead Based Paint and Lead Based Paint Hazards were identified on interior or exterior surfaces of the subject structure. All activities must also 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. Additionally, the project 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). See Risk Assessment.</p> <p><b>Radon:</b></p> <p>The proposed project, reconstruction and elevation of a residential structure, is in compliance. According to the New Jersey Department of Environmental Protection Radon Potential, Atlantic City in Atlantic County is located in a Tier 3 Zone, which is classified as Low Potential for Radon. In accordance with N.J.A.C. 5:23-10.1, “standards and procedures to ensure that construction techniques that minimize radon entry and that facilitate any post-construction radon removal that is required shall be incorporated in the construction of all buildings in Use Groups E and R in tier one areas and are permitted to be incorporated elsewhere in New Jersey.” Therefore, in areas of Low Radon potential (Tier 3), compliance with these construction techniques is not required; however, those construction techniques that are feasible may be incorporated to reduce the risk of radon exposure. See Radon Potential Map.</p>
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<p><b>5. Endangered Species</b>                  [Endangered Species Act of 1973, particularly section 7; 50 CFR 402]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project action is in compliance. A desktop review of the NJDEP HUD Environmental Review Tool, Threatened and Endangered Species layer indicates that the project site is not anticipated to affect threatened and endangered species including the piping plover, red knot, and bats (see attached Threatened and Endangered Species map). Additionally, desktop review of the HUD Parcel-Centroids shows this there are no other federal and state listed threatened and endangered animal species associated with this project site. Therefore, no additional consultation with U.S. Fish and Wildlife Service is needed for threatened and endangered animals. Consultation with the NJDEP Natural Heritage Program (NHP) was required for the proposed project due to the construction intent, reconstruction and elevation of a structure on a previously disturbed parcel. A request for review was submitted to the Natural Heritage Program on February 27, 2014. Natural Heritage Database reviews indicated that no threatened or endangered plant species were located on or in the immediate vicinity of the project site (see attached NHP Report). The NHP review indicates some animal species on or near the project site; however, the species that have been determined to be of concern for this program were screened using desk GIS review as described above. Based on these findings, it has been concluded that the proposed project will have no effect on threatened and endangered species and that no further review with USFWS is required.</p>
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<p><b>6. Environmental Justice</b> [Executive Order 12898]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed action is in compliance. The area immediately surrounding the project site consists of primarily minority populations (40-100%) and 20-30% of the population is at or below the poverty level. The population density in the area is between 1,000-5,000 people/sq. mi. These demographics are consistent with the surrounding community overall. The proposed project involves the demolition and reconstruction of a 12-unit multi-family residential structure and in accordance with the requirements of the program would provide safer and more economically viable housing for minority and/or low income families. Additionally, because the program seeks to help minority and low income families in the communities where they currently live and work, the area is currently developed for residential use and would not expose the residents to an adverse environmental impact. Overall, the environmental impacts of the proposed action would be beneficial, and significant adverse effects would not occur. See attached Environmental Justice Checklist; Minority, Population Density, and Poverty Demographics Maps.</p>
<p><b>7. Explosive and Flammable Operations</b> [24 CFR 51C]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Per the attached HUD guidance issued on January 6, 2014, the proposed action is in compliance with 24 CFR Part 51 Subpart C. As a result of this proposed action, the number of dwelling units on the subject property would not increase. In accordance with 24 CFR 51.201, a HUD-assisted project is defined as “the development, construction, rehabilitation, modernization or conversion with HUD subsidy, grant assistance, loan, loan guarantee, or mortgage insurance, of any project which is intended for residential, institutional, recreational, commercial or industrial use. For purposes of this subpart the terms “rehabilitation” and “modernization” refer only to such repairs and renovation of a building or buildings as will result in an increased number of people being exposed to hazardous operations by increasing residential densities, converting the type of use of a building to habitation, or making a vacant building habitable.” Thus, the proposed project will not result in an increase in the number of persons exposed to a potential explosive or flammable hazard, as defined by HUD. Therefore, this proposed action is exempt from mitigation requirements.</p>

<p><b>8. Farmland Protection</b>                  [Farmland Protection Policy Act of 1981, particularly section 1504(b) &amp; 1541; 7 CFR 658]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed action site is in compliance. As defined in 7 CFR 658.2, "Farmland" does not include land already in or committed to urban development or water storage. Therefore, the proposed action, repairs of an existing structure on a parcel with pre-existing development, does not meet the definition of "Farmland". Additionally, assistance and actions related to the purchase, maintenance, renovation, or replacement of existing structures and sites converted prior to the time an application for assistance from a federal agency, including assistance and actions related to the construction of minor new ancillary structures (such as garages or sheds) do not involve conversion of farmland to nonagricultural uses and are exempt from the requirements of 7 CFR 658.</p>
<p><b>9. Floodplain Management</b>                  [24 CFR 55; Executive Order 11988, particularly section 2(a)]</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The project area is in Floodplain Zone AE, which is part of the Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area as shown on the Federal Emergency Management Agency's Flood Insurance Rate Map, FIRM Panel 3452780005D, effective August 15, 1983 (See Floodplain Map). The proposed project action involves the reconstruction and elevation of an existing residential structure and is considered a "Substantial Improvement". Steps 1-6 of the 8-step floodplain decision making process, as required under 24 CFR 55.20 have been completed for the proposed project. The Department of Community Affairs will complete step 7. A 15-day "Notice for Early Public Review of a Proposal to Support Activity in the 100-Year Floodplain" was published in The Press of Atlantic City (April 11, 2014) and the Reporte Hispano (April 10, 2014). The 15-day comment period expired on April 26, 2014 with two comments received and addressed. The final "Notice of Intent to Take Action in a Floodplain" as required in Step 7 of the 8-Step process will be published in The Press of Atlantic City and the Reporte Hispano by the Department of Community Affairs. Any comments received from the final publication will be addressed. Step 8 is implementation of the project. The reconstructed structure is required to meet all applicable elevation and construction requirements in accordance with the National Flood Insurance Program and all local floodplain ordinances. Elevation of the structure will be such that there are or will be no direct or indirect impacts to the Floodplain. Proof of flood insurance or insurability must be provided to</p>

