

ENVIRONMENTAL ASSESSMENT

Determinations and Compliance Findings for HUD-Assisted Projects

24 CFR Part 58

Responsible Entity: New Jersey Department of Community Affairs, Chuck A. Richman, Acting Commissioner

Applicant Name: Grace (First) Firetto (Last)

Project Location: 20 Sampson Avenue (Street Address)

Seaside Heights Borough (Municipality) Ocean (County) New Jersey (State)

35 (Block) 7 (Lot)

Conditions for Approval:

(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.)

General

If the scope of work of a proposed activity changes significantly, the application for funding must be revised and resubmitted for reevaluation under the National Environmental Policy Act.

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

Floodplain Management

The proposed action, rehabilitation 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 and elevation requirements in accordance with the National Flood Insurance Program and all local floodplain ordinances.

The final "Notice of Finding of No Significant Impact and 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)].

The proposed rehabilitation project will not require a Flood Hazard Area Control Act permit from the Department. Pursuant to N.J.A.C. 7:13-7.2(b)4, "The repair of a lawfully existing structure" qualifies for permit-by rule, provided:

- i. The timing restrictions set forth at N.J.A.C. 7:13-10.5(d) are observed if the structure is located in a regulated water;
- ii. No vegetation is cleared, cut or removed in a riparian zone, except where previous development or disturbance has occurred (such as an area maintained as a lawn or garden or an abandoned parking area that has partially revegetated); and
- iii. All vegetated areas temporarily disturbed within the riparian zone are replanted with indigenous, non-invasive species upon completion of the regulated activity;

Drainage/Storm Water Runoff & Water Resources

The proposed project should implement controls as needed to prevent erosion and adverse impacts to receiving waters from storm water runoff both during and after rehabilitation activities. All runoff from paved and improved areas should be directed into the municipal storm drainage system in accordance with local building code and permit requirements. During project activities, storm water runoff impacts will be mitigated to the greatest extent feasible through BMPs which may include the installation of natural vegetation, brush barriers, silt fences or hay bales to help filter runoff as necessary.

Noise

The proposed project must comply with applicable local noise ordinances. 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, minimizing 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.

Lead-Based Paint

All activities must comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to HUD's lead-based paint regulations in 24 CFR Part 35 Subparts B, H, and J.

Asbestos

All activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the National Emission Standard for Asbestos, standard for demolition and renovation, 40 CFR 61.145; National Emission Standard for Asbestos, standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations, 40 CFR 61.150; NJAC 7:26-2.12—Generator requirements for disposal of asbestos containing waste materials; New Jersey Asbestos Control and Licensing Act, N.J.S.A. 34:5A-32 et seq.

Endangered Species

The current parcel consists of paved and/or graveled areas. In order to remain in compliance for Endangered Species review, all project activities (including staging areas) must remain within the parcel boundaries and occur over existing paved or graveled areas.

FINDING:

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

Morgan A. Richardson, URS
Preparer Name and Agency


Preparer Signature

4/3/2015
Preparer Completion Date

RE Certifying Officer Name

RE Certifying Officer Signature

RE CO Signature Date

Funding Information:

Grant Number	HUD Program	Funding Amount
B-13-DS-34-0001	Landlord Rental Repair Program (LRRP)	Up to \$50,000 per unit

Estimated Total HUD Funded Amount:

The project qualifies for up to \$250,000 in LRRP funding (\$50,000 per unit).

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

The estimated total project costs are \$326,847.94. The project qualifies for up to \$50,000 per unit in LRRP funding. The remaining costs will be privately funded.

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 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 (see SRP0043851TaxCard). 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 property owner noted that the existing structure was constructed in 1961 (see SRP0043851SiteReconQuestionnaire 09.09.2014). This is consistent with aerial imagery showing the property to have been developed between 1956 and 1963. Between 1940 and 1956, the area immediately surrounding the subject property was developed into a beachfront residential area; however, prior to 1956 the subject property was undeveloped (see SRP0043851HistoricAerials1933-2013 taken from <http://www.historicaerials.com/aerials.php?scale=5&lon=-84.7&lat=34.019949781641&year=1988>).

The structure was damaged as a result of Superstorm Sandy. The property record for the structure provides a value of \$313,200 (see SRP0043851TaxCard), 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.

A previous environmental assessment for the subject property was originally submitted as a reconstruction and elevation of a six-unit apartment building at 20 Sampson Avenue, Seaside Heights Borough, New Jersey. The sixth owner-occupied unit will no longer be funded by the Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM)

Program (see SRP0043851IntentChangeEmail03.13.15). The original environmental assessment is considered to be a more stringent level of review due to the original proposed project activities—reconstruction and elevation. There may be some instances where consultations for certain environmental review topics address the proposed project as a reconstruction and elevation; however, because the level of review for a reconstruction and elevation is more stringent than that of a rehabilitation project, the proposed project was not resubmitted for consultation.

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

The proposed project is located at 20 Sampson Avenue, Seaside Heights Borough, New Jersey, on a parcel approximately 0.125 acre in size. The damaged structure has been partially gutted and stabilized, and the sediment deposited by the storm surge has been removed from the building and the property. The property is almost entirely impervious area covered by an asphalt parking area, gravel and a six-unit residential structure consisting of one owner-occupied unit and five rental units. The property sustained heavy damage during Superstorm Sandy and the subsequent snow storm. The project site is located in a Floodplain Zone AE (SRP0043851FIRM). The surrounding area is a mixture of commercial and residential use properties, all of which sustained similar substantial damage as well during the storm. Rebuilding activities in the immediate vicinity of the project and affected areas of Ocean County are ongoing, while some parts of the community have been repaired and rebuilt; many areas are still in need of repair and reconstruction. If rehabilitation or reconstruction activities do not happen in the absence of funding for this grant, the property may remain unrepaired and continue to deteriorate. Allowing the building to become dilapidated would not serve to provide safe and affordable housing for the applicant and other seasonal residents and would negatively impact this community by contributing to blight and possibly creating a public safety hazard. Funding this project would provide safe and affordable housing for the applicant and enhance housing opportunities for low and moderate income residents of Seaside Heights Borough.

