

ENVIRONMENTAL ASSESSMENT

Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58

Responsible Entity: New Jersey Department of Community Affairs, Charles Richman, Acting Commissioner

Applicant Name JOANN (First) KALAKA-ADAMS (Last)

-or- (Business/Project Name)

Project Location ONE PENINSULA, (Street Address)

Sea Bright (Municipality) Monmouth (County) NJ (State)

17 (Block) 2 (Lot)

Note: Certification signatures can be found at the end of the document.

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.)

Coastal Zone Management

A CAFRA permit is not required provided that construction does not result in the enlargement or relocation of the footprint of the development and/or an increase in the number of dwelling units or parking spaces within the development (see SRP0042552RDLURDetermination). If it is anticipated that the requirements set forth in the DLUR Determination will not be upheld, additional consultation with DLUR is required prior to construction activities. If there is a change in the scope of work, an expansion or relocation of the former building footprint, or an increase in the number of parking spaces, then DCA would have to resubmit the project to DEP for a more extensive review by DLUR.

Floodplain Management

The proposed action, reconstruction and elevation of a multi-unit residential structure, is considered a 'Substantial Improvement' per 24 CFR 55.2(b)(10). The structure is required to meet all applicable construction requirements in accordance with the National Flood Insurance Program and all local floodplain ordinances.

The final "Notice of Finding of No Significant Impact, Notice of Intent to Request Release of Funds and Notice and Public Explanation of a Proposed Activity in the 100-Year Floodplain" will be published in accordance with 24 CFR Part 55 for a minimum 15-day comment period. All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in compliance with Executive Order 11988 or 24 CFR Part 55. Implementation of the proposed action may require additional local and state permits, which could

place additional design modifications or mitigation requirements on the project.

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)]. Proof of flood insurance, 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. 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)].

Erosion and Water Resources

It is recommended that best management practices (BMPs) such as temporary vegetative ground cover, brush barriers, silt fences or hay bales be employed before and during construction activities in order to minimize the potential for erosion from exposed soils. Additionally, proposed approaches to reducing potential wind erosion of exposed soils include wetting disturbed, uncovered areas and avoiding unnecessary traffic through the construction site.

Noise

During project activities, noise will be a temporary impact that will be mitigated to the extent feasible and will be controlled by best management practices including turning off idling equipment, minimize noise impulses, avoiding scheduling activities requiring loud equipment during nighttime hours and on weekends, inspecting all equipment at periodic intervals to ensure proper maintenance, and ensuring that all equipment has manufacturers' recommended noise abatement measures. During project activities, noise will need to meet applicable city, state and federal codes and will need to comply with local noise ordinances.

Wetland Protection

The structure should be reconstructed and elevated within the existing footprint, using best management practices (BMPs) such as temporary vegetative ground cover, brush barriers, silt fences or hay bales, to avoid impacts to Shrewsbury River. No construction activities (including staging areas) should be carried out on or within 5 feet of the westernmost edge of the parcel. Additionally, these same BMPs should be in place prior to the commencement of construction activities and located between Shrewsbury River and the construction area in order to minimize any potential impacts to the river.

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.)

Funding Information

Grant Number	HUD Program	Funding Amount
B-13-DS-34-0001	Landlord Rental Repair Program (LRRP)	\$300,000.00
		\$0.00
		\$0.00

Estimated Total HUD Funded Amount:

\$300,000.00

Estimated Total HUD Funded Amount Description

The project qualifies for up to \$300,000 in LRRP funding.

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

\$862,619.00

Estimated Total Project Cost Description

The estimated total project costs are \$862,619. The project qualifies for up to \$50,000 per unit in LRRP funding up to a total of \$300,000. The remaining costs will be funded through other means.

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 safe and adequate housing for residents of these rental properties and storm ravaged communities.

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.)

The proposed project will include the reconstruction and elevation of a multi-unit residential structure containing six rental units. The previously damaged six-unit structure was demolished post-storm and has not yet been reconstructed. The subject property is approximately 0.326 acres in size and is located at 1 Peninsula Avenue, Sea Bright, New Jersey. The current county tax record for the property lists a date of construction of 2000 and a building value of \$234,200 for the previous structure (see SRP0042552RTaxCard). The structure was damaged as a result of Superstorm Sandy. It was determined to be a total loss and demolished; therefore, the proposed project is considered a "Substantial Improvement" as defined in 24 CFR 55.2(b)(10). The current Work-In-Place includes demolition costs of \$3,769.83 per unit for an estimated total demolition and removal cost of \$22,619. The proposed project will assist

through reimbursement of demolition costs and funding for reconstruction activities including elevation up to the LRRP maximum allowable funding of \$300,000.

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 site is located at 1 Peninsula Avenue, Borough of Sea Bright, New Jersey, on a parcel approximately 0.326 acres in size. The subject property is currently a vacant lot. The original structure on the lot was demolished post-storm due to extensive damages. It has not yet been reconstructed. The subject property is bordered on one side by the Shrewsbury River. The surrounding areas include a mixture of both retail businesses and residential areas with single family and multi-unit residences.

Without the reconstruction of the structure, the parcel will remain vacant. This would continue to be a break in the visual scale of the community. There is also potential for the lot to become overgrown, which could be cause for safety concerns. Additionally, without the reconstructed building, the residents that originally resided in the location would not be able to return. This could cause both social and economic strain on the local community.

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

1. Air Quality [Clean Air Act, as amended, particularly sections 176(c) & (d), and 40 CFR 6, 51, 93]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. According to the U.S. EPA, Monmouth County is designated as Nonattainment or Maintenance for 5 NAAQS Pollutants (see SRP0042552RAirQuality):</i></p> <ul style="list-style-type: none"> • 8-Hour Ozone (1997 Standards) • 8-Hour Ozone (2008 Standards) • Carbon Monoxide (1971 Standards) • PM-2.5 (1997 Standards) • PM-2.5 (2006 Standards) <p><i>While Monmouth County is also identified as being within a 1-hour ozone nonattainment area, all 1-hour ozone areas were revoked as of June 15, 2005, and as such are excluded from the pollutant count on the NAAQS map (see SRP0042552RAirQuality). Therefore, a general conformity analysis in accordance with the Clean Air Act and 40 CFR Part 93, Subpart B was completed. However, according to the Department of Environmental Protection Division of Air Quality, the revised estimated air emissions (which take into account both residential and 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) (see SRP0042552RAirQualityAssessmentMemo). Additionally, temporary air quality impacts associated with construction will be mitigated to the greatest extent feasible and will adhere to all local and state air quality standards. All activities must still meet the State's Air Pollution Control requirements.</i></p>
2. Airport Hazards (Clear Zones and Accident Potential Zones) [24 CFR 51D]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project 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, within the nine counties most impacted by Superstorm Sandy, 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. Additionally, these runway protection zones are uninhabited and therefore, not applicable to the proposed action. 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 the Lakehurst Naval Air Station. The nearest runway protection zones at Newark Liberty International Airport and Atlantic City International Airport are located approximately 24 miles and 69 miles from the proposed project site, respectively. The nearest clear zones and accidental potential zones at the Lakehurst Naval Air Station are located approximately 27 miles from the proposed project site. Therefore, none of these clear zones are applicable to the proposed action (see SRP0042552RAirportClearZonesMap).</i></p>
3. Coastal Zone Management [Coastal Zone Management Act sections 307(c) & (d)]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed action is in compliance. The proposed project activity includes reimbursement for previous demolition to a damaged six-unit structure. It also includes the reconstruction and elevation of a new six-unit residential structure on a previously developed parcel. The proposed site is located within the Coastal Area Facility Review Act (CAFRA) boundary (see SRP0042552RCoastalZoneManagement ActMapCAFRA), and therefore requires a Coastal Jurisdictional Determination. The proposed project was submitted for review to the NJDEP Department of Land Use Regulation (DLUR) on April 20, 2015. Following consultation (see SRP0042552RDLUR Consultation), the DLUR determined on April 28, 2015 that a CAFRA permit is not required provided the "construction does not result in the enlargement or relocation of the footprint of the development and/or an increase in the number of dwelling units or parking spaces within the development" (see SRP0042552RDLURDetermination). The applicant confirmed in correspondence received on April 22, 2015 that these conditions will be adhered to (see SRP0042552RFollow UpOnConstructionIntent). Additionally, the DLUR determined that Waterfront Development, Coastal Wetlands, and Freshwater Wetlands permits are also 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.</i></p>