		<p>the Department of Community Affairs in order for this site to remain eligible for this program.</p> <p>On January 24, 2013, the NJDEP adopted emergency amendments to N.J.A.C. 7:13 to assist New Jersey families, businesses and local governments wanting to recover from Superstorm Sandy. Under these regulations, the proposed project qualifies for Permits-by-rule (N.J.A.C. 7:13-7:2(a)3), for the reconstruction, relocation and/or elevation of a lawfully existing building outside a floodway, provided all applicable requirements of the FHCA PBR are met. (See Project Conditions)</p> <p>Sources: FEMA FIRM Map (Map Panel 3452780005D, effective August 15, 1983); Floodplain Map; 8-Step Process for Floodplains; Early Public Notice published on April 10 and 11, 2014; 24 CFR Part 55, Executive Order 11988</p>
<p><b>10. Historic Preservation</b>                  [National Historic Preservation Act of 1966, particularly sections 106 &amp; 110; 36 CFR 800]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The proposed project complies with NHPA Section 106 requirements. Consultation with the New Jersey Historic Preservation Office (NJHPO, also SHPO) was initiated by URS on behalf of the program in an email dated February 26, 2014. The email included the form developed by NJHPO for Section 106 disaster recovery evaluations, specifically the "Form 2" which indicated that the existing multi-family residential building was a historic resource eligible for listing in the NRHP as a contributing resource to a potential historic district. This determination was based on a FEMA / SHPO joint windshield survey that indicated the property lay within the NRHP-eligible South Atlantic City Historic District. Based on the fact that the undertaking would involve the demolition of the existing building, built ca. 1933 based on historic aerial imagery that was consulted, URS determined that this would negatively impact the historic character of the South Atlantic City Historic District and result in an adverse effect (URS Form 2 NJHPO Submission). The NJHPO replied in an email dated February 27, 2014 that they did not concur with the assessment made by URS. The agency stated their finding that the project location was not within the potential area of concern for the South Atlantic City Historic District. The NJHPO finding was that the reconstruction undertaking would have no adverse effect on historic properties (NJHPO letter of reply). New Jersey DEP and DCA have agreed to accept the SHPO finding of no historic properties affected and the project may proceed. The Programmatic Agreement also states that an archaeological investigation of the project area</p>

			<p>is not required when it is a reconstruction project that is located on a barrier island. That allowance is stated under Appendix B, Tier II Stipulation I. Atlantic City is located on Absecon Island, one of the southernmost barrier islands of New Jersey. None of the above exceptions apply; therefore the project is exempt from an archaeological review. The application of this allowance was made by Jeremy Lazelle of URS, an archaeologist who meets the Secretary of Interior’s professional standards for archaeology. This information was also included on the Form 2 submitted by URS to NJHPO. The proposed project is not situated within a local historic district and so consultation with the municipal government regarding potential historic preservation concerns was not required. Furthermore, as the proposed program action is limited to activities that meet the Programmatic Agreement allowances for archaeology, consultation with the Native American Tribe signatories to the document was not needed. Sources: Programmatic Agreement for New Jersey Hurricane Sandy Disaster Recovery, Form 2 NJHPO consultation form, and signed letter from NJHPO in S106 Review document.</p>
<p><b>11. Noise Abatement and Control</b>                  [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR 51B]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The proposed project is in compliance. HUD policy requires that adequate consideration be given to noise exposure and sources of noise that may impact the proposed project site. Noise analysis is required for projects within 1,000 feet of a major or arterial roadway, 3,000 feet of a railroad, and/or within 15 miles of a major airport. The proposed project site is not located within 1,000 feet of any major or arterial roadway or within 3,000 feet of any railroad. See Street and Railroad Distance measurements. The proposed project site is located approximately 7.9 miles from the nearest noise contour associated with the Atlantic City International Airport, therefore, the project site is not within any noise contours, including the 65 DNL contour. See Atlantic City International Noise Contour Map. Therefore, an outdoor weighted average day-night sound level (DNL) calculation is not required in accordance with HUD regulations. Construction noise will be a temporary impact that will be controlled by Best Management Practices. Construction noise will be within applicable city, state and federal codes. Thus, construction noise is not expected to have an impact to the project or surrounding areas.                  Sources: HUD Noise Guide and 24 CFR Part 51 Subpart B</p>

<p><b>12. Sole Source Aquifers</b>                  [Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR 149]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The proposed project is in compliance with 40 CFR 149. The project site is in Atlantic County and is within the New Jersey Coastal Plain Aquifer System, which underlies the entire southern half of the state. In accordance with the EPA Sole Source Aquifer Review of HUD Projects letter dated August 13, 1996, sites “in urbanized areas, single or multi-unit housing developments, community centers and schools that will use existing public water and sewer” do not have the potential to create a ‘significant hazard to public health’ by adversely impacting ground water either during construction or after completion and facility is in operation and are excluded from Sole Source Aquifer review. Therefore, the proposed project is not anticipated to have a significant effect on sole source aquifers. See Sole Source Aquifer Map, EPA Sole Source Aquifer Review of HUD Project correspondence dated August 13, 1996, and SSA Guidance Memo.</p>
<p><b>13. Wetland Protection</b>                  [24 CFR 55, Executive Order 11990, particularly sections 2 &amp; 5]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The proposed project action, reconstruction and elevation of a structure on a previously developed parcel, is in compliance. A desktop review of the NJDEP Wetlands Protection Map, United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapped wetlands, and field data indicates that mapped/potential Wetlands are not located within 150 feet of the project site. Therefore, this project will have no direct or indirect effect on coastal or freshwater wetlands. See Wetlands Protection Map and National Wetlands Inventory Map.</p>
<p><b>14. Wild and Scenic Rivers</b>                  [Wild and Scenic Rivers Act of 1968, particularly section 7(b) &amp; (c); 36 CFR 297]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The proposed project is in compliance. New Jersey has 262.7 river miles designated as segments of the National Wild and Scenic Rivers System, including portions of the Delaware River, Great Egg Harbor River, Maurice River, and Musconetcong River. The nearest segment of the Wild and Scenic Rivers, Great Egg Harbor River, is 10 miles west-southwest of the proposed action site. Designated rivers also include specific segments of tributaries to these rivers as referenced in the Act. Additionally, there are currently no rivers within the state under study for possible inclusion into the Wild and Scenic River System. The proposed activity will have no direct or indirect effect on any Wild and Scenic Rivers. See Wild and Scenic Rivers Map.</p>