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

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

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

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

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

Statute, Authority, Executive Order, Regulation, or Policy cited at 24 CFR §50.4 & §58.5	STATUS		Compliance Documentation
	A	B	
<p>1. Air Quality [Clean Air Act, as amended, particularly sections 176(c) & (d), and 40 CFR 6, 51, 93]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project is in compliance. According to the U.S. EPA, Ocean County is designated as Nonattainment or Maintenance for 3 NAAQS Pollutants (see SRP0043851AirQuality):</p> <ul style="list-style-type: none"> • 8-Hour Ozone (1997 Standards) • 8-Hour Ozone (2008 Standards) • Carbon Monoxide (1971 Standards) <p>While Ocean 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 SRP0043851AirQuality). 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 SRP0043851AirQualityAssessmentMemo). Additionally, temporary air quality impacts associated with construction will be mitigated to the greatest extent feasible and will</p>

		<p>adhere to all local and state air quality standards. All activities must still meet the State’s Air Pollution Control requirements.</p>
<p>2. Airport Hazards (Clear Zones and Accident Potential Zones) [24 CFR 51D]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>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 project. HUD regulations also include restrictions on construction and major rehabilitation in clear zones and accident potential zones associated with runways at military airfields (24 CFR 51.303). The only military airfield in New Jersey with clear zones and accident potential zones subject to these restrictions is the Lakehurst Naval Air Station.</p> <p>The runway protection zones associated with the two NPIAS commercial service airports in New Jersey are located at Newark Liberty International Airport and Atlantic City International Airport which are located approximately 50 miles and 42 miles from the proposed action site, respectively. The nearest applicable clear zones and accidental potential zones at the Lakehurst Naval Air Station are located approximately 13 miles from the proposed action site and therefore, are not applicable to the proposed action site (see SRP0043851Airport ClearZonesMap).</p>
<p>3. Coastal Zone Management [Coastal Zone Management Act sections 307(c) & (d)]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The proposed project is in compliance. The project site is located in the Coastal Area Facility Review Act (CAFRA) boundary. However, the site is not located within 150’ of the mean high water line or the inland limit of a beach or dune. Rehabilitation of five rental units in a six-unit multi-family residential structure is not regulated and is</p>

			<p>consistent with New Jersey’s Coastal Zone Management Program. Therefore, this project does not require a DLUR consultation for permit determination. See SRP0043851CoastalZoneManagementActMapCAFRA.</p>
<p>4. Contamination and Toxic Substances [24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p>Toxics</p> <p>The proposed project is in compliance. The subject property may be within 3,000 feet 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 have been reviewed and determined by NJDEP to be “non-threatening” to the potential HUD project have been removed from the dataset depicted on the map. Only sites determined to be “threatening” by the NJDEP would be visible on the map; however no “threatening” sites are within 3,000 feet of the project parcel (see SRP0043851ToxicHazardousandRadioactiveSubstances Map). Additionally, the subject property is NOT listed on a State or Federal Hazardous Waste sites database. Site photos show scrap materials on the proposed project parcel (see photographs SRP0043851_EA_Details_2, SRP0043851_EA_Front_2, SRP0043851_EA_Left_1, and SRP0043851_EA_Yard_1 in the SRP0043851FieldAssessment Form). However, no visible Recognized Environmental Concerns (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 the occupants. Ocean County property records do not list a date of construction for the structure (see SRP0043851TaxCard); however, the property owner noted that the existing structure was constructed in 1961 (see SRP0043851SiteReconQuestionnaire09.09.2014). This is consistent with aerial imagery showing the property to have been developed between 1956 and 1963. Between 1940 and 1956, the area immediately surrounding the subject property was developed into a beachfront residential area; however, prior to 1956 the subject property was undeveloped (see SRP0043851HistoricAerials1933-2013 taken from http://www.historicaerials.com/aerials.php?scale=5&lon=-84.7&lat=34.019949781641&year=1988). Therefore, there are no prior uses that would represent a potential hazard to the health and well-being of the inhabitants of the property.</p>

			<p>Lead-Based Paint & Asbestos</p> <p>Although a specific date of construction could not be obtained from county tax records, based on the estimated date of construction of 1961, the structure is suspect for lead-based paint and asbestos containing materials. Creative Environment Solutions Corp (CES) assessed the property for both Lead-Based Paint and Asbestos Containing Materials (ACMs) (see SRP0043851.06.01.D.001Asbestos, SRP0043851.06.01.D.001LeadRiskAssessment, SRP0043851.06.02.D.002Asbestos, SRP0043851.06.02.D.002LeadRiskAssessment, SRP0043851.06.03.D.003Asbestos, SRP0043851.06.03.D.003LeadRiskAssessment, SRP0043851.06.04.D.004Asbestos, SRP0043851.06.04.D.004LeadRiskAssessment, SRP0043851.06.05.D.005Asbestos, and SRP0043851.06.05.D.005LeadRiskAssessment). The five LRRP rental units, which are part of the proposed project, were assessed for Lead-Based Paint and Asbestos Containing Materials. Upon inspection of the units, CES visually identified Asbestos-Containing Materials in each of the five units. In the CES Lead-Based Paint assessments, positive results were obtained in apartments 2, 4, and 5, of the five unit structure.</p> <p>All proposed project activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the National Emission Standard for Asbestos, standard for demolition and renovation, 40 CFR 61.145; National Emission Standard for Asbestos, standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations at 40 CFR 61.150; NJAC 7:26-2.12—Generator requirements for disposal of asbestos containing waste materials; New Jersey Asbestos Control and Licensing Act, N.J.S.A. 34:5A-32 et seq. All proposed project activities must also comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to HUD’s lead-based paint regulations in 24 CFR Part 35 Subparts B, H, and J.</p>
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			<p>Radon</p> <p>The proposed project, rehabilitation of five rental units in a six-unit, multi-family residential structure, is in compliance. According to the New Jersey Department of Environmental Protection Radon Potential Map, Seaside Heights Borough in Ocean County is located in a Tier 3 Zone, which is classified as Low Potential for Radon. In areas of Low Radon potential (Tier 3), compliance with construction techniques is not required; however, mitigation techniques that are feasible may be incorporated to reduce the risk of radon exposure (see SRP0043851RadonPotentialMap).</p>
<p>5. Endangered Species [Endangered Species Act of 1973, particularly section 7; 50 CFR 402]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project is in compliance. A desktop review of the NJDEP HUD Environmental Review Tool, Threatened and Endangered Species layer indicates the project site is not anticipated to affect threatened and endangered fauna species including the piping plover, red knot, and bat species (see SRP0043851EndangeredSpeciesMap). Desktop review of the HUD Parcel-Centroids shows there are no other federal or state listed threatened and endangered animal species associated with this project site (see SRP0043851CentroidMap). Review of the USFWS iPaC Landscape Explorer Tool (see SRP0043851USFWSiPaCLandscapeExplorerTool) shows two species that should be considered in an effects analysis: the piping plover and the Seabeach amaranth. The piping plover was screened using the Threatened and Endangered Species layer as described above, and will not be affected by the proposed project. USFWS describes the Seabeach amaranth (<i>Amaranthus pumilus</i>) as a species known to grow on beaches and barrier islands. The proposed site, as seen in the attached site map (see SRP0043851SiteLocationMap) and Field Assessment photographs (see SRP0043851FieldAssessmentForm), is located within an urban developed area, and the majority of the site is currently paved and/or graveled. The proposed project will therefore not affect the Seabeach amaranth as no construction activities will occur on or in the direct vicinity of a beach. The USFWS iPaC Landscape Explorer Tool also indicated migratory birds of concern that may be affected by the project; however, the animal species that have been determined to be of concern for this program were screened using desk GIS review as described above. Therefore, no additional consultation with U.S. Fish and</p>