4. Contamination and Toxic Substances [24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="radio"/> A <input type="radio"/> B	<p>Toxics <i>The parcel may be within the 3,000 foot radius of a Hazardous Waste cleanup site, Landfill, solid waste cleanup site or Hazardous Waste facility that handles hazardous materials or toxic substances, however, all sites that were determined by NJDEP to be “non-threatening” to the potential HUD project are not depicted on the map. There are no sites determined to be “threatening” by the NJDEP within 3,000 feet of the proposed project parcel (see SRP0042552RToxicHazardousandRadioactiveSubstances Map). The parcel is NOT listed on a State or Federal Hazardous Waste sites database.</i></p> <p><i>The proposed project action is in compliance. This project will include the reconstruction and elevation of a multi-unit residential structure containing six rental units. The damaged structure was demolished post-storm, and has not yet been reconstructed. The subject property is approximately 0.326 acres in size and is located at 1 Peninsula Avenue, Sea Bright, New Jersey. Site photos revealed ‘housekeeping issues’ on the subject property. Scrap materials consisting primarily of wood, plastic, and other debris, were observed. This can be seen in photographs 1342_17_2_EA_Yard_1 and 1342_17_2_EA_Front_1. On the northeast border of the front of the property, site photos revealed a pile of tree limbs and plastic garbage bags. This can be seen in photograph 1342_17_2_EA_Street_3. Across the street and in front of the property site photos revealed construction materials including wood, bricks, cinder blocks, and other materials. This can be seen in photograph 1342_17_2_EA_Street_4. Storm drain inlets are located where the sidewalk intersects the street in front of the property. This can be seen in photograph 1342_17_2_EA_Street_2. There are no signs of distressed vegetation or contamination in the area surrounding the scrap materials. Therefore, no visible RECs were observed in the vicinity of the potential HUD project that would conflict with the intended use of the property or health and safety of future occupants.</i></p> <p><i>While the county tax records list a date of construction of 2000, Section 106 research indicates that the earliest structure located on this parcel was residential and constructed in the first quarter of the twentieth century. The area appears to have been largely mixed residential and light commercial since that time. Therefore, there is no indication of prior uses that would represent a potential hazard to the health and well-being of future inhabitants of the property.</i></p> <p>Lead-Based Paint <i>The proposed project is in compliance. The proposed project involves reconstruction of a previously demolished residential structure which was built in 2000 (see SRP0042552RTaxCard). Residential structures built after January 1st 1978 do not have the potential to contain lead-based paint and are therefore exempt from lead-based paint regulations (see 24 CFR 35.115). Furthermore, the lot is currently vacant and no painted structures exist which could present a possible hazard. Therefore, the proposed project has no impact on lead-based paint and no further action is required.</i></p> <p>Asbestos <i>The proposed project is in compliance. The proposed project involves reconstruction of a previously demolished residential structure which was built in 2000 (see SRP0042552RTaxCard). Structures which were built after 1980 do not have the potential for asbestos and are exempt from federal, state, and local laws pertaining to the removal, management, and disposal of asbestos. Furthermore, the lot is currently vacant and no structures exist which could present a possible hazard. Therefore, the proposed project will not impact asbestos and no further action is required.</i></p> <p>Radon <i>The proposed project, the reconstruction of a previously demolished multi-unit residential structure, is in compliance. The proposed action site is located in the Borough of Sea Bright in Monmouth County. According to the New Jersey Department of Environmental Protection Radon Map, Sea Bright Boro is located in a Tier 2 Zone, which is classified as having a Moderate Potential for Radon (see SRP0042552RRadonPotentialMap). Due to the location of the proposed action site, no impacts of radon are anticipated on the proposed project. In areas that are classified as Tier 2, no radon testing or mitigation is required.</i></p>
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5. Endangered Species [Endangered Species Act of 1973, particularly section 7; 50 CFR 402]	<input checked="" type="radio"/> A <input type="radio"/> B	<p>The proposed project is in compliance. Consultation with the NJDEP Natural Heritage Program (NHP) was required for the proposed project; therefore, a request for review was submitted on April 13, 2015 (see SRP0042552RNaturalHeritageDataConsultation). The review noted that no threatened or endangered plant species were likely to be located on the proposed project site; however, the results did indicate one plant species that may be located in the immediate vicinity of the project site. This same plant, the Seabeach amaranth (<i>Amaranthus pumilus</i>), was also listed in the USFWS Landscape Tool results as a species that should be considered for the project (see SRP0042552RUSFWSiPaCLandscapeExplorerTool). USFWS describes the Seabeach amaranth as a species known to grow on beaches and barrier islands. The proposed site, as seen in the attached site map (see SRP0042552RSiteLocationMap) and Field Assessment photographs (see SRP0042552RFieldAssessment), is located within an urban developed area. The majority of the site is paved or was cleared following the demolition of the previous structure, with little to no vegetative growth. The proposed project will therefore not affect the Seabeach amaranth as no construction activities will occur on or in near a beach. Based on these findings, it has been concluded that the project will have no effect on threatened and endangered plant species.</p> <p>The NHP review and USFWS Landscape Tool did indicate some animal species that may be within the vicinity of the project site. Specifically, the NHP review indicated 4 bird, 3 mammal and 1 additional vertebrate species. The USFWS Landscape Tool indicated several migratory bird species as well as the Piping Plover. However, the animal species that have been determined to be of concern for this program were screened using a desktop review of the NJDEP HUD Environmental Review Tool's Threatened and Endangered Species layer which indicates the proposed project site is not within an area of threatened and endangered species including the piping plover, red knot, and bat species (see SRP0042552REndangeredSpeciesMap). Additionally, desktop review of the HUD Parcel-Centroids shows there are no state-listed or federally-listed endangered species associated with this project site (see SRP0042552RCentroidsMap). Therefore, based on these findings, it has been determined that the proposed project will have no effect on threatened and endangered species. Therefore, consultation with NJ Department of Environmental Protection, Division of Fish and Wildlife, Endangered and Nongame Species Program and the USFWS is not required and no further review for threatened and endangered animal species is required.</p> <p>Sources: USFWS New Jersey Field Office Federally Listed Endangered Species: Seabeach Amaranth (<i>Amaranthus pumilus</i>) (http://www.fws.gov/northeast/njfieldoffice/endangered/amaranth.html)</p>
6. Environmental Justice [Executive Order 12898]	<input checked="" type="radio"/> A <input type="radio"/> B	<p>The proposed project is in compliance. The blocks in the area surrounding the proposed action site consist of 0-10%, 10-20%, and 20-30% minority populations (see SRP0042552REJMinorityDemographics). The population at or below poverty level in the tracts near the proposed action site is 0-10% (see SRP0042552REJPovertyDemographics). The population density in the area near the proposed project site is between 200 - 1,000 and 1,000-5,000 people / sq. mi. (see SRP0042552REJPopDensityDemographics). These demographics are consistent with the surrounding community. The proposed project involves the reconstruction of a previously demolished multi-unit residential structure and, in accordance with the requirements of the program, would not alter the existing demographics of the immediate area. The overall impacts of the project would be beneficial to the local community by addressing the shortage of affordable housing and rental property in communities most impacted by the storm and returning blighted buildings to viability. Therefore, no disproportionate adverse effects would occur.</p> <p>Additional Source: SRP0042552REJChecklist</p>
7. Explosive and Flammable Operations [24 CFR 51C]	<input checked="" type="radio"/> A <input type="radio"/> B	<p>The proposed project is in compliance with 24 CFR Part 51 Subpart C. The proposed project, the reconstruction of a previously demolished multi-unit residential structure, does not increase residential density, change land use to residential, make a vacant building habitable, involve new construction, or involve a change of land use. Therefore, the proposed project is not an applicable activity and will not require a map or distance determination. Additionally, the proposed project will not include the installation of any ASTs on the subject parcel; thus, it will not create a potential hazard to nearby residents or businesses.</p>