**PART II: ENVIRONMENTAL ASSESSMENT CHECKLIST**

[24 CFR 58.40; 40 CFR 1508.8 &amp; 1508.27]

For each impact category, evaluate the significance of the effects of the proposal on the character, features, and resources of the project area. Enter relevant base data and credible, verifiable source documentation to support the finding. Note names, dates of contact, telephone numbers, and page references. Attach additional material as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:**

- (1) no impact anticipated
- (2) potentially beneficial
- (3) potentially adverse- requires documentation
- (4) requires mitigation
- (5) significant/potentially significant adverse impact requiring avoidance or modification which may require an Environmental Impact Statement

Impact Categories	Impact Code	Impact Evaluation, Source Documentation and Mitigation or Modification Required
<b>Land Development</b>		
Conformance with Comprehensive and Neighborhood Plans	1	<p>The 307 Atlantic Avenue project is located in the Northeast Inlet Renewal Area of Atlantic City which is an active redevelopment area. The Local Redevelopment and Housing Law (LRHL), pursuant to Municipal Land Use Law (N.J.S.A 40A:12A-1 et seq.) allows for these Redevelopment Areas to determine the permitted uses and associated area and bulk regulations with the adoption of a Redevelopment Plan, as described in the Atlantic City Master Plan, September 2008. Housing recommendations are incorporated into the Housing element of the Master Plan and promote mixed-income concepts. The subject property is not changing from its use prior to Superstorm Sandy.</p> <p>Source: Atlantic City Master Plan, September 2008</p>
Land Use Compatibility and Conformance with Zoning	1	<p>The Atlantic City Master Plan, September 2008, recommended that no changes be made to the neighborhood's zoning classification based upon the Northeast Inlet Renewal Area plan which was approved by the city in 1987. The subject property is not changing from its use prior to Superstorm Sandy.</p> <p>Sources: Atlantic City Master Plan, September 2008; Atlantic City Zoning Map</p>



<p>Urban Design- Visual Quality and Scale</p>	<p>1</p>	<p>Based on a site inspection of the project site and surrounding properties and a review of high resolution aerial photography, multi-family residential buildings are to the east, a vacant lot followed by a multi-family residential building is to the west of the subject property. An approximately 20-story apartment complex is to the south and across Atlantic Avenue. Some open space and residential structures are to the north of the subject property. The subject property is a multi-story, 12-unit rental property and will be replaced with the same. This structure is consistent in scale with the surrounding structures. The structure shows obvious signs of aging and lack of maintenance. The building has broken/missing windows, missing sections of brick façade and is in generally poor condition. Therefore, any impact to visual quality would be beneficial as the reconstructed structure would improve upon the current condition and appearance of the structure.</p> <p>Sources: 2014 high resolution aerial photography; Site inspection by URS Corporation on February 5, 2014.</p>
<p>Slope</p>	<p>1</p>	<p>A review has been made of the existing slopes based on a site inspection by URS Corporation on February 5, 2014, and on the contouring shown on a topographic elevation contour map from MyTopo.com. See Topographic Elevation Contour Map. The project site is mostly flat and does not experience a noticeable change in elevation.</p> <p>Appropriate design will have to incorporate this information. No negative impact is anticipated due to the slope condition of the subject property.</p> <p>Sources: MyTopo.com Topographic Elevation Contour Map, Atlantic County, NJ; Field Assessment dated February 5, 2014.</p>
<p>Erosion</p>	<p>1</p>	<p>The proposed project would implement controls as needed to prevent erosion and adverse impacts to receiving waters from storm water runoff. Reconstruction designs do not include the removal of the slab. If any of the proposed project area is cleared and soil exposed, Best Management Practices (BMPs) would be established and could include the installation of natural vegetation, brush barriers, silt fences or hay bales to help filter runoff prior to any earthwork activities. Any potential land disturbance activities will be less than 5,000 square feet and therefore, an application for soil erosion and sediment control plan certification is not required.</p> <p>Source: The Standards for Soil Erosion and Sediment Control In New Jersey, 7<sup>th</sup> Edition, January 2014</p>