		<p>Wildlife Service is needed for federally listed threatened and endangered animal species.</p> <p>The proposed action, rehabilitation of five rental units in a six-unit, multi-family residential structure, is not anticipated to affect threatened and endangered plant species. The entire parcel, as seen in the attached site map (SRP0043851SiteLocationMap), is located within an urban developed area and a majority of the site is currently paved and/or graveled, with no vegetative growth aside from opportunistic plant species (weeds) growing between paved or graveled areas. Refer to the site photographs included in the Field Assessment (see SRP0043851FieldAssessmentForm). Because the site is located within a developed urban landscape with the lack of vegetative growth in and around the site, there will be no effect on threatened and endangered plant species. In order to remain in compliance for Endangered Species review, all project activities (including staging areas) must remain within the parcel boundaries and occur over existing paved or graveled areas (see Required Mitigation and Project Modification Measures).</p>
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<p>6. Environmental Justice [Executive Order 12898]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project is in compliance. The blocks in the area immediately surrounding the proposed action site consists of 10-20% minority populations (see SRP0043851EJMinorityDemographicsMap). The population at or below poverty level in the tracts near the proposed action site is 20-30% (see SRP0043851EJPovertyDemographicsMap). The population density in the area near the proposed action site is between 1,000-5,000 people / sq. mi. (see SRP0043851EJPopDensityDemographicsMap). These demographics are consistent with the surrounding community. The proposed project involves the rehabilitation of five rental units within a six-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 proposed project would be beneficial to the local community by restoring safe and economically viable housing specifically for low to moderate income families. Disproportionate adverse effects would not occur. Additional Source: SRP0043851EJChecklist</p>
<p>7. Explosive and Flammable Operations [24 CFR 51C]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project is in compliance with 24 CFR Part 51 Subpart C. The proposed project, rehabilitation of five rental units within a six-unit multi-family 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>
<p>8. Farmland Protection [Farmland Protection Policy Act of 1981, particularly section 1504(b) & 1541; 7 CFR 658]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project is in compliance. As defined in 7 CFR 658.2, "Farmland" does not include land already in or committed to urban development or water storage. Therefore, the proposed action, the rehabilitation of five rental units within a six-unit multi-family residential structure, does not meet the definition of "Farmland". Additionally, assistance and actions related to the purchase, maintenance, renovation, or replacement of existing structures and sites converted prior to the time an</p>

		<p>application for assistance from a federal agency, including assistance and actions related to the construction of minor new ancillary structures (such as garages or sheds) do not involve conversion of farmland to nonagricultural uses and are exempt from the requirements of 7 CFR 658 (see SRP0043851PrimeFarmlandSoilsMap).</p>
<p>9. Floodplain Management [24 CFR 55; Executive Order 11988, particularly section 2(a)]</p>	<p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 329 of 611, Map Number 34029C0329F, effective September 29, 2006 as well as the NJDEP HUD Review Tool DFIRM shows that the entire 0.125 acre proposed project site is in a Floodplain Zone AE, which is part of the FEMA-designated Special Flood Hazard Area (SFHA) (see SRP0043851FIRM and SRP0043851DFIRM). The NJDEP HUD Review Tool Preliminary FIRM places 0.015 acres of the parcel and a portion of the existing structure partially within an SFHA Zone A (the map legend reference incorporates all "A" categories, including, in this case "AE") (see SRP0043851PreliminaryFIRM). Therefore, the proposed action is subject to 24 CFR 55.20.</p> <p>The proposed project includes rehabilitation of a six-unit apartment building. The building consists of five rental units and one owner-occupied unit. Project activities funded by the program will be limited to rehabilitation of the five rental units, funding for the rehabilitation of the owner-occupied unit will be obtained from other sources. The property record for the structure provides a value of \$313,200 (see SRP0043851TaxCard), 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 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 1-6 of the 8-step floodplain decision making process have been completed for the proposed action site (see SRP0043851Floodplain8-Step). A 15-day "Notice for Early Public Review of a Proposed Activity in the 100-Year Floodplain" was published in in El Diario on September 24, 2014 and in Asbury Park Press on October 10,</p>