8. Farmland Protection [Farmland Protection Policy Act of 1981, particularly section 1504(b) & 1541; 7 CFR 658]	<input checked="checked" type="radio"/> A <input type="radio"/> B	<i>The proposed project is in compliance. The proposed project site is neither in an area of prime or unique farmlands nor within a farmland of statewide importance (see SRP0042552RPrimeFarmlandSoilsMap). Additionally, as defined in 7 CFR 658.2, 'Farmland' does not include land already in or committed to urban development or water storage. 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 do not involve conversion of farmland to nonagricultural uses and are exempt from the requirements of 7 CFR 658. Therefore, the proposed project, which includes the reconstruction of a previously demolished multi-unit residential structure, does not meet the definition of "Farmland".</i>
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<p>9. Floodplain Management [24 CFR 55; Executive Order 11988, particularly section 2(a)]</p>	<p><input type="radio"/> A <input checked="" type="radio"/> B</p>	<p><i>The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 201 of 457, Map Number 34025C0201F, effective September 25, 2009 shows that the entire 0.326-acre property site is in a Floodplain Zone AE, which is part of the FEMA-designated Special Flood Hazard Area (SFHA) (see SRP004255RFIRM). The FEMA DFIRM flood zone and preliminary FIRM data provided by the NJDEP HUD Review Tool also place the entire parcel within an SFHA Zone A. The map legend reference incorporates all "A" zone categories, including, in this case, the "AE" category (see SRP0042552RDFIRM and SRP0042552R PreliminaryFIRM). Therefore, because the subject property is located within the SFHA, the proposed action is subject to 24 CFR 55.20.</i></p> <p><i>The proposed project includes reconstruction and elevation of a multi-unit residential structure containing six units. The structure was determined to be a total loss and has been demolished post-storm; therefore, the proposed project is considered to be "substantial improvement" as defined in 24 CFR 55.2(b)(10). It will be considered major construction which does not meet the criteria under 24 CFR 55.12 to convert to a 5-Step Floodplain Analysis. Therefore, the 8-Step Decision Making Process, as required under 24 CFR 55.20, was initiated. Steps 1 through 6 of the 8-step floodplain decision making process have been completed for the proposed project site (see SRP0042552RFloodplain8-Step). A 15-day "Notice for Early Public Review of a Proposed Activity in the 100-Year Floodplain" was published in The Star-Ledger and El Diario on May 1, 2015 (see SRP0042552REarlyFPNoticeEnglish and SRP0042552REarlyFPNoticeSpanish). Additionally, the notice was posted to DCA's website (http://www.nj.gov/dca/divisions/sandyrecovery/review) and also electronically sent to State and Federal agencies (see SRP0042552REarlyFPAgencyEmail) for further review. The early notice comment period expired on May 18, 2015. Comments received and responded to include:</i></p> <ul style="list-style-type: none"> <i>i) Information of the Block and Lot number of the proposed action site and the property owner contact information was requested and provided to the DLUR on May 4, 2015. Other correspondence pertaining to agency contact mailing list was discussed and addressed (see SRP0042552REarlyFPCCommentsDLUR);</i> <i>ii) No objections from NOAA since the property is situated in uplands, and therefore no species under the jurisdiction of National Marine Fisheries Service (NMFS) are known to occur in the project area (see SRP0042552REarlyFPCCommentsNOAA); and</i> <i>iii) DCA did not receive any public comments on this notice (see SRP0042552REarlyFPCCommentsDCA1 and SRP0042552REarlyFPCCommentsDCA2).</i> <p><i>The final "Notice of Finding of No Significant Impact, Notice of Intent to Request Release of Funds and Notice and Public Explanation of a Proposed Activity in the 100-Year Floodplain" will be published in accordance with 24 CFR Part 55 for a minimum 15-day comment period. The notice shall state the reasons why the project must be located in the floodplain, provide a list of alternatives considered, and list all mitigation measures to be taken to minimize adverse impacts and preserve natural and beneficial floodplain values. All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in compliance with Executive Order 11988 or 24 CFR Part 55. Implementation of the proposed action may require additional local and state permits, which could place additional design modifications or mitigation requirements on the project.</i></p> <p><i>The proposed action will not require a Flood Hazard Area Control Act permit. Pursuant to N.J.A.C. 7:13-7.2(a)3, the reconstruction and elevation of a structure above the flood hazard area design flood elevation qualifies for a Permit-by-Rule. The proposed project must comply with all permit requirements as well as all federal, state, and local construction standards (see Required Mitigation and Project Modification Measures).</i></p> <p><i>The DLUR has issued a Jurisdictional Determination, File # 1343-15-0003.1; Activity # CDT150001, dated April 28, 2015 stating that Waterfront Development, Coastal Wetlands, and Freshwater Wetlands permits are not required. Additionally, a CAFRA permit is also not required provided the reconstruction does not result in an enlargement or relocation of the footprint or an increase in the number of dwelling units or parking spaces. However, the project may qualify for a Flood Hazard Area permit-by-rule provided the criteria at N.J.A.C. 7:13-7.2(A)3 is met. The proposed project must comply with all permit requirements as well as all federal, state, and local construction and elevation standards (see Required Mitigation and Project Modification Measures and SRP0042552RDLURDetermination).</i></p> <p><i>The reconstructed structure is required to meet all applicable construction and elevation requirements in accordance with the National Flood Insurance Program (NFIP) and all local floodplain ordinances. As required by NFIP, flood insurance must be obtained and maintained for the economic life of the structure in order for this site to remain eligible for this program.</i></p>
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10. Historic Preservation [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR 800]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>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 April 22, 2015. The email included the form developed by NJHPO for Section 106 disaster recovery evaluations, specifically the "Form 1" which indicated that no historic properties or intact archaeological sites were on the property (see SRP0042552RDEPForm1URSSubmission). The Form 1 submission presented information on the former building and its viewshed. It noted that the building was not located within a designated Historic Preservation Exemption Zone, and was a two-story residence built in the first quarter of the twentieth century (historicaerials.com) in the vernacular style that lacked integrity of materials and design prior to Hurricane Sandy based on the application of vinyl siding to the exterior, and the construction and attachment of the side additions (see SRP0042552RHistoricPreservationExemptionZoneMap). Additionally, the building lacked sufficient historic integrity to be individually eligible for listing on the NRHP due to alterations that have occurred since it was built. The Form 1 also noted that the property was not in a NRHP-listed or eligible historic district, so indirect affects to those types of historic properties was not possible. The NJHPO replied by signing the Form 1 on April 24, 2015 that they concurred with the assessment made by URS and the undertaking would not impact historic properties (SRP0042552RDEPForm1NJHPOResponse). 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. The Programmatic Agreement also states that an archaeological investigation of the project area is not required when it is a reconstruction project, if it is located on a barrier island, the property is less than 5 acres in area, and there are no known archaeological sites nearby. That allowance is stated under Appendix B, Tier II Stipulation I (see SRP0042552RProgrammaticAgreement). Following discussion between NJHPO, NJDEP and NJDCA that allowance was defined to mean that an archaeological review by SHPO or the Native American Tribe signatories is not required if the project activity involves the rehabilitation of a building (without elevation) that was extant at the time Hurricane Sandy struck. This project falls into that category. No consultation was required with the PA parties.</i></p>
11. Noise Abatement and Control [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR 51B]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. Per HUD directive, 24 C.F.R. Part 51B is not applicable to a disaster recovery program, including reconstruction, rehabilitation, elevation and mitigation that meets the requirements for exclusion in 24 CFR 51.101(a)(3). That regulation states that HUD noise policy does not apply to "assistance that has the effect of restoring facilities substantially as they existed prior to the disaster." The proposed reconstruction of a previously demolished multi-unit residential structure would serve to restore housing substantially as it existed prior to Superstorm Sandy.</i></p>
12. Sole Source Aquifers [Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR 149]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance with 40 CFR 149. The project site is located in Monmouth County and is within the New Jersey Coastal Plain Aquifer System, which underlies the entire southern half of the state (see SRP0042552RSoleSourceAquifersMap). In accordance with the Environmental Protection Agency (EPA) Sole Source Aquifer (SSA) Review of HUD Projects letter dated August 13, 1996, actions located "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 not subject to EPA SSA review (see SRP0042552RMemo1996EPASoleSourceAquiferReviewofHUDProjects). Public, municipal water and sewer services are provided by the Borough of Sea Bright. Therefore, the proposed project is not anticipated to have a significant effect on sole source aquifers.</i></p>