Soil Suitability	1	<p>The 0.09-acre project site consists primarily of the Psammaquents soil type as determined by referencing the Web Soil Survey information provided by the United States Department of Agriculture (USDA). The Psammaquents soil is very poorly drained, with a sulfidic substratum, 0-3 percent slope, and is frequently flooded. The foundation design for the reconstruction of the project should take into account the soil strength and characteristics at the site. The Custom Soil Resource Report that includes a Web Soil Survey map and the Soil Series Description are included as Soil Suitability Soil Report dated March 24, 2014.</p> <p>Sources: United States Department of Agriculture (USDA) Web Soil Survey, Soil Surey Staff, Natural Resources Conservation Service (NRCS), USDA. [Accessed March 24, 2014]. USDA-NRCS, Lincoln, NE.; USDA- Natural Resources Conservation Service (NRCS) Official Soil Series Descriptions</p>
Hazards and Nuisances, Including Site Safety	1	<p>The project site has no unusual hazards, nuisances, or safety concerns. It is not anticipated that the reconstruction and elevation of the rental property would present any unusual hazards or nuisances.</p> <p>Source: Site inspection by URS Corporation on February 5, 2014.</p>
Drainage/Storm Water Runoff	4	<p>The proposed project would implement controls as needed to prevent erosion and adverse impacts to receiving waters from storm water runoff both during and after construction. The project will be designed so that storm water runoff impacts are mitigated to the greatest extent feasible. Most site storm water will be collected in storm drains located along Atlantic Avenue. Storm water is not anticipated to be an issue at the site upon completion of the construction activities.</p> <p>Source: Site inspection by URS Corporation on April 14, 2014.</p>
Noise- Effects of Ambient Noise on Project & Contribution to Community Noise Levels	4	<p>According to the HUD Noised Guide, the proposed project is in compliance. The project is currently and will remain a multi-family residential development in a primarily residentially developed area. The project is not exposed to any unacceptable ambient noise levels, nor would the project significantly alter community noise levels. Construction noise will be a temporary impact that will be controlled by Best Management Practices and will be mitigated to the extent feasible (see Required Mitigation and Project Modification Measures). Construction noise will be within applicable city, state and federal codes.</p> <p>Source: HUD Noise Guide</p>

Energy Consumption	1	<p>The proposed project would not have unusual energy needs and is not expected to have a significant impact on energy consumption. Some energy will be consumed during the implementation of the project; however, the project will not expand the housing stock relative to conditions prior to Superstorm Sandy. Additionally, the new structure will be built to meet local building codes and must meet applicable minimum HUD building standards.</p> <p>Source: HUD Handbook, Minimum Property Standards for Housing, 1994</p>
<b>Socioeconomic Factors</b>		
Demographic Character Changes	1	<p>The 2010 U. S. Census indicated that the median household income in Atlantic City, New Jersey was lower than in Atlantic County, New Jersey as a whole. The poverty rate in Atlantic City, New Jersey, for individuals, was higher than in Atlantic County, New Jersey as a whole.</p> <p>The 2010 U. S. Census also indicated that Atlantic City, New Jersey had a total minority population of approximately 73.3% which is significantly more than the total minority population of approximately 28.5% in Atlantic County, New Jersey as a whole. The Landlord Rental Repair Program seeks to help low income families by providing safer and more economically viable housing in the communities where they currently live and work. Therefore, this project is not expected to have a noticeable impact on the demographic character of the area.</p> <p>Source: 2010 U. S. Census</p>
Displacement	2	<p>The proposed project site is a rental property that was damaged by Superstorm Sandy and whose residents were displaced. This project will potentially help restore housing for previously displaced residents.</p> <p>Sources: Site inspection by URS Corporation on February 5, 2014; LRRP Guidelines</p>
Employment and Income Patterns	1	<p>Based on the 2010 U. S. Census, the median household income in Atlantic City, New Jersey was \$29,886 and the median household income for Atlantic County, New Jersey as a whole was \$54,559. The overall goal of the LRRP is to restore rental units in areas where housing is needed in order to restore the economy in these communities. However, it is unlikely that the proposed project will have a noticeable effect on employment and income patterns in the area.</p> <p>Source: 2010 U. S. Census</p>

<b>Community Facilities and Services</b>		
Educational Facilities	1	<p>The proposed project site will be served by the Atlantic City School District. This project will have minimal impact on the school district.</p> <p>The Uptown Complex School is located at 323 Madison Avenue, Atlantic City, NJ. The Uptown Complex School houses Kindergarten through 8<sup>th</sup> grade students and is approximately a 0.3 mile driving distance from the project site.</p> <p>Atlantic City High School is located at 1400 N. Albany Avenue, Atlantic City, NJ. The Atlantic City High School is approximately 4.2 mile driving distance from the project site.</p> <p>Sources: Atlantic City Board of Education website, Bing Maps research by URS Corporation</p>
Commercial Facilities	1	<p>Commercial facilities are sufficiently available in the area near the project site. A Save-A-Lot grocery store is approximately 0.9 miles from the project site, located at 1501 Atlantic Avenue, Atlantic City, NJ. A Family Dollar Store is approximately 1.1 miles from the project site, located at 16 Renaissance Plaza, Atlantic City, NJ. The Tanger Outlets shopping area has over 80 retail stores and is approximately 1.2 miles from the project site, located at 2014 Baltic Avenue, Atlantic City, NJ. The project is replacing a 12-unit rental property with a new 12-unit rental property, so there will be minimal impact to the commercial facilities as a result of project implementation.</p> <p>Sources: Site inspection by URS Corporation on February 5, 2014; Bing Maps research by URS Corporation</p>
Health Care	1	<p>The project site is approximately 1.3 road miles from AtlantiCare Regional Medical Center, the nearest full-service hospital. The hospital is located at 1925 Pacific Avenue, Atlantic City, NJ. Additionally, doctor offices and urgent care facilities are sufficiently accessible to future residents. This project will have minimal impact on the health care facilities of Atlantic City.</p> <p>Sources: Website for AtlantiCare, Bing Maps research by URS Corporation</p>