		<p>2014 (see SRP0043851EarlyFPAffidavitEnglish and SRP0043851EarlyFPAffidavitSpanish). This notice was published when the proposed activities at the site entailed the reconstruction and elevation of the residential structure. Based on the current project scope involving a decrease in the scope of work to be conducted, i.e., rehabilitation of the residential structure, the initial study was considered to be performed at a more stringent and higher level of review. Thus, the NJDCA has determined that a re-publication of this notice is not warranted. The referenced notice was also posted to DCA’s website http://www.nj.gov/dca/divisions/sandyrecovery/review/ for further review. The 15-day period expired on October 25, 2014. DCA did not receive any public comments on this notice (see SRP0043851EarlyFPNoCommentsDCA1 and SRP0043851EarlyFPNoCommentsDCA2).</p> <p>The final “Notice of Finding of No Significant Impact and 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 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.</p> <p>The proposed rehabilitation project will not require a Flood Hazard Area Control Act permit from the Department. Pursuant to N.J.A.C. 7:13-7.2(b)4; repair of a lawfully existing structure qualifies for a Permit-by-Rule. 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).</p> <p>The rehabilitated structure is required to meet all applicable</p>
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			<p>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 project in order for this site to remain eligible for this program.</p>
<p>10. Historic Preservation [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR 800]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed action complies with Section 106 of the National Historic Preservation Act. The property was exempt from the Section 106 review for above-ground historic buildings given the allowances contained within the Programmatic Agreement exempts the requirement for a Section 106 review for above-ground historic buildings if it falls within the Historic Preservation Exclusion “Green” Zone that was defined by staff of FEMA and the NJHPO through windshield surveys conducted soon after the storm. That exemption / allowance is stated within Stipulation II.D.1 of the Programmatic Agreement and Appendix B (see SPR0043851ProgrammaticAgreement). The joint FEMA / NJHPO survey that designated this location as not having above-ground historic preservation concerns was Seaside Heights Borough, NJHPO project number 13-0367-1 and was conducted on January 29, 2013. The NJHPO chronological log number for it is A2013-254. Its position within this zone is shown in the enclosed map (see SPR0043851HistoricPreservationExemptionZoneMap).</p> <p>The Programmatic Agreement also states that an archaeological investigation of the project area is not required when it is a rehabilitation located on a barrier island, the property is less than 5 acres in area and there are no known archaeological sites nearby (see SPR0043851ProgrammaticAgreement). The application parcel is 0.125 acres in area, is located on a northern New Jersey barrier island and there are no known sites located in the area based on NJHPO records. As the proposed activity is permitted under the PA allowances, consultation with Native American Tribes was not needed. All activities must comply with Section 106 of the National Historic Preservation Act per the implementing regulations 36 CFR Part 800.</p>
<p>11. Noise Abatement and Control [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR 51B]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project is in compliance. HUD policy requires that adequate consideration be given to noise exposure and sources of noise that may impact the proposed project site.</p>

		<p>Noise analysis is required for projects within 1,000 feet of a major or arterial roadway, 3,000 feet of a railroad, and/or within 15 miles of a major airport. The proposed project site is not located within 3,000 feet of a railroad or any railroad crossings. The nearest railroad is located approximately 9.2 miles to the west-northwest in Toms River Township (see SRP0043851NoiseDetermination). Additionally, there are no railroads or railroad crossings present on the barrier island on which the proposed project site is located. However, the proposed project site is located within 1,000 feet of a major arterial highway and within 15 miles of three airports—Lakehurst Naval Air Station, Robert J. Miller Air Park, and Lakewood Airport. Lakehurst Naval Air Station is located approximately 13.2 miles to the west-northwest of the proposed action site. After a review of the Lakehurst Airfield Complex noise contour zones, the proposed project site has been determined to be outside of all noise contour zones associated with the airfield (see SPR0043851LakehurstAirfieldComplexNoiseContourZones). Robert J. Miller Air Park is located approximately 11.2 miles to the west-southwest of the proposed action site. Lakewood Airport is located approximately 9.9 miles to the northwest of the proposed action site. Noise Contour Zone Maps are not available for these two airports at this time. However, based upon the low air traffic volume and the extensive distance from the proposed project site to both Robert J. Miller Air Park and Lakewood Airport, the proposed project site has been determined to be outside of the noise contour zones associated with both airports. In addition to being located within 15 miles of three airports, the proposed project site is located 850 feet southeast of a major arterial roadway—Route 35. The outdoor weighted average day-night sound level (DNL) calculated in accordance with HUD Noise Assessment Guidelines is 52.43 decibels (dB), which HUD regulations classify as acceptable (see SRP0043851NoiseCalculation).</p> <p>The proposed project must comply with applicable local noise ordinances. 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, minimizing noise impulses, avoiding scheduling activities</p>
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			<p>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.</p>
<p>12. Sole Source Aquifers [Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR 149]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The proposed project is in compliance with 40 CFR 149. The project site is located in Ocean County and is within the New Jersey Coastal Plain Aquifer System, which underlies the entire southern half of the state (see SRP0043851SoleSourceAquifersMap). 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 SRP0043851Memo1996EPASoleSourceAquiferReviewofHUDProjects). Public, municipal water and sewer services are provided by Seaside Heights Water Department and Ocean County Utilities Authority, respectively. Therefore, the proposed project is not anticipated to have a significant effect on sole source aquifers.</p>
<p>13. Wetland Protection [24 CFR 55, Executive Order 11990, particularly sections 2 & 5]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The proposed action is in compliance. A desktop review of the NJDEP Wetlands Protection Map and field data indicates that mapped/potential Wetlands are not located within 150 feet of the project site (see SRP0043851WetlandsProtectionMap and SRP0043851FieldAssessment). Therefore, this project will have no direct or indirect effect on coastal or freshwater wetlands.</p>
<p>14. Wild and Scenic Rivers [Wild and Scenic Rivers Act of 1968, particularly section 7(b) & (c); 36 CFR 297]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>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 Great Egg Harbor River, which is located 43 miles southwest of the proposed project site (see SRP0043851WildScenicRiversMap). There are currently no rivers within the state under study for possible inclusion into the NWSRS (see SRP0043851WildScenicRiversGuidance04.04.2013). Additionally, the Wild and Scenic</p>

			<p>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 action will have no adverse effects on any of these resources.</p>
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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>The proposed project is located at 20 Sampson Avenue in a residential area of Seaside Heights. This can be seen on the Borough of Seaside Heights Zoning Map (see SRP0043851SeasideHeightsZoningMap), which is in conformance with the Comprehensive Master Plan of the Borough of Seaside Heights, pursuant to the Borough of Seaside Heights Municipal Code § 246-35 and 36.</p> <p>Source: SRP0043851SeasideHeightsZoningMap; Seaside Heights, New Jersey Municipal Code § 246-35 and 36</p>
Land Use Compatibility and Conformance with Zoning	1	<p>The Borough of Seaside Heights Zoning Map, May 2005 (see SRP0043851SeasideHeightsZoningMap), shows that the proposed project parcel is zoned for Residential (R) use. The subject property is not changing from its use prior to Superstorm Sandy.</p> <p>Source: SRP0043851SeasideHeightsZoningMap</p>
Urban Design- Visual Quality and Scale	2	<p>Based on a site inspection of the project site and surrounding properties and a review of 2014 high-resolution imagery, a parking lot followed by a multi-unit rental building across the street can be seen to the east. To the west of the subject property, there are mostly multi-unit rental buildings and single-family residential buildings. There is a five-story multi-unit rental building to the north of the subject property; this is immediately followed by a parking lot across the street. To the south, there are mostly multi-unit rental buildings and single-family residential buildings.</p> <p>The subject property is currently a single-story, six-unit rental property with one of the units being owner-occupied. The five rental units will be rehabilitated as a</p>