13. Wetland Protection [24 CFR 55, Executive Order 11990, particularly sections 2 & 5]	<input type="radio"/> A <input checked="" type="radio"/> B	<p><i>The proposed project is in compliance. A desktop review of the NJDEP Wetlands Protection Map indicates NJDEP mapped Wetlands are not located within 150 feet of the project site (see SRP0042552RWetlandsProtection Map). However, the site location map and field assessment photos 1342_17_2_EA_Street_1 and 1342_17_2_EA_Street_2 show that Shrewsbury River abuts the westernmost border of the project site (see SRP0042552RSiteLocation Map and SRP0042552RFieldAssessment). The river is considered a jurisdictional water of the U.S. and, therefore, falls under Section 404/401 regulations if impacted. It has been concluded by a certified wetlands biologist that, if the structure is reconstructed and elevated within the pre-existing footprint, using best management practices (BMPs) such as temporary vegetative ground cover, brush barriers, silt fences or hay bales, there should be no adverse impact to the River. No construction activities (including staging areas) should be carried out on or within 5 feet of the westernmost edge of the parcel. Additionally, these same BMPs should be in place prior to the commencement of construction activities and located between Shrewsbury River and the construction area in order to minimize any potential impacts to the river.</i></p>
14. Wild and Scenic Rivers [Wild and Scenic Rivers Act of 1968, particularly section 7(b) & (c); 36 CFR 297]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance with 16 U.S.C. 1271 et seq. The nearest designated segment of the National Wild and Scenic Rivers System (NWSRS) to the proposed action site is the Lower Delaware River, which is located 47 miles west of the proposed project site (see SRP0042552RWildScenicRiversMap). There are currently no rivers within the state under study for possible inclusion into the NWSRS (see SRP0042552RWildScenicRivers Guidance04042013). Additionally, the Wild and Scenic Rivers Act references other protected resources including specific segments of tributaries to Wild and Scenic Rivers as well as river segments registered in the Nationwide Rivers Inventory. The proposed project site is not located within ¼ mile of a Wild and Scenic River stream bank, or within 1 mile of a designated Wild and Scenic River. Therefore, the proposed project will have no adverse effects on any of these resources.</i></p>

PART II: ENVIRONMENTAL ASSESSMENT CHECKLIST [24 CFR 58.40; 40 CFR 1508.8 & 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
Land Development		

Conformance with Comprehensive and Neighborhood Plans	1	<p><i>The proposed project site is located in the Central Business Zone (see SRP0042552RSeaBrightZoningMap). The Central Business Zone is primarily comprised of multi-family residences and general retail businesses. The proposed project site consists of a vacant lot that was previously developed as multi-unit residential usage. The reconstruction and elevation of this multi-unit residential structure will involve no change in land use. Additionally, the project activities are in conformance with the permitted land uses in the Central Business Zone. Additionally, the Sea Bright Master Plan mentions that a large portion of the Borough of Sea Bright's housing stock is comprised of multi-family residences (see SRP0042552R SeaBrightMasterPlan, Page 17). As such, the project activities will serve to return the parcel to its intended use as a multi-unit residential building, which will keep the land use in line with current housing trends. Therefore, the proposed project is not anticipated to have any impact on the surrounding community.</i></p> <p><i>Source: Sea Bright, New Jersey website (http://www.seabrightnj.org/)</i></p>
Land Use Compatibility and Conformance with Zoning	1	<p><i>According to the Zoning Map for the Borough of Sea Bright, the proposed project area is zoned as Central Business or B-1 (see SRP0042552RSeaBrightZoningMap). Additionally, the Sea Bright Master Plan defines the Central Business Zone as permitting multi-family residential uses as well as general retail uses (See SRP0042552RSeaBrightMasterPlan, Page 13). Therefore, because the land use is not changing from its prior use as a multi-family residential property and will not conflict with the zoning map's designation, the proposed project activities are compatible and in conformance with all land use plans.</i></p> <p><i>Source: Sea Bright, New Jersey website (http://www.seabrightnj.org/)</i></p>
Urban Design- Visual Quality and Scale	2	<p><i>Based on a site inspection of the proposed project site and a review of 2015 high-resolution imagery, the project site is surrounded predominantly by both general retail businesses and single family and multi-unit residential structures. However, the Shrewsbury River is to the immediate west of the project site.</i></p> <p><i>The proposed project site consists of a vacant lot. The previously existing multi-unit residential structure was demolished post-storm due to extensive damages. If the site is allowed to remain a vacant lot, it is likely to remain as a break in the visual scale of the community. Additionally, there is potential for the location to become overgrown and develop into an eyesore. Therefore, the proposed project activities would serve to improve upon the current condition and appearance of the project site.</i></p> <p><i>Sources: Google Maps website; Site Inspection by URS Corporation on April 17, 2015.</i></p>

Slope	1	<p><i>The field assessment performed on April 17, 2015 did not indicate previous slides or slumps in the project area (such as cracked walls or tilted trees or fences) or cracking in current paved areas (see SRP0042552RFieldAssessment). The topographic map for the proposed project area also indicates that the site is flat and does not experience a noticeable change in elevation (see SRP0042552RTopographicMap). These findings were supported by the USDA NRCS custom soil report (see SRP0042552RNRCS Custom Soils Report) which shows that the proposed site sits on Udorthents-Urban land complex. This complex typically has between 0% to 8% slopes. Optimal slope suitability for residential use is between 0% and 6% while slopes between 6% and 12% are considered satisfactory. Therefore, it has been concluded that the proposed project will not significantly affect or be affected by slope conditions.</i></p> <p><i>Sources: Topographic Elevation Contour Maps website; Site Inspection by URS Corporation on April 17, 2015; Meoching, Howard, Inventory and Evaluation of Soils for Urban Development (St. Paul HRA C.P. District 6 – North End), Ramsey Soil and Water Conservation District; Kiefer, Ralph W. "Terrain Analysis for Metropolitan Fringe Area Planning." Journal of the Urban Planning Division, Proceedings of the American Society of Civil Engineers, December 1967.</i></p>
Erosion	4	<p><i>The proposed project will not significantly affect or be affected by erosion or sedimentation conditions. The proposed project site is not located on an area with a steep slope and site photographs do not show evidence of erosion or sedimentation near the proposed project site (see site photos in SRP0042552RFieldAssessment). The site map (SRP0042552RSite LocationMap) shows that the project site is on a previously-developed parcel. Due to the proximity to the Shrewsbury River, the site may be considered to be an erosion sensitive area; however, a large bulkhead separates the parcel from the waterbody (see SRP0042552RFieldAssessment). The USDA NRCS custom soil report (see SRP0042552RNRCS Custom Soils Report) shows that the proposed site sits on Udorthents-Urban land complex, which (as described in the Slope discussion above) contains slopes that are considered optimum to satisfactory for residential development. Additionally, the USDA NRCS report notes that Udorthents-Urban land complex are well drained soils. Though there is currently no land cover for the majority of the parcel (see site photos in SRP0042552RFieldAssessment), construction plans include the reconstruction of a multi-unit residential structure. There will be minimal exposed soil on the parcel after construction activities are complete. It is recommended that best management practices (BMPs) such as temporary vegetative ground cover, brush barriers, silt fences or hay bales be employed before and during construction activities in order to minimize the potential for erosion from exposed soils. Additionally, proposed approaches to reducing potential wind erosion of exposed soils include wetting disturbed, uncovered areas and avoiding unnecessary traffic through the construction site (see Required Mitigation and Project Modification Measures).</i></p>