Social Services	1	<p>The project site is located near several social service type facilities and driving distances to these agencies/facilities is not anticipated to be an issue. The county welfare agency (Board of Social Services) for Atlantic County is the Department of Family and Community Development, Atlantic City Office, located at 1333 Atlantic Avenue, Atlantic City, NJ, a driving distance of approximately 0.8 miles. This office provides assistance for NJ SNAP (Food Stamps), Temporary Assistance For Needy Families (TANF), General Assistance (GA), and Medicaid.</p> <p>The nearest Head Start Center for this area is the Head Start Center of Atlantic City, NJ, located as 727 Mediterranean Avenue, Atlantic City, NJ, a driving distance of approximately 0.7 miles from the project site.</p> <p>The nearest Senior Center for this area is the Rosin Senior Center, located at 1102 Atlantic Avenue, Atlantic City, NJ, a driving distance of approximately 0.6 miles from the project site.</p> <p>Sources: State of New Jersey Department of Human Services, Division of Family Development web page; HeadStartPrograms.org web page; Bing web search; Bing Maps research by URS Corporation</p>
Solid Waste Disposal/Recycling	1	<p>There would be some demolition and construction waste as part of the proposed project. The proposed project will not generate an abnormal amount of solid waste after completion. Collection and disposal/recycling services will be provided by the Atlantic City Department of Public Works and the Atlantic County Utilities Authority.</p> <p>Sources: Atlantic County Utilities Authority website; Record of Communication dated April 3, 2014.</p>
Waste Water/Sanitary Sewers	1	<p>The proposed project will be served by municipal water and sewer. Wastewater from the proposed project site will drain into a public sanitary sewer pipeline operated by the Atlantic County Utilities Authority. The proposed project is not anticipated to negatively impact the sanitary sewer system of Atlantic County nor the county's wastewater treatment plant as the project will not expand the housing stock relative to conditions prior to Superstorm Sandy.</p> <p>Sources: Atlantic County Utilities Authority website; Record of Communication dated April 3, 2014.</p>
Water Supply	1	<p>Water will be supplied by the Atlantic City Municipal Utilities Authority from an active water supply line as it was prior to the subject property being damaged during Superstorm Sandy. This project will not increase water consumption relative to conditions prior to Superstorm Sandy and is not anticipated to have any impact on the water supply of Atlantic City.</p> <p>Sources: Atlantic County Utilities Authority website; Record of Communication dated April 3, 2014.</p>

<p>Public Safety:</p> <ul style="list-style-type: none"> <li>• Police</li> </ul>	<p>1</p>	<p>The closest police department serving the project site is the Atlantic City Police Department, located at 2715 Atlantic Avenue, Atlantic City, NJ. The driving distance to the Atlantic City Police Department is approximately 1.8 miles. This project will not expand the housing stock relative to conditions prior to Superstorm Sandy and is anticipated to have minimal impact on the nearby police facilities of Atlantic City.</p> <p>Sources: Atlantic City, NJ Police Department website; Bing Maps research by URS Corporation</p>
<ul style="list-style-type: none"> <li>• Fire</li> </ul>	<p>1</p>	<p>The Atlantic City Fire Station No. 1 is the closest fire station serving the project site. The fire station is located at the corner of Maryland Avenue and Atlantic Avenue, Atlantic City, NJ. The driving distance to the Atlantic City Fire Station No. 1 is approximately 0.4 miles. This project will have adequate fire protection and will not expand the housing stock relative to conditions prior to Superstorm Sandy. Therefore, the project is anticipated to have minimal impact on the nearby fire protection resources of Atlantic City.</p> <p>Sources: Atlantic City, NJ Fire Department website; Bing Maps research by URS Corporation</p>
<ul style="list-style-type: none"> <li>• Emergency Medical</li> </ul>	<p>1</p>	<p>The project site is approximately 1.3 road miles from AtlantiCare Regional Medical Center, the nearest 24-hour emergency medical facility. The hospital is located at 1925 Pacific Avenue, Atlantic City, NJ 08401.</p> <p>Exceptional Medical Transportation provides 911 emergency ambulance services to Atlantic City, New Jersey, in a joint effort with the local fire and police departments.</p> <p>This project will have adequate emergency medical services and will not expand the housing stock relative to conditions prior to Superstorm Sandy. Therefore, the proposed project is anticipated to have minimal impact on the nearby hospitals and emergency services.</p> <p>Sources: Website for AtlantiCare, Telephone correspondence with Exceptional Medical Transportation, Bing Maps research by URS Corporation</p>

<p>Parks, Open Space &amp; Recreation:</p> <ul style="list-style-type: none"> <li>• Open Space</li> </ul>	<p>1</p>	<p>Based on a site inspection of the project site and surrounding properties and a review of 2014 high-resolution aerial photography, there is a mixture of open space and developed properties in all directions from the site.</p> <p>The Oscar E. McClinton, Junior Waterfront Park, is approximately 0.3 miles from the site, and features a large open lawn area surrounded by a colonnade and decorative paved walkways. A central pavilion provides scenic views of the Absecon Inlet and functions as a protected sitting area. This park also includes a children's play area and a Boardwalk promenade. The proposed project is not anticipated to have a significant impact to these resources.</p> <p>Sources: Atlantic County, New Jersey, Division of Parks and Recreation web site; 2014 High-resolution aerial photography; Bing Maps research by URS Corporation; Site inspection by URS Corporation on February 5, 2014</p>
<ul style="list-style-type: none"> <li>• Recreation</li> </ul>	<p>1</p>	<p>There are several recreational facilities reasonably near the project site. The boardwalk and beach are approximately 0.4 miles from the from the site. Altman playground is approximately 0.2 miles from the site and provides some playground equipment for children and basketball courts. The proposed project is not anticipated to have a significant impact to these resources.</p> <p>Sources: Bing research and Bing Maps research by URS Corporation, Site inspection by URS Corporation on February 5, 2014</p>