		<p>part of the project activities. As the structure is being rehabilitated, the building will continue to be consistent in scaled with the surrounding structures.</p> <p>The existing structure shows obvious signs of age, lack of maintenance, and storm-related damage. The building has broken/missing windows, missing sections of wall, and presents an overall poor condition. Because of the building's poor condition and the rehabilitation's consistency in scale with the surrounding area, any impact to visual quality would be beneficial. The rehabilitated structure would serve to improve upon the current condition and appearance of the structure.</p> <p>Sources: Google Maps 2014 high-resolution imagery; Site inspection by URS Corporation on September 9, 2014</p>
Slope	1	<p>A review has been made of the existing slopes based on a site inspection by URS Corporation on September 9, 2014, and on the contouring shown on a topographic elevation contour map from MyTopo.com (see SRP0043851TopographicElevation ContourMap). The project site is mostly flat and does not experience a noticeable change in elevation.</p> <p>Appropriate design will have to incorporate this information. No negative impact is anticipated due to the slope condition of the subject property.</p> <p>Sources: SRP0043851TopographicElevationContourMap;MyTopo.com; Site Inspection by URS Corporation on September 9, 2014</p>
Erosion	1	<p>The proposed project would implement controls as needed to prevent erosion and adverse impacts to receiving waters from storm water runoff. The proposed project site is not located in an erosion sensitive area. It is not located in close proximity to water or on an area with a steep slope. Additionally, construction activities include the rehabilitation of a pre-existing structure. Any potential land disturbing activities will be less than 5,000 square feet; therefore, an application for soil erosion and sediment control plan certification is not required.</p> <p>Source: Standards for Soil Erosion and Sediment Control In New Jersey, 7th Edition, January 2014</p>
Soil Suitability	1	<p>The approximately 0.125-acre project site consists primarily (99.6%) of an Urban land-Hooksan complex as determined by referencing the Web Soil Survey Information provided by the United States Department of Agriculture (USDA). Within the project area, approximately 65% is categorized as Urban land, which is described as being covered by man-made material underlain by disturbed and natural soil material. Approximately 20% of the project area is categorized as Hooksan soil. Hooksan soil is excessively drained, has a 0 to 5 percent slope, and has a very low potential for flooding. The other minor components of the soil complex include frequently to very frequently flooded soils including Beaches, Transquaking, and Appoquinimink, each only approximating 5% of the project area (see SRP0043851CustomSoilResourceReport). Because project activities include the rehabilitation of a pre-existing structure, soil suitability will not pose a problem for the proposed project .</p> <p>Sources: SRP0043851CustomSoilResourceReport; United States Department of Agriculture (USDA) Web Soil Survey website; United States Department of</p>

		Agriculture (USDA) - Natural Resources Conservation Service (NRCS) Official Soil Series Descriptions website
Hazards and Nuisances, Including Site Safety	2	<p>The project site currently poses a potential safety hazard to anyone accessing the property. Exterior walls are missing, windows are broken, and exposed interior spaces are in a condition of disrepair. Biological hazards may exist in and around these areas of the structure. The entire property is enclosed by a fence to deter entrance. The proposed project involves the rehabilitation of the existing structure. In doing so, conditions will improve and existing potential safety hazards will be addressed. Therefore, future residents of the property and residents of properties in the immediate vicinity will potentially benefit from the proposed project activity. It is not anticipated that the rehabilitation activity, in and of itself, would present any unusual hazards or nuisances.</p> <p>Source: Site inspection by URS Corporation on September 9, 2014</p>
Drainage/Storm Water Runoff	4	<p>The proposed project would implement controls as needed to prevent erosion and adverse impacts to receiving waters from storm water runoff both during and after project activities (see Required Mitigation and Project Modification Measures). The project will be designed so that storm water runoff impacts are mitigated to the greatest extent feasible and may be accomplished through the installation of natural vegetation, brush barriers, silt fences or hay bales. Most site storm water will be collected in storm drains located along Sampson Avenue. Storm water is not anticipated to be an issue at the site upon completion of project activities.</p> <p>Source: Site inspection by URS Corporation on September 9, 2014.</p>
Noise- Effects of Ambient Noise on Project & Contribution to Community Noise Levels	4	<p>According to the HUD Noised Guide, the proposed project is in compliance. The project is currently and will remain a multi-unit rental building in a primarily rental and residentially 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.</p> <p>Source: HUD Noise Guidebook</p>
Energy Consumption	1	<p>The proposed project would not have unusual energy needs and is not expected to have a significant impact on energy consumption. Some energy will be consumed during the implementation of the project; however, the project will not expand the housing stock relative to conditions prior to Superstorm Sandy. Additionally, the rehabilitation of the structure will take into account local building codes and must meet applicable minimum HUD building standards.</p> <p>Source: HUD Handbook, Minimum Property Standards for Housing, 1994</p>
Socioeconomic Factors		
Demographic	1	According to the U.S. Census Bureau, 2009-2013 American Community Survey

