

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

CDBG-DR Program: Landlord Rental Repair Program (LRRP)

Application ID Number: SRP0043851

## DETERMINATION OF LEVEL OF REVIEW

Applicant Name: Grace Firetto

Program Year: 2

Project Location: 20 Sampson Avenue, Seaside Heights, NJ 08751

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

The proposed project will include the rehabilitation of five rental units within a six-unit multi-family residential structure. The five rental units will be funded under the Landlord Rental Repair Program (LRRP). The subject property is currently a single-story, six-unit rental property with one of the units being owner-occupied. Because the sixth unit is owner-occupied, it does not qualify for LRRP funding. The existing structure was constructed on a slab on grade foundation. The property contains the building and an asphalt parking lot. The property is approximately 0.125 acre and is situated behind a parking lot near the corners of Sampson Avenue and Ocean Terrace in Seaside Heights Borough in Ocean County, New Jersey. Ocean County property records list no date of construction for the structure. Additionally, the applicant's name as listed on the property record, is misspelled, "Fioretta" should be "Firetto". The building is connected to municipal utilities including water, sewer, electric and natural gas. The structure was damaged as a result of Superstorm Sandy. The property record for the structure provides a value of \$313,200, while the estimated cost of repairs and estimated work in place totals \$326,847.94 resulting in a 104% improvement value. The cost of rehabilitation is greater than 50% of the pre-storm market value of the structure before it was damaged. Therefore, the proposed action is considered a "Substantial Improvement" as defined in 24 CFR 55.2(b)(10) and will be considered major rehabilitation.

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

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

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

Morgan A. Richardson

**Preparer Name**

Environmental Scientist

**Title**



**Signature**

4/2/2015

**Completion Date For DLR**