<ul style="list-style-type: none"> <li>Cultural Facilities</li> </ul>	1	<p>There are several cultural facilities reasonably near the project site. The closest public library to the project site is the Atlantic City Free Public Library located at 1 North Tennessee Avenue, Atlantic City, NJ. The library is approximately 0.8 miles from the project site. The historic Absecon Lighthouse, which is New Jersey's tallest lighthouse and is over 150 years old, is located at 31 South Rhode Island Avenue and is less than 0.1 miles from the project site. The African American Heritage Museum is located at Noyes Art Garage Stockton College, 2200 Fairmount Avenue, approximately 1.6 miles from the project site. The New Jersey Korean War Veterans Memorial is located at Brighton Park (at the intersection of Park and Boardwalk), approximately 1.3 miles from the project site. Dante Hall Theatre of the Arts is located at 14 N. Mississippi Avenue, approximately 1.8 miles from the project site. The Atlantic City Historical Museum is located at the Garden Pier, approximately 0.2 miles from the project site. The Atlantic City Art Center is located at the corner of Boardwalk and New Jersey Ave., approximately 0.7 miles from the project site. The Atlantic City Aquarium is located at 800 N. New Hampshire Ave., approximately 0.8 miles from the project site. The proposed project is not anticipated to have a significant impact to these resources.</p> <p>Sources: Atlantic City NJ Website (Arts &amp; Culture page); Bing research and Bing Maps research by URS Corporation</p>
Transportation & Accessibility	1	<p>The proposed project site is located sufficiently close to public transportation access points to service the potential needs of future residents. The 505 bus line has a stop (Stop ID 10079) at the corner of Atlantic Avenue and Vermont Avenue approximately 150 feet from the project site. The Atlantic City Train Station is located at 1 Atlantic City Expressway, Atlantic City, New Jersey and is approximately 1.7 miles from the project site. Atlantic Avenue is a paved 4-lane road that is adjacent to the project site. The Atlantic City Division of Social Services, Golden Age Transportation Division, provides services to all residents of Atlantic City, New Jersey, that are 60 years old and over. They provide transportation to the AtlantiCare Regional Medical Center/City Campus and to local Doctor's offices in Atlantic City and to some offices outside of Atlantic City. Additionally, street parking is available in the immediate vicinity of the project site.</p> <p>Sources: City of Atlantic City website, Division of Social Services; New Jersey Transit website; Site inspection by URS Corporation on February 5, 2014; Record of Communication dated April 3, 2014</p>



<b>Natural Features</b>		
Water Resources	1	The proposed project is a reconstruction of an existing structure that was damaged during Superstorm Sandy. This project will not draw from groundwater or surface water resources. Municipal water service is available at the site and will be utilized by the project. This project will not increase the impervious surface area and will therefore have minimal impact to water runoff.
Surface Water	1	The proposed project would have no significant effect on any surface water body. This project will not increase the impervious surface area and will therefore have minimal impact to water runoff. The nearest surface water body is the Absecon Channel and it is approximately 0.25 miles from the site. The nearest federally designated Wild and Scenic River, Great Egg Harbor River, is 10 miles west-southwest of the proposed action site.  Sources: National Wild and Scenic Rivers System website; Wild and Scenic Rivers Map; Bing Maps research by URS Corporation
Unique Natural Features & Agricultural Lands	1	There are no unique natural features in the vicinity of the project site. The closest National Natural Landmark is the Manahawkin Bottomland Hardwood Forest in Ocean County, NJ. Additionally, there are no prime farmlands or farmlands of statewide or unique importance on or near the project site. Therefore, the project will have no impact to agricultural lands.  Sources: National Park Service National Registry of Natural Landmarks; Prime Farmland Soils Map
Vegetation and Wildlife	1	The proposed project involves the reconstruction and elevation of an existing 12-unit residential building on the existing foundation. The activities associated with the proposed project are not expected to disrupt or alter any vegetation or wildlife and will restore the project site as it existed prior to Superstorm Sandy.

**PART III: 58.6 CHECKLIST** [24 CFR 50.4, 24 CFR 58.6]**1. AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES NOTIFICATION** [24 CFR Part 51.303(a)(3)]

Does the project involve the sale or acquisition of property located within a Civil Airport Runway Clear Zone or a Military Airfield Clear Zone?

**No.** Cite or attach Source Documentation: The proposed action, reconstruction and elevation of a residential structure, is in compliance. The project does not involve the sale or acquisition of property located within a Civil Airport Runway Clear Zone or a Military Airfield Clear Zone. The only New Jersey airports listed as commercial service airports in the current NPIAS are Newark Liberty International Airport in Essex and Union Counties and Atlantic City International Airport in Atlantic County. The runway protection zones associated with Newark Liberty International Airport and Atlantic City International Airport are located approximately 91 miles and 9.3 miles (respectively) from the proposed action site. Additionally, these runway protection zones are uninhabited and therefore, not applicable to the proposed project. HUD regulations also include restrictions on construction and major rehabilitation in clear zones associated with runways at military airfields (24 CFR 51.303). The only military airfield in New Jersey with clear zones and accident potential zones subject to these restrictions is Joint Base McGuire-Dix-Lakehurst (JBMDL). The nearest applicable clear zones at JBMDL are located approximately 44 miles from the proposed action site and therefore, are not applicable to the proposed project. [Project complies with 24 CFR 51.303(a)(3).]

**Yes.** Notice must be provided to the buyer. The notice must advise the buyer that the property is in a Runway Clear Zone or Clear Zone, what the implications of such a location are, and that there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information, and a copy of the signed notice must be maintained in the ERR.

**2. COASTAL BARRIERS RESOURCES ACT** [Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)] Is the project located in a coastal barrier resource area?

**No.** Cite or attach Source Documentation: The nine designated units and twelve "otherwise protected areas" that comprise the Coastal Barrier Resources System in New Jersey are part of the John H. Chafee Coastal Barrier Resources System. 16 U.S. Code § 3503 established the John H. Chafee Coastal Barrier Resources System, to consist of those undeveloped coastal barriers and other areas located on the coasts of the United States. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA; expanded the CBRS to include undeveloped coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands; and added a new category of coastal barriers to the CBRS called "otherwise protected areas" (OPAs). OPAs are undeveloped coastal barriers that are within the boundaries of an area established under Federal, State, or local law, or held by a qualified organization, primarily for wildlife refuge, sanctuary, recreational, or natural resource conservation purposes. The proposed reconstruction and elevation of an existing structure on a previously developed parcel is not within any designated coastal barrier unit or "otherwise protected area," and would have no impact on coastal barrier resources. See Coastal Barrier Resources Map. [Proceed with project.]