Character Changes		<p>data, the median household income in Seaside Heights, New Jersey was \$28,393. 19.7% of individuals in Seaside Heights, New Jersey have income below the poverty level which is slightly less than the population at or below poverty level in the tracts near the proposed action site is 20-30% (see SRP0043851EJPovertyDemographicsMap).</p> <p>According to the U.S. Census Bureau, Seaside Heights, New Jersey had a total minority population of approximately 19.3% which is consistent with the blocks in the area immediately surrounding the proposed action site which consist of 10-20% minority populations (see SRP0043851EJMinorityDemographicsMap).</p> <p>The Landlord Rental Repair Program seeks to help low to moderate income families by providing safer and more economically viable housing in the communities where they currently live and work. Because the proposed project involves the rehabilitation of a pre-existing structure, this project is not expected to have a noticeable impact on the demographic character of the area.</p> <p>Source: U.S. Census Bureau, 2008-2012 American Community Survey and 2010 U.S. Census Data</p>
Displacement	2	<p>The proposed project site is currently a vacant rental property with one unit designated for owner occupancy. As a result of the structure being damaged by Superstorm Sandy, the residents were displaced. This project will restore housing for previously displaced residents and seasonal renters.</p> <p>Source: Site inspection by URS Corporation on September 9, 2014</p>
Employment and Income Patterns	1	<p>According to the U.S. Census Bureau, 2008-2012 American Community Survey data, the median household income in Seaside Heights, New Jersey is \$31,132, and the median household income for Ocean County, New Jersey as a whole was \$61,038. The overall goal of the LRRP program is to restore rental units in areas where housing is needed in order to restore the economy in these communities. However, it is unlikely that the proposed project will have a noticeable effect on employment and income patterns in the area.</p> <p>Source: U.S. Census Bureau, 2008-2012 American Community Survey and the 2010 U.S. Census Data</p>
Community Facilities and Services		
Educational Facilities	1	<p>The proposed project site will be served by the Seaside Heights and Central Regional School Districts. This project will have minimal impact on the school districts.</p> <p>The Hugh J. Boyd Elementary School is located at 1200 Bay Boulevard, Seaside Heights, NJ. Pre-kindergarten through 6th grade students attend Hugh J. Boyd Jr. Elementary School and is approximately a 0.5 mile driving distance from the project site.</p> <p>Central Regional Middle School enrolls 7th and 8th grade students and Central Regional High School enrolls 9th through 12th grade students. Both schools are located at 509 Forest Hills Parkway, Bayville, NJ, which is approximately a 14.2 mile driving distance from the project site.</p> <p>Sources: Seaside Heights School District website; Central Regional School District</p>

		website; Google Maps
Commercial Facilities	1	<p>The proposed project involves the rehabilitation of five rental units within a six-unit multi-family 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. Jerry's Farm Market is approximately a 0.5 mile driving distance from the project site, located at 1758 Route 35, Seaside Heights, NJ. Nearby, there is an A&P Food Store located at 5 Ortlely Plaza, Ortlely Beach, NJ, which is located approximately 0.6 miles driving distance from the project site. A CVS Pharmacy is approximately 0.3 miles driving distance from the project site, located at 1600 Route 35, Seaside Heights, NJ. A Kohl's Department Store, approximately 8.9 miles driving distance from the project site, is located at 1 Route 37 West, Toms River, NJ.</p> <p>Source: Google Maps</p>
Health Care	1	<p>The proposed project will not increase the number of residential units on the property; therefore it will have minimal impact on health care facilities of Seaside Heights and Ocean County. The project site is approximately 8.9 miles from Community Medical Center, the nearest full-service hospital which serves the entire northern Ocean County area. The hospital is located at 99 Route 37 West, Toms River, NJ. Additionally, doctor offices and urgent care facilities are sufficiently accessible to future residents of the project site.</p> <p>Sources: Website for Barnabas Health; Google Maps</p>
Social Services	1	<p>The proposed project will not increase the number of residential units on the property, therefore it will have minimal impact on health care facilities of Seaside Heights and Ocean 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 Ocean County Board of Social Services is located at 1027 Hooper Avenue, Toms River, NJ, a driving distance of approximately 7.7 miles from the project site. This office provides assistance for Electronic Benefits Transfer (EBT) which has repalced welfare checks and food coupons for families in need. There are also General Assistance (GA) Programs, Medicaid, Adult Protective Services, and Homeless Services available. There is also a Salvation Army Community Center located at 1738 Route 37, Toms River, NJ, a driving distance of approximately 5.2 miles from the project site. Services available from The Salvation Army Ocean County Citadel include, but are not limited to after school programs, clothing distribution, emergency disaster services, feeding programs, homeless shelters, senior services, and veterans/military personnel services.</p> <p>Sources: Ocean County Department Board of Social Services website; The Salvation Army Ocean County Citadel web page; Google Maps</p>
Solid Waste Disposal/Recycling	1	<p>The proposed project will rehabilitate a previously existing multi-family residential structure. The proposed residential project will not generate an abnormal amount of solid waste after completion of project activities. Collection and disposal/recycling services will be provided by Ocean County Solid Waste Management.</p> <p>Sources: Ocean County Department of Solid Waste Management website; SRP0043851Site ReconQuestionnaire09.09.2014</p>

<p>Waste Water/Sanitary Sewers</p>	<p>1</p>	<p>The proposed project will be served by municipal water and sewer. Wastewater from the proposed project site will drain into a public sanitary sewer pipeline operated by the Ocean County Utilities Authority. The proposed project is not anticipated to negatively impact the sanitary sewer system of Ocean County nor the county’s wastewater treatment plant as the project will not expand the housing stock relative to conditions prior to Superstorm Sandy.</p> <p>Sources: Ocean County Utilities Authority website; SRP0043851SiteReconQuestionnaire09.09.2014</p>
<p>Water Supply</p>	<p>1</p>	<p>Water will be supplied by the Seaside Heights Water Department from an active water supply line as it was supplied prior to the subject property being damaged during Superstorm Sandy. This project will not increase water consumption relative to conditions prior to Superstorm Sandy and is not anticipated to have any impact on the water supply of Seaside Heights.</p> <p>Sources: Official Website of the Borough of Seaside Heights; SRP0043851SiteReconQuestionnaire09.09.2014</p>
<p>Public Safety: <ul style="list-style-type: none"> • Police • Fire • Emergency Medical</p>	<p>2</p>	<p><u>Police</u></p> <p>The closest police department serving the project site is the Seaside Heights Police Department, located at 116 Sherman Avenue #1, Seaside Heights, NJ. Driving distance to the Seaside Heights Police Department is approximately 0.4 miles. This project will not expand the housing stock relative to conditions prior to Superstorm Sandy and is anticipated to have minimal impact on the nearby police facilities of Seaside Heights.</p> <p>Sources: Official Website of the Borough of Seaside Heights; Google Maps</p> <p><u>Fire</u></p> <p>The Seaside Heights Volunteer Fire Department Station 44 is the closest fire station serving the project site. The fire station is located at 116 Sherman Avenue, Seaside Heights, NJ. The driving distance from the proposed project site to the Seaside Heights Volunteer Fire Department is approximately 0.4 miles. This project will have adequate fire protection and will not expand the housing stock relative to conditions prior to Superstorm Sandy. Additionally, the unrepaired structure poses a potential fire risk in its current condition. The proposed project is anticipated to rehabilitate the existing structure so that it complies with all required federal, state and local permit conditions. Therefore, the project will assist in removing potential hazards, and in turn, is anticipated to have a potentially beneficial impact on fire safety of future residents on and nearby the parcel.</p> <p>Sources: Seaside Heights Volunteer Fire Department website; Google Maps</p> <p><u>Emergency Medical</u></p> <p>The project site is approximately 8.9 miles from Community Medical Center, the nearest 24-hour emergency medical facility. The hospital is located at 99 Route 37 West, Toms River, NJ.</p>