Soil Suitability	1	<i>The approximately 0.326 acres project site consists of Udorthents-Urban land complex as determined by referencing the USDA NRCS custom soil report (see SRP0042552RNRCSCustomSoilsReport). Within the project area, approximately 40% is categorized as Urban land, which is described as being covered by man-made material underlain by disturbed and natural soil material. Approximately 60% of the project area is categorized as Udorthents soil. Udorthents soil is well drained, has a 0 to 8 percent slope, and has an extremely low potential for flooding. Additionally, lack of visible evidence of soil problems (foundation cracking/settling, flooding, etc.) on and near the project site (see photos in SRP0042552RFieldAssessment), as well as the fact that the structure was previously situated on the site, leads to the conclusion that the soils in the area are stable and capable of supporting the multi-unit residential structure. Additionally, this project will not increase the impervious surface area of the project site beyond what existed prior to demolition of the previous structure.</i>
Hazards and Nuisances, Including Site Safety	1	<i>The proposed action site is currently a vacant lot (see photos in SRP0042552RFieldAssessment). There are not currently any hazards or nuisances on the proposed action site that would negatively affect nearby residences. The proposed project involves reconstruction and elevation of a multi-unit residential structure. During project activities, temporary fencing may be desirable in order to protect people from attractive nuisances. Construction and staging areas as well as construction activities may pose a temporary and unavoidable safety hazard to workers and nearby pedestrians. It is anticipated that staging areas and construction activities will take place primarily on the project parcel, and that construction will abide by municipal and state safety regulations and code. It is expected that no hazards will exist upon project completion.</i>
Drainage/Storm Water Runoff	1	<i>The proposed project is not anticipated to be adversely affected by or to negatively impact drainage or storm water runoff characteristics at the project site. The site is situated on the bank of the Shrewsbury River, which is a natural receiving body for storm water runoff. The site is also facilitated by an in-place storm water management system which has storm drains situated along Peninsula Avenue and nearby Ocean Avenue. The soil underlying the proposed action site, as identified by the NRCS Soil Report and discussed in the Slope and Erosion sections above, is Udorthents-Urban land complex, which is majority well-drained loam to loamy sand. While no adverse impacts to drainage and storm water runoff are anticipated after construction is complete, it is recommended that best management practices (BMPs) such as temporary vegetative ground cover, brush barriers, silt fences or hay bales be employed before and during construction activities in order to minimize soil and other solids from being transported into surface water bodies or impeding system performance of storm drains. No construction activities (including staging areas) should be carried out on or within 5 feet of the westernmost edge of the parcel. Therefore, drainage and storm water runoff is not anticipated to be an issue at the site upon completion of the construction activities.</i>

Noise-Effects of Ambient Noise on Project & Contribution to Community Noise Levels	1	<i>The project was previously and will soon again be a multi-unit rental building in a primarily multi-family residential and retail business developed area. The project is not exposed to any unacceptable ambient noise levels, nor would the project significantly alter community noise levels. During project activities, noise will be a temporary impact that will be mitigated to the extent feasible and will be controlled by best management practices including turning off idling equipment, minimize noise impulses, avoiding scheduling activities requiring loud equipment during nighttime hours and on weekends, inspecting all equipment at periodic intervals to ensure proper maintenance, and ensuring that all equipment has manufacturers' recommended noise abatement measures (see Required Mitigation and Project Modification Measures). During project activities, noise will need to meet applicable city, state and federal codes and will need to comply with local noise ordinances.</i>
Energy Consumption	1	<i>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 reconstruction of the structure will take into account local building codes and must meet applicable minimum HUD building standards.</i>
Socioeconomic Factors		
Demographic Character Changes	1	<p><i>According to the U.S. Census Bureau, the median household income in Sea Bright Borough between 2009 and 2013 was \$82,821. In Sea Bright Borough between 2009 and 2013, 5.5% of the population was at or below the poverty level. This is consistent with tracts near the proposed action site which show populations of 0-10% at or below the poverty level.</i></p> <p><i>The minority population for Sea Bright Borough in 2013 was 19.1%. This is consistent with the blocks in the area surrounding the proposed action site which consist of 0-10%, 10-20%, and 20-30% minority populations.</i></p> <p><i>The Landlord Rental Repair Program seeks to repair or replace pre-storm housing. Therefore, this project is not expected to have a noticeable impact on the demographic character of the area.</i></p> <p><i>Sources: SRP0042552REJPovertyDemographics, SRP0042552REJMinorityDemographics, and American FactFinder website (http://factfinder.census.gov)</i></p>
Displacement	2	<i>The proposed action involves the reconstruction and elevation of a previously demolished multi-unit residential structure which was damaged by Superstorm Sandy and whose residents were displaced. This project is intended to help restore housing for previously displaced residents.</i>

Employment and Income Patterns	1	<p>According to the U.S. Census Bureau, the median household income in Sea Bright Borough between 2009 and 2013 was \$82,821 whereas the median income in Monmouth County as a whole was \$84,526 during this time period. The proposed project involves the reconstruction and elevation of a multi-unit structure. The Landlord Rental Repair Program seeks to repair or replace pre-storm housing. Therefore, this project is not expected to have a noticeable impact on employment and income patterns in the area.</p> <p>Source: American FactFinder website (http://factfinder.census.gov)</p>
Community Facilities and Services		
Educational Facilities	1	<p>This project will have minimal impact on nearby school districts. The proposed project site is in the Oceanport and the Shore Regional Highschool Schools Districts. The Oceanport Schools District includes Wolf Hill School (grades Pre-K through 4) and Maple Place School (grades 5-8). Wolf Hill School is located at 29 Wolf Hill Avenue, Oceanport, New Jersey 07757 and is 6.4 driving miles from the proposed project site, while Maple Place School is located at 2 Maple Place, Oceanport, New Jersey 07757, which is 5 driving miles from the proposed project site. The Shore Regional Highschool School District includes Shore Regional High School which is located at Monmouth Park Highway 36, West Long Branch, New Jersey 07764. The high school is approximately 6.5 driving miles from the proposed project site.</p> <p>Sources: Sea Bright, New Jersey website (www.seabrightnj.org); Google Maps website</p>
Commercial Facilities	1	<p>The proposed project involves the reconstruction and elevation of a multi-unit residential structure, which will have minimal impact to commercial facilities as a result of project implementation. Commercial facilities are sufficiently available in the area near the project site. Seabright Supermarket is approximately a 0.3 miles walking distance from the project site, located at 1160 Ocean Avenue, Sea Bright, NJ 07760. Nearby, the Monmouth Beach Supermarket is located at 73 Riverdale Avenue, Monmouth Beach, NJ 07750, which is located approximately 2.6 miles driving distance from the project site. A CVS Pharmacy is approximately 1.4 miles driving distance from the project site, located at 470 State Rte 36, Highlands, NJ 07732. A Moshell's Discount Department Store and a Family Dollar are also within 10 minutes driving time from the proposed project, located at 269 Broadway, Long Branch, NJ 07740 and 194 Broadway, Long Branch, NJ 07740, respectively.</p> <p>Source: Google Maps website</p>
Health Care	1	<p>This proposed project will not increase the number of residential units beyond what previously existed on the property; therefore it will have minimal impact on the health care facilities of Sea Bright Borough and Monmouth County. The project site is approximately 4.9 miles from Monmouth Medical Center, a full-service hospital which serves Monmouth County. The hospital is located at 300 2nd Avenue, Long Branch, NJ 07740. Additionally, doctor offices and urgent care facilities are sufficiently accessible to future residents of the project site.</p> <p>Sources: Monmouth Medical Center website (http://www.barnabashealth.org); Google Maps website</p>