**Yes.** Federal assistance may not be used in such an area.

**3. FLOOD DISASTER PROTECTION ACT** [Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 (42 USC 4001-4128 and 42 USC 5154a)]

Does the project involve acquisition, construction, or rehabilitation of structures located in a FEMA-identified Special Flood Hazard Area (SFHA)?

**No.** Cite or attach Source Documentation: [Proceed with project.]

**Yes.** Cite or attach Source Documentation: The proposed action site is located in a Flood Zone AE, which is part of the FEMA-designated Special Flood Hazard Area. FIRM Panel 3452780005D, effective August 15, 1983. Therefore,

flood insurance is required for participation in this program in accordance with 24 CFR 58.6(a). Proof of flood insurance or insurability must be provided to the Department of Community Affairs in order for this site to remain eligible for this program.

Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

**Yes. Flood Insurance under the National Flood Insurance Program must be obtained.** If HUD assistance is provided as a grant, insurance must be maintained for the economic life of the project and in the amount of the total project cost (or up to the maximum allowable coverage, whichever is less). If HUD assistance is provided as a loan, insurance must be maintained for the term of the loan and in the amount of the loan (or up to the maximum allowable coverage, whichever is less). A copy of the flood insurance policy declaration must be kept on file in the ERR.

**No. Federal assistance may not be used in the Special Flood Hazard Area.**

## **Summary of Findings and Conclusions**

**Additional Studies Performed:** (List the reports, studies, or analyses performed for this assessment, and attach studies or summaries.)

A Limited Asbestos Inspection and Lead-Based Paint Risk Assessment were performed.

**Field Inspection** (Date and completed by):

The field inspection was completed on February 5, 2014 by Brad Borowy. The property location was confirmed by the address on the house. Mr. Borowy inspected the parcel and noted that sharp objects and the electrical wires were visible. He also noted that the building was not occupied at the time of the visit. An additional field inspection was performed on April 14, 2014 to make additional observations, assess site drainage and the utilities. See Field Assessment and Field Assessment Map for further details.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]: (List sources, agencies and persons consulted for this assessment.)

2010 Census data for Atlantic County New Jersey; City of Atlantic City, NJ

Atlantic City, New Jersey Arts & Culture website:  
<http://www.atlanticcitynj.com/explore/arts-culture/>

Atlantic City, New Jersey, Board of Education website:  
<http://www.acboe.org/>

Atlantic City, New Jersey, Municipal Utilities Authority website:  
<http://www.acmua.org/>

Atlantic City, New Jersey, Police Department website:  
<http://www.acpolice.org/>

Atlantic City, New Jersey, Fire Department website:  
<http://www.cityofatlanticcity.org/divdetails.aspx?dva=fir>

Atlantic City, New Jersey website, Division of Social Services:  
<http://www.cityofatlanticcity.org/divdetails.aspx?dva=ssd>

Atlantic City Master Plan, September 2008

Atlantic County, New Jersey, Division of Parks and Recreation website:  
<http://www.aclink.org/PARKS/>

Atlantic County Utilities Authority website:  
<http://www.acua.com/acua/content.aspx?id=114>

AtlantiCare website:

<http://www.atlanticare.org/>

Bing aerial images

Exceptional Medical Transportation, Telephone Correspondence

Head Start Programs website:

<http://headstartprograms.org/>

MyTopo.com Topographic Elevation Contour Map, Atlantic County, NJ

National Park Service, National Registry of Natural Landmarks website:

<http://www.nature.nps.gov/nnl/>

National Wild and Scenic Rivers System website:

<http://rivers.gov/>

State of New Jersey, Department of Human Services, Division of Family Development website:

<http://www.state.nj.us/humanservices/dfd/home/index.html>

The Standards for Soil Erosion and Sediment Control in New Jersey, 7<sup>th</sup> Edition, January 2014

United States Department of Agriculture (USDA), Soil Survey of Atlantic County, New Jersey, as available online through Web Soil Survey 2.0:

<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

USDA-Natural Resources Conservation Service (NRCS), Official Soil Series Descriptions,

<http://soils.usda.gov/technical/classification/osd/index.html>

HUD Handbook, Minimum Property Standards for Housing, 1994

HUD Noise Guide

Environmental Criteria and Standards, Subpart B – Noise Abatement and Control, 24 CFR Part 51 Subpart B

New Jersey Transit website:

[http://www.njtransit.com/hp/hp\\_servlet.srv?hdnPageAction=HomePageTo](http://www.njtransit.com/hp/hp_servlet.srv?hdnPageAction=HomePageTo)

**Lists of Permits Obtained:**

The proposed project meets the requirements of the New Jersey Flood Hazard Control Act, Permits-by-rule (N.J.A.C. 7:13-7:2(a)3) for the reconstruction, relocation and/or elevation of a lawfully existing building outside a floodway.

**Public Outreach [24 CFR 50.23 & 58.43]:**

This project is being funded under the Landlord Rental Repair Program (administered by the Department of

Community Affairs). During the initial stages of the program, public outreach was conducted on a program-wide basis by the Department of Community Affairs.

A 15-day "Notice for Early Public Review of a Proposal to Support Activity in the 100-Year Floodplain" was published in The Press of Atlantic City (April 11, 2014) and the Reporte Hispano (April 10, 2014). The 15-day comment period expired on April 26, 2014 with two comments received and addressed. The Department of Community Affairs will publish a combined Notice and Public Explanation of a Proposed Activity in the 100-Year Floodplain, Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds. Public comments will be addressed prior to project implementation.

**Cumulative Impact Analysis** [24 CFR 58.32]:

According to the Estimated Cost of Repairs (ECR) which included a summary of Work in Place, a significant amount of repairs were previously completed in an effort to rehabilitate the property and return it to residential use. The determination was made that the property was not feasible to repair and elevate, and the project scope was revised to include demolition of the structure to the foundation and reconstructing to the required elevation. The project was reviewed as reconstruction and elevation of the 12-unit, multi-family structure and as such all potential impacts (including any cumulative impacts) have been addressed by this environmental assessment.