		<p>Tri-Boro First Aid Squad, Inc. provides 911 emergency ambulance services to Seaside Heights, New Jersey, in a joint effort with the local fire and police departments.</p> <p>This project will have adequate emergency medical services and will not expand the housing stock relative to conditions prior to Superstorm Sandy. Therefore, the proposed project is anticipated to have minimal impact on nearby hospitals and emergency services.</p> <p>Sources: Website for Tri-Boro First Aid Squad; Website for Barnabas Health; Google Maps</p>
<p>Parks, Open Space & Recreation:</p> <ul style="list-style-type: none"> • Open Space • Recreation 	<p>1</p>	<p><u>Open Space</u></p> <p>Based on a site inspection of the project site and surrounding properties and a review of 2014 high-resolution imagery, there is a mixture of open space and developed properties in all directions from the site. The nearest being the public beach which is approximately 300 feet east of the site. The public beach is just beyond a large boardwalk featuring shopping, restaurants, and recreational activities. The proposed project is not anticipated to have a significant impact to these resources.</p> <p>Sources: Seaside Heights Area Boardwalk Information website; Google Maps; Google Maps 2014 high-resolution imagery; Site inspection by URS Corporation on September 9, 2014</p> <p><u>Recreation</u></p> <p>There are several recreational facilities reasonably near the project site. The boardwalk and beach are approximately 300 feet east of the site. Casino Pier and Breakwater Beach Waterpark, an amusement park and water park located at 800 Ocean Terrace, Seaside Heights, NJ, has reopened for business and is approximately 0.3 miles from the site. Cattus Island County Park is approximately 6.5 miles from the site and features walking trails, a butterfly garden, a playground, fishing, and scenic overlooks. The proposed project is not anticipated to have a significant impact to these resources.</p> <p>Sources: Ocean County Department of Parks and Recreation website; Casino Pier and Breakwater Beach Waterpark website; Google Maps</p>
<p>Cultural Facilities</p>	<p>1</p>	<p>There are several cultural facilities reasonably near the project site. The closest public library to the project site is the Upper Shores Library located at 112 Jersey City Avenue, Lavallette, NJ. The library is approximately 1.4 miles from the project site. The Ocean County Historical Society Museum is located at 26 Hadley Avenue, Toms River, NJ, and is approximately 7.3 miles from the project site. The John F. Peto Studio Museum, featuring local art, is located at 102 Cedar Avenue, Island Heights, NJ, approximately 6.3 miles from the project site. The Ocean County Artists Guild is located at 22 Chestnut Avenue, Island Heights, NJ, approximately 6.3 miles from the project site. The Garden State Philharmonic, located at 1 College Drive, Toms River, NJ, is approximately 8.5 miles from the site. The proposed project is not anticipated to have a significant impact to these resources.</p>

		Sources: Ocean County Tourism Website; Upper Shores Library website; John F. Peto Studio Museum Website; Google Maps
Transportation & Accessibility	1	<p>The proposed project site is located close to public transportation access points to service the potential needs of future residents. The Toms River Township Park and Ride Train Station is located at 400 Highland Parkway, Toms River, NJ, and is approximately 8.4 miles from the project site. From there, the Route 37 bus line has stops along Central Avenue. The nearest stop is at the intersection of Webster Avenue and Central Avenue, approximately 0.7 miles from the project site. Senior bus schedules run on a modified fixed route year-round and disabled persons can call for an “at your door” pick up. During winter months, the bus runs Monday, Wednesday, and Friday, with the nearest stop being at the intersection of Kearney Avenue and Central Avenue, approximately 0.3 miles from the project site. Summer months only allow for Tuesday and Thursday bus pick up due to tourist traffic. Additionally, there are both street parking and a public parking lot available near the project site for privately owned vehicles.</p> <p>Sources: Ocean County Transportation Services website; Seaside Heights Island Senior Bus Schedule website; Google Maps</p>
Natural Features		
Water Resources	4	<p>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. Municipal water service is available at the site, provided by Seaside Heights Water Department, and will be utilized by the project. This project will not increase the impervious surface area and will, therefore, have minimal impact to water runoff. Mitigation measures including installation of natural vegetation, brush barriers, silt fences or hay bales to help filter runoff would be implemented to avoid or minimize any potential temporary impacts as necessary (see Required Mitigation and Project Modification Measures).</p>
Surface Water	1	<p>The proposed project would have no significant effect on any surface water body. This project will not increase the property's impervious surface area and will therefore have minimal impact to water runoff. The nearest surface water body is the Atlantic Ocean and it is approximately 568 feet east of the project site. The nearest federally designated Wild and Scenic River, Great Egg Harbor River, is approximately 43 miles southwest of the proposed action site.</p> <p>Sources: National Wild and Scenic Rivers System website; SRP0043851WildScenicRiversMap; Google Maps</p>
Unique Natural Features & Agricultural Lands	1	<p>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 sixty-four-acre Manahawkin Bottomland Hardwood Forest located in the southern portion of Ocean County, NJ. The proposed project will not impact this state owned natural landmark. Additionally, there are no prime farmlands or farmlands of statewide or unique importance on or near the project site. Therefore, the project will have no impact to agricultural lands.</p> <p>Sources: National Park Service National Registry of Natural Landmarks website;</p>

		SRP0043851PrimeFarmlandSoilsMap
Vegetation and Wildlife	1	<p>The proposed project involves the rehabilitation of five rental units within a six-unit multi-family residential structure. The activities associated with the proposed project are not expected to disrupt, alter, or generate long-term adverse impacts to any vegetation or wildlife and will restore the project site to its originally intended use prior to Superstorm Sandy. There is anticipated to be no impact to vegetation or wildlife provided all project activities (including staging areas) remain within the parcel boundaries and occur over existing paved or graveled areas.</p>

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

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

No. Cite or attach Source Documentation: The 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 runway protection zones associated with Newark Liberty International Airport and Atlantic City International Airport are located approximately 50 miles and 42 miles (respectively) from the proposed project site, and are therefore not applicable to the proposed project. The nearest applicable military airfield clear zone is located at the Lakehurst Naval Air Station, approximately 13 miles from the proposed project site, and is therefore also not applicable to the proposed project (see SRP0043851AirportClearZonesMap). [Project complies with 24 CFR 51.303(a)(3).]