Social Services	1	<p><i>The proposed project will not increase the number of residential units that were previously on the property; therefore it will have minimal impact on social service related facilities of Sea Bright Borough and Monmouth County. 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 Family and Children's Services is located at 191 Bath Avenue, Long Branch, NJ 07740, a driving distance of approximately 5.3 miles from the project site. This office provides adult protective services, community support services, homecare services, State Health Insurance Assistance, etc. There is a St. Vincent de Paul Society located at 408 Prospect Street, Long Branch, NJ 07740, a driving distance of approximately 5.3 miles from the project site. The St. Vincent de Paul Society services the community with a food pantry and clothes distribution center. There is also a Salvation Army located approximately 6.8 driving miles from the project site, at 180 Newman Springs Road, Red Bank, NJ 07701. The Salvation Army Red Bank serves the community as a food pantry.</i></p> <p><i>Sources: Sea Bright Resource Center website (http://seabrightrc.org); St. Vincent de Paul website (http://www.christthekingparishlongbranch.org/stvincentdepaul.html); Family and Childrens Services website (http://fcsmonmouth.org/); Google Maps website</i></p>
Solid Waste Disposal/Recycling	1	<p><i>The proposed project will reconstruct and elevate a previously existing multi-unit residential structure. Additionally, the proposed residential project will not generate an abnormal amount of solid waste after completion of construction activities. Collection and disposal/recycling services will be provided by the Sea Bright Department of Public Works.</i></p> <p><i>Source: Sea Bright, New Jersey website (www.seabrightnj.org)</i></p>
Waste Water/Sanitary Sewers	1	<p><i>The proposed project is not anticipated to negatively impact the sanitary sewer system of Monmouth County nor the county's wastewater treatment plant as the project will not expand the housing stock relative to conditions prior to Superstorm Sandy.</i></p> <p><i>The proposed project will be served the by the Two Rivers Water Reclamation Authority. Wastewater from the proposed project site will drain into a sanitary sewer pipeline operated by the Two Rivers Water Reclamation Authority, which will provide wastewater collection and water reclamation in compliance with the applicable laws, rules and regulation.</i></p>
Water Supply	1	<p><i>Water will be supplied by New Jersey American Water. 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 Sea Bright Borough.</i></p> <p><i>Source: Sea Bright, New Jersey website (www.seabrightnj.org)</i></p>

<p>Public Safety:</p> <ul style="list-style-type: none"> • Police • Fire • Emergency <p>Medical</p>	1	<p><i>Police</i></p> <p><i>The Borough of Sea Bright Police Department serves the project site. The Department is located at 1099 E Ocean Avenue, Sea Bright, NJ 07760, which is 0.2 miles walking distance from the proposed project site. 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.</i></p> <p><i>Source: Sea Bright, New Jersey website (www.seabrightnj.org); Google Maps website</i></p> <p><i>Fire</i></p> <p><i>The fire department that services the project site is the Sea Bright Fire Rescue. The fire station is located at 1099 Ocean Avenue, Sea Bright, NJ 07760. The fire station is approximately 0.2 miles walking distance from the proposed project. This project will have adequate fire protection and will not expand the housing stock relative to conditions prior to Superstorm Sandy. The proposed project is anticipated to reconstruct and elevate the previously demolished structure to code that complies with all required federal, state and local permit conditions.</i></p> <p><i>Source: Sea Bright, New Jersey website (www.seabrightnj.org); Google Maps website</i></p> <p><i>Emergency Medical</i></p> <p><i>The project site is approximately 4.9 driving miles from the Monmouth Medical Center, a full-service hospital which serves Monmouth County. The hospital is located at 300 2nd Avenue, Long Branch, NJ 07740. Additionally, the Sea Bright Emergency Medical Services (EMS) Squad, is available and provides emergency medical services to Sea Bright and surrounding communities as needed. Services include basic and advanced life support (EMT and Paramedic) as well as transportation to hospitals. 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 nearby hospitals and emergency services.</i></p> <p><i>Sources: Monmouth Medical Center website (http://www.barnabashealth.org); Sea Bright, New Jersey website (www.seabrightnj.org); Google Maps website</i></p>
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<p>Parks, Open Space & Recreation:</p> <ul style="list-style-type: none"> • Open Space • Recreation 	1	<p><i>Open Space</i></p> <p><i>Based on a site inspection of the project site and surrounding properties (see SRP0042552RFieldAssessment) and a review of 2015 high-resolution imagery, there is a mixture of open space and developed properties in all directions from the site. The nearest being the Navesink Beach which is across the roadway, approximately 630 feet east of the site. The Borough of Sea Bright has seven free public beach access ways on Ocean Avenue which are clearly identified by signage. Additionally, the Sea Bright Municipal Beach is located approximately 0.2 walking miles from the project site and offers lifeguards, rescue personnel, restroom facilities, and seasonal locker rentals. In addition to the available beach, West Park is a small neighborhood park that runs along both sides of Rumson Road at the entrance to the Sea Bright Bridge. The north side of the park is an open field while the southern side has a small fenced in playground. The proposed project is not anticipated to have a significant impact to these resources.</i></p> <p><i>Source: Sea Bright, New Jersey website (www.seabrightnj.org); Google Maps website</i></p> <p><i>Recreation</i></p> <p><i>There are several recreational facilities reasonably near the project site. Sea Bright Municipal Beach is located approximately 0.2 walking miles from the project site and offers lifeguards, rescue personnel, restroom facilities, and seasonal locker rentals. There are also several beach clubs located near the proposed project. The closest is The Chapel Beach Club which is located approximately 0.1 walking miles from the proposed project and offers a bathing pool, a state of the art kiddie pool, lockers, grottos, pool-side and beach-front cabanas, and a snack bar catered by Zagat-rated Dish from nearby Red Bank . West Park is located across the Shrewsbury River Bridge and is approximately 0.3 driving miles from the proposed project. Additionally, a small neighborhood park runs along both sides of Rumson Road at the entrance to the Sea Bright Bridge. The north side of West Park is an open field while the southern side has a small fenced in playground. The proposed project is not anticipated to have a significant impact to these resources.</i></p> <p><i>Source: Sea Bright, New Jersey website (www.seabrightnj.org); Chapel Beach Club website (www.chapelbeach.com); Rumson County Parks and Recreation website (http://www.rumsonnj.gov/departments/parksrec.htm); Google Maps website</i></p>
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Cultural Facilities	1	<p><i>There are several cultural facilities reasonably near the project site. The closest public library to the project site is the Sea Bright Library located at 1097 Ocean Avenue, Sea Bright, NJ 07760. The library is approximately 0.1 walking miles from the project site. The Long Branch Historical Museum is located at 1260 Ocean Avenue, Long Branch, NJ 07740, and is approximately 7.1 miles from the project site. Eatontown Historical Museum is located at 75 Broad Street, Eatontown, NJ 07724, approximately 7.7 miles from the project site. The Guild of Creative Art, a non-profit organization dedicated to advancing excellence in the visual arts through teaching, exhibits, workshops, and special events, is located at 620 Broad Street, Shrewsbury, NJ 07702 and is approximately 6 driving miles from the proposed project site. Count Basie Theatre is located at 99 Monmouth Street, Red Bank, NJ 07701. The theatre is 6.1 driving miles from the proposed project and “presents primarily ‘live’ music, dance and theatrical performances, with occasional film presentations, and a vibrant arts educational program offering workshops and classes for all ages.” The proposed project is not anticipated to have a significant impact to these or other cultural resources.</i></p> <p><i>Sources: The Guild of Creative Art website (guildofcreativeart.org); Count Basie Theatre website (www.countbasietheatre.org); Google Maps website</i></p>
Transportation & Accessibility	1	<p><i>The proposed project site is located close to public transportation access points to service the potential needs of future residents. There are two ferries available to Sea Bright residents: the Seastreak Ferry and the NY Waterway Ferry. Fares and schedules can be found at each ferry’s website. The Sea Bright, New Jersey Website also offers the NJ Transit System and AMTRAK as options for transportation resources. The NJ Transit system provides service stop locations 835 Red Bank (0.14 miles walking distance) and 835 Sea Bright (0.21 miles walking distance).</i></p> <p><i>Sources: Sea Bright, New Jersey website (www.seabrightnj.org); NY Waterway website (http://www.nywaterway.com/); Seastreak Ferry website (http://seastreak.com/); Google Maps website</i></p>
Natural Features		
Water Resources	1	<p><i>The proposed project would not pose a significant threat to ground water or other water resources. The project is consistent with the applicable regulations for Wetlands Protection, Coastal Zone Management, Floodplain Management, and Sole Source Aquifers, which are protective of water resources of the state (see above sections). Additionally, this project will not draw from groundwater or surface water resources, and will not result in an increase in population density. Municipal water service is available at the site. This project will not increase the impervious surface area of the project site beyond what existed prior to demolition of the previous structure. Additionally, the site is identified as an urban area and storm water management is facilitated by an in-place management system. Therefore, the project will have minimal impact to water runoff. Mitigation measures including installation of natural vegetation, brush barriers, silt fences or hay bales to help filter runoff would be implemented during construction to avoid or minimize any potential temporary impacts as necessary (see Required Mitigation and Project Modification Measures).</i></p>