**Project Alternatives Considered** [24 CFR 58.40(e), 40 CFR 1508.9]: (As appropriate, identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment for each alternative and the reasons for rejecting it.)

DCA considered the following alternatives to the proposed project:

Repair and elevation of the existing 12-unit structure. Repairs to the existing structure were initiated prior to the applicant applying for program funds for the project. The project site is located in the Special Flood Hazard Area. Due to the extent of damage and amount of renovation necessary to bring the property up to current codes and minimum property standards, repair of the existing structure qualifies as a substantial improvement and as such, elevation of the structure is required. The structure, as built, would likely be infeasible and cost prohibitive to elevate. Therefore, repair and elevation of the existing structure was eliminated as a possible alternative.

Demolition and conversion to green space. Demolition of the existing 12-unit, multi-family residential structure and conversion to green space would potentially eliminate any adverse impacts that may result from the reconstruction of the building and would eliminate the potential for the building to continue to deteriorate and remain vacant. However, the potential effects of demolition on the human and natural environment have been determined to be minimal. Additionally, not reconstructing the structure would result in a continued shortage of safe and affordable housing and would not aid in rebuilding and restoring the economy and vitality of this community.

Relocation of the project by constructing a new 12-unit residential structure on a different property. The relocation of the project would potentially eliminate any adverse impacts that may result from the demolition

and reconstruction of the building. The building would likely continue to deteriorate and remain vacant. The reconstruction of the structure on a different property would also require acquisition of new property and as such would be cost prohibitive. The potential effects, of demolition and reconstruction at the current location, on the human and natural environment have been determined to be minimal.

No Action. If the project were not implemented, the building would likely remain vacant and in a state of disrepair and continue to deteriorate. The structure may become a health and safety hazard if structural elements begin to fail and may contribute to the deterioration of the surrounding community as it could serve to shelter vagrants. Additionally, if the project were not implemented this community would continue to suffer a shortage of safe and affordable housing and would continue to struggle in its efforts to recover from Superstorm Sandy.

Therefore, following careful consideration of all project alternatives, DCA has determined that the alternatives would be infeasible or would be contrary to the purpose and function of the proposed project and as such has rejected the above project alternatives.

#### **Summary Statement of Findings and Conclusions:**

This project will address the need for affordable residential housing in Atlantic City and aid in community and economic recovery. By incorporating the recommended mitigation measures and best management practices, meeting all required project conditions and complying with all required federal, state and local permits requirements, adverse impacts from this project would be minimal. Therefore, it has been determined that the proposed project will not result in a significant impact on the quality of the human environment.

**Required Mitigation and Project Modification Measures:** [24 CFR 58.40(d), 40 CFR 1505.2(c), 40 CFR 1508.20] (Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

#### **Project Condition:**

As required in 24 CFR 55.20, the Department of Community Affairs will complete step 7 of the 8-Step Decision Making Process for Floodplains. The Proposed Action, reconstruction and elevation of a Residential structure within a new footprint on the same parcel, is considered a "Substantial Improvement" per 24 CFR 55.2(8)(i). The structure is required to meet all applicable elevation and construction requirements in accordance with the National Flood Insurance Program and all local floodplain ordinances. Elevation of the structure will be such that there are or will be no direct or indirect impacts to the Floodplain. Proof of flood insurance or insurability, in accordance with 24 CFR 58.6(a), must be provided to the Department of Community Affairs in order for this site to remain eligible for this program.

#### **General:**

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.

Acquire all required federal, state and local permits prior to commencement of construction and comply with all permit conditions.

**Historic Preservation:**

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 Munsee Band of Mohicans, as signed onto by the New Jersey Department of Community Affairs.

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 DCA immediately and DCA 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:**

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).

All structures 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)].

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)].

The proposed project meets the requirements of the New Jersey Flood Hazard Control Act, Permits-by-rule (N.J.A.C. 7:13-7:2(a)3) for the reconstruction, relocation and/or elevation of a lawfully existing building outside a floodway, provided:

- i. The footprint of the building is not increased by more than 300 square feet;
- ii. The lowest floor of the building is reconstructed or elevated to at least one foot above the flood hazard area design flood elevation;
- iii. The area below the lowest floor of the building is not used for habitation and remains open to floodwaters, in accordance with N.J.A.C. 7:13-11.5(n), (o) and (p);
- iv. The building is not expanded or relocated closer to any regulated water or within a floodway;
- v. Any building being relocated is either moved outside any riparian zone or situated within an area where previous development or disturbance has occurred (such as an area maintained as a lawn or garden or an abandoned parking area that has partially revegetated);
- vi. No vegetation is cleared, cut or removed in a riparian zone, except for vegetation within 20 feet of the building if such disturbance is necessary to facilitate its reconstruction, relocation and/or elevation; and
- vii. All vegetated areas temporarily disturbed within the riparian zone are replanted with indigenous, non-invasive species upon completion of the regulated activity. Permit. The proposed project must comply with all permit requirements as well as all federal, state and local elevation and construction standards.



**Water Quality:**

Direct all runoff from paved and improved areas into a drainage system meeting the local building code and permit requirements.

**Noise:**

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

**Air Quality:**

Use water or chemical dust suppressant in exposed areas to control dust  
Cover the load compartments of trucks hauling dust-generating materials  
Wash heavy trucks and construction vehicles before they leave the site  
Reduce vehicle speed on non-paved areas and keep paved areas clean  
Retrofit older equipment with pollution controls  
Establish and follow specified procedures for managing contaminated materials discovered or generated during construction  
Employ spill mitigation measures immediately upon a spill of fuel or other hazardous material  
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.)

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).  
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).  
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/Toxics Materials:**

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.

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).

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.