Surface Water	1	<p><i>The proposed project would have no significant effect on any surface water body. Because the soil report for the project site indicates that the soil is majority well-drained loam / sandy loam (see SRP0042552RNRCSCustomSoilsReport) and the project site is served by an existing storm water management system, the project is anticipated to have minimal impact to surface water bodies via water runoff. The nearest surface water body is the Shrewsbury River which is immediately adjacent to the eastern border of the project site. During project activities, best management practices (BMPs) such as temporary vegetative ground cover, brush barriers, silt fences or hay bales should be implemented to avoid impacts to Shrewsbury River. No construction activities (including staging areas) should be carried out on or within 5 feet of the westernmost edge of the parcel. Additionally, these same BMPs should be in place prior to the commencement of construction activities and located between Shrewsbury River and the construction area in order to minimize any potential impacts to the river.</i></p> <p><i>The nearest federally designated Wild and Scenic River—the Lower Delaware River—is approximately 47 miles west of the proposed project site and is not anticipated to be negatively affected by the proposed project.</i></p> <p><i>Sources: National Wild and Scenic Rivers System website (http://rivers.gov/); SRP0042552RWildScenicRiversMap; Google Maps website</i></p>
Unique Natural Features & Agricultural Lands	1	<p><i>There are no unique natural features in the vicinity of the project site. According to the National Registry of Natural Landmarks, the closest Natural Landmark is the 1,250-acre Pigeon Swamp, which is located in the center of the state in Middlesex County. The proposed project will not impact this state and privately owned natural landmark. Additionally, there are no prime farmlands or farmlands of statewide or unique importance on or adjacent to the project site. Therefore, the project will have no impact to any unique natural features or agricultural lands.</i></p> <p><i>Sources: National Park Service - National Registry of Natural Landmarks website (http://www.nature.nps.gov/nnl/); SRP0042552RPrimeFarmlandSoilsMap</i></p>

Vegetation and Wildlife	1	<p><i>The proposed project involves the reconstruction and elevation of a multi-unit residential structure with no change in land use. The activities associated with the proposed project are anticipated to restore the project site to its originally intended use prior to Superstorm Sandy. The proposed action is not anticipated to affect threatened and endangered plant species. A request for review was submitted to the Natural Heritage Program (NHP) on April 13, 2015 (see SRP0042552RNaturalHeritageDataConsultation). The review indicated that no threatened or endangered plant species were likely to be located on the proposed action site; however, the results did indicate that the Seabeach amaranth (<i>Amaranthus pumilus</i>), which is known to grow on beaches and barrier islands, may be located in the immediate vicinity of the project site. While the site is located on a barrier island, it is within an urban developed area, and away from the beach. Therefore, it was concluded that the project will not affect threatened or endangered plant species. Additionally, this project will not increase the impervious surface area of the project site beyond what existed prior to demolition of the previous structure. Consequently, there are no trees, remnant plant communities, or nuisance species existing on the project site, and the project is not anticipated to create conditions favorable to nuisance species.</i></p> <p><i>The NHP review and USFWS Landscape Tool did indicate some animal species that may be within the vicinity of the project site. Specifically, the NHP review indicated 4 bird, 3 mammal and 1 additional vertebrate species while the USFWS Landscape Tool indicated several migratory bird species as well as the Piping Plover. However, the animal species that have been determined to be of concern for this program were screened using a desktop review of the NJDEP HUD Environmental Review Tool, Threatened and Endangered Species layer which indicates the proposed action site is not within an area of threatened and endangered species including the piping plover, red knot, and bat species (see SRP0042552REndangeredSpeciesMap). Additionally, desktop review of the HUD Parcel-Centroids shows there are no state-listed or federally-listed endangered species associated with this project site (see SRP0042552RCentroidsMap). Therefore, consultation with NJ Department of Environmental Protection, Division of Fish and Wildlife, Endangered and Nongame Species Program is not required and no further review for threatened and endangered animal species is required. The entire parcel, as seen in the attached site map (see SRP0042552RSiteLocationMap), is located within an urban development, and the site is currently paved surfaces and disturbed soils after demolition, with no identified rare or endangered species habitat. Therefore, there is no anticipated impact to vegetation or wildlife interests within or nearby the proposed project site.</i></p>
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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: [Project complies with 24 CFR 51.303(a)(3)]

The proposed 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 Atlantic City International Airport and Newark International Airport are located approximately 24 miles and 69 miles (respectively) from the proposed project site. The only military airfield in New Jersey with clear zones and accident potential zones subject to these restrictions is the Lakehurst Naval Air Station. The nearest applicable clear zones and accident potential zones at the Lakehurst Naval Air Station are located approximately 27 miles from the proposed project site (see SRP0042552RAirportClearZonesMap).

☐ **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: [Proceed with project]

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 and are undeveloped coastal barriers and other areas located on the coasts of the United States. The nearest component of the Coastal Barrier Resource System is approximately 1,500 feet south-southwest of the proposed project site (see SRP0042552RCoastalBarrierResourcesMap). Therefore, the proposed action would have no impact on coastal barrier resources.

☐ **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 entire 0.326-acre proposed project site is located within the Flood Zone AE which is part of the FEMA-designated Special Flood Hazard Area (SFHA) (see SRP004255RFIRM). The FEMA DFIRM Flood Zone and Preliminary FIRM data provided by the NJDEP HUD Review Tool (see SRP0042552RDFIRM and SRP0042552RPreliminaryFIRM) also show the entire 0.326 acre parcel within an SFHA Zone A (the map legend reference incorporates all "A" categories, including, in this case "AE"). Therefore, flood insurance is required for participation in this program in accordance with 24 CFR 58.6(a). Proof of flood insurance must be provided to the Department of Community Affairs in order for this site to remain eligible for this program (see Required Mitigation and Project Modification Measures).

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 floodplains 8-Step Process was performed.

Field Inspection (Date and completed by):

The field inspection was completed on 4/17/2015 by Alison Cucco. The property location was confirmed by the parcel location. Ms. Cucco inspected the parcel, which was a vacant lot, and noted no Recognized Environmental Conditions (RECs) (see SRP0042552RFieldAssessment).

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

American FactFinder website:

<http://factfinder.census.gov>

Chapel Beach Club website:

www.chapelbeach.com

Count Basie Theatre website:

www.countbasietheatre.org

Family and Childrens Services website:

<http://fcsmonmouth.org/>

Google Maps website:

<https://www.google.com/maps>

The Guild of Creative Art website:

<http://www.guildofcreativeart.org>

Kiefer, Ralph W. "Terrain Analysis for Metropolitan Fringe Area Planning." Journal of the Urban Planning Division, Proceedings of the American Society of Civil Engineers, December 1967.

Meoching, Howard, Inventory and Evaluation of Soils for Urban Development (St. Paul HRA C.P. District 6 – North End), Ramsey Soil and Water Conservation District

Monmouth Medical Center website:

<http://www.barnabashealth.org>

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/>

NY Waterway Ferry website:

<http://www.nywaterway.com/>

Rumson County Parks and Recreation website:

<http://www.rumsonnj.gov/departments/parksrec.htm>

Sea Bright, New Jersey website:

<http://www.seabrightnj.org/sbnj/>

Sea Bright Resource Center website:

<http://seabrightrc.org>

Seastreak Ferry website:

<http://seastreak.com/>

St. Vincent de Paul website:

<http://www.christthekingparishlongbranch.org/stvincentdepaul.html>

Topographic Elevation Contour Maps website

<http://www.mytopo.com/>

USFWS New Jersey Field Office Federally Listed Endangered Species: Seabeach Amaranth (Amaranthus pumilus) website:

<http://www.fws.gov/northeast/njfieldoffice/endangered/amaranth.html>

Lists of Permits Required:

The proposed project must comply with all construction permit requirements as well as all federal, state, and local construction and elevation standards (see Required Mitigation and Project Modification Measures and SRP0042552RDLURDetermination). The DLUR has issued a Jurisdictional Determination, File # 1343-15-0003.1; Activity # CDT150001, dated April 28, 2015 stating that Waterfront Development, Coastal Wetlands, and Freshwater Wetlands permits are not required. Additionally, a CAFRA permit is also not required provided the reconstruction does not result in an enlargement or relocation of the footprint or an increase in the number of dwelling units or parking spaces. However, the project may qualify for a Flood Hazard Area permit-by-rule provided the criteria at N.J.A.C. 7:13-7.2(A)3 is met.

Public Outreach [24 CFR 50.23 & 58.43]:

A 15-day "Notice for Early Public Review of a Proposed Activity in a 100-Year Floodplain" was published in The Star-Ledger and El Diario on May 1, 2015. The early notice comment period expired on May 18, 2015. 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]:

The proposed project involves the reconstruction and elevation of a multi-unit residential structure in the Borough of Sea Bright, Monmouth County, NJ. The surrounding area is comprised of previously constructed residential and commercial buildings, many of which were also impacted by the storm. The rebuilding of this community has been a gradual, ongoing process; thus any effects that might result from the reconstruction and elevation of this residential structure will be temporary and negligible. Additionally, project activities are not anticipated to contribute to any cumulative effects on the surrounding environmental resources.

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.)

Reconstruction and elevation of the six-unit residential structure in accordance with all applicable local, state and

federal floodplain requirements will greatly assist the future tenants who meet low-moderate income status, further protect them from future storm surges based on construction standard requirements, provide safe and affordable housing, prevent future loss of life, and enhance housing opportunities for low and moderate income residents of Sea Bright Borough. This alternative meets the goal of the LRRP, which is to address the need for safe, decent, and affordable housing with minimal direct or indirect impact to the floodplain, and has therefore been selected.

Relocating future residents by acquiring an existing six-unit or similarly sized residential structure outside the 100-Year Floodplain would be extremely difficult and cost prohibitive due to limited undeveloped or available land that is not in the SFHA in the area. The parcel is located in the outer strip of land east of Sea Bright Borough across a waterway from the mainland in which most of the area is within the SFHA; small areas not within the SFHA are fully developed. Portions of Sea Bright Borough across the waterway are outside the 100-year floodplain; however, relocating the tenants across town and the waterway would place the tenants far from their community where they presumably work and have established neighborhood ties and social networks. Additionally, the residents are also generally low-to-moderate income and likely do not have the means to relocate away from their place of employment. By relocating the residents and, subsequently, not reconstructing the six-unit residential structure, the resulting project activities would contribute to a continued shortage of safe and affordable housing in the areas most impacted by the storm. This would ultimately not meet the purpose of the LRRP. Furthermore, relocation would be contrary to the purpose and function of the proposed project and would not further efforts to restore safe housing in the current community or enhance housing opportunities for low and moderate income tenants of Sea Bright Borough. Therefore, this alternative was considered and rejected.

No Action Alternative [24 CFR 58.40(e)]:

The No Action Alternative would not result in the program's goal of restoring safe and affordable rental housing for residents in the storm impacted areas. This would not address the vital housing needs of the area for low-moderate income residents and would not aid in the recovery of this neighborhood of Sea Bright Borough. The No Action Alternative would not meet the need to reconstruct and elevate residential structures, nor would it result in structures within the floodplain being protected from flood hazards. Therefore, this alternative was considered and also rejected.

Summary Statement of Findings and Conclusions:

This project will address the need for safe and affordable residential housing for low to moderate income families in the Borough of Sea Bright, Monmouth County, New Jersey 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 permit 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 or natural 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.)

Coastal Zone Management

A CAFRA permit is not required provided that construction does not result in the enlargement or relocation of the footprint of the development and/or an increase in the number of dwelling units or parking spaces within the development (see SRP0042552RDLURDetermination). If it is anticipated that the requirements set forth in the DLUR

Determination will not be upheld, additional consultation with DLUR is required prior to construction activities. If there is a change in the scope of work, an expansion or relocation of the former building footprint, or an increase in the number of parking spaces, then DCA would have to resubmit the project to DEP for a more extensive review by DLUR.

Floodplain Management

The proposed action, reconstruction and elevation of a multi-unit residential structure, is considered a 'Substantial Improvement' per 24 CFR 55.2(b)(10). The structure is required to meet all applicable construction requirements in accordance with the National Flood Insurance Program and all local floodplain ordinances.

The final "Notice of Finding of No Significant Impact, Notice of Intent to Request Release of Funds and Notice and Public Explanation of a Proposed Activity in the 100-Year Floodplain" will be published in accordance with 24 CFR Part 55 for a minimum 15-day comment period. All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in compliance with Executive Order 11988 or 24 CFR Part 55. Implementation of the proposed action may require additional local and state permits, which could place additional design modifications or mitigation requirements on the project.

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)]. Proof of flood insurance, 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. 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)].

Erosion and Water Resources

It is recommended that best management practices (BMPs) such as temporary vegetative ground cover, brush barriers, silt fences or hay bales be employed before and during construction activities in order to minimize the potential for erosion from exposed soils. Additionally, proposed approaches to reducing potential wind erosion of exposed soils include wetting disturbed, uncovered areas and avoiding unnecessary traffic through the construction site.

Noise

During project activities, noise will be a temporary impact that will be mitigated to the extent feasible and will be controlled by best management practices including turning off idling equipment, minimize noise impulses, avoiding scheduling activities requiring loud equipment during nighttime hours and on weekends, inspecting all equipment at periodic intervals to ensure proper maintenance, and ensuring that all equipment has manufacturers' recommended noise abatement measures. During project activities, noise will need to meet applicable city, state and federal codes and will need to comply with local noise ordinances.

Wetland Protection, Surface Water and Drainage/Storm Water Runoff

The structure should be reconstructed and elevated within the existing footprint, using best management practices (BMPs) such as temporary vegetative ground cover, brush barriers, silt fences or hay bales, to avoid impacts to Shrewsbury River. No construction activities (including staging areas) should be carried out on or within 5 feet of the westernmost edge of the parcel. Additionally, these same BMPs should be in place prior to the commencement of construction activities and located between Shrewsbury River and the construction area in order to minimize any potential impacts to the river.

CERTIFICATIONS

Erich Ortlieb, URS

2015-06-10 23:01:44

Preparer Agency and Name

Completion Date

RE Certifying Officer Name

RE Certifying Officer Signature

RE CO Signature Date