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

2. COASTAL BARRIERS RESOURCES ACT [Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)]

Is the project located in a coastal barrier resource area?

No. Cite or attach Source Documentation: The nine designated units and twelve "otherwise protected areas" that comprise the Coastal Barrier Resources System in New Jersey are part of the John H. Chafee Coastal Barrier Resources System 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 2.92 miles south of the project site. Therefore, the rehabilitation of an existing structure on a previously developed parcel is not within any designated coastal barrier unit or "otherwise protected area," and would have no impact on coastal barrier resources (seeSRP0043851CoastalBarrierResourcesMap). [Proceed with project.]

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

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

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

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

Yes. Cite or attach Source Documentation: The proposed action site is located in a Flood Zone AE, which is part of the FEMA-designated Special Flood Hazard Area as shown in FIRM Panel 34029C0329F, effective September 29, 2006 and in the NJDEP HUD Review Tool DFIRM (see SRP0043851FIRM and SRP0043851DFIRM). The FEMA Preliminary FIRM data provided by the NJDEP HUD Review Tool (see SRP0043851PreliminaryFIRM) shows that 0.015 acres of the parcel and a portion of the existing structure are within the SFHA Flood 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). [24 CFR 58.6(b)]

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

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

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

Summary of Findings and Conclusions

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

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

Field Inspection (Date and completed by):

The field inspection was completed on September 9, 2014 by Brian Rodriguez. The property location was confirmed by the address on neighboring houses. Mr. Rodriguez inspected the parcel and noted no adverse environmental concerns. He also noted that the building was not occupied at the time of the visit (seeSRP0043851FieldAssessmentForm).

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

Barnabas Health website:

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

Borough of Seaside Heights official website:

<http://www.seaside-heightsnj.org/>

Casino Pier and Breakwater Beach Waterpark website:

<http://casinopiernj.com/>

Central Regional School District website:

<http://www.centralreg.k12.nj.us/>

DCA website:

<http://www.nj.gov/dca/divisions/sandyrecovery/review/>

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

<http://www.ecfr.gov/cgi-bin/text-dx?SID=e06e5f443600fc58bb35f554cee40482&node=sp24.1.51.b&rqn=div6>

Federal Rail Administration website:

<http://www.fra.dot.gov/Page/P0001>

Google Maps:

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

Historic Aerials website:

<http://www.historicaerials.com/aerials.php?scale=5&lon=-84.7&lat=34.019949781641&year=1988>

HUD Handbook, Minimum Property Standards for Housing, 1994:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg/4910.1

HUD Noise Guidebook:

<https://www.hudexchange.info/resource/313/hud-noise-guidebook/>

John F. Peto Studio Museum website:

<http://petomuseum.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/>

New Jersey Department of Transportation website:

<http://www.state.nj.us/transportation/>

Ocean County Department Board of Social Services website:

<http://www.co.ocean.nj.us/SocialServices/>

Ocean County Department of Parks and Recreation website:

<http://www.co.ocean.nj.us/OCParks/>

Ocean County Department of Solid Waste Management website:

<http://www.co.ocean.nj.us/SolidWaste/MainPage.aspx>

Ocean County Transportation Services website:

<http://www.co.ocean.nj.us/Transportation/>

Ocean County Utilities Authority website:

<http://www.ocua.com/SitePages/Home.aspx>

Ocean County Tourism website:

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

Seaside Heights and Ocean County Census Data website:

<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

Seaside Heights Area Boardwalk Information website:

<http://www.seasideheights.net/boardwalk.htm>

Seaside Heights Island Senior Bus Schedule website:

<http://www.seaside-heightsnj.org/OLD/seniorbus.html>

Seaside Heights, New Jersey Municipal Code § 246-35 and 36

<http://ecode360.com/11353397>

Seaside Heights School District website:

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

Seaside Heights Volunteer Fire Department website:

<http://www.shfd44.com/news/index/layoutfile/home>

Standards for Soil Erosion and Sediment Control in New Jersey, 7th Edition, January 2014:

<http://www.nj.gov/agriculture/divisions/anr/pdf/2014NJSoilErosionControlStandardsComplete.pdf>

The Salvation Army Ocean County Citadel website:

<http://newjersey.salvationarmy.org/NewJersey/oceancounty>

Topographic Elevation Contour Maps website:

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

Tri-Boro First Aid Squad website:

<http://www.tri-borofirstaid.com/>

U.S. Fish & Wildlife Service (USFWS), National Wetlands Inventory:

<http://www.fws.gov/Wetlands/NWI/index.html>

United States Department of Agriculture (USDA) - Natural Resources Conservation Service (NRCS), Official Soil Series Descriptions:

http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/survey/tools/?cid=nrcs142p2_053587

United States Department of Agriculture (USDA) Web Soil Survey:

<http://websoilsurvey.nrcs.usda.gov/app/>

United States Environmental Protection Agency (EPA) NEPAassist Tool:

<http://nepassisttool.epa.gov/nepassist/entry.aspx>

Upper Shores Library website:

<http://www.lavallette.org/organizations/library.html>

Lists of Permits Required:

The proposed project qualifies for New Jersey Flood Hazard Area Control Act, Permit-by-rule N.J.A.C. 7:13-7:2(b)4.

Public Outreach [24 CFR 50.23 & 58.43]:

This project is being funded under the Landlord Rental Repair Program (administered by the Department of Community Affairs). During the initial stages of the program, public outreach was conducted on a program-wide basis by the Department of Community Affairs.

Additionally, a "Notice for Early Public Review of a Proposed Activity in a 100-Year Floodplain" was published in El Diario on September 24, 2014 and in the Asbury Park Press on October 10, 2014, providing information on the project activities and funding. The notice was addressed to the public and interested individuals/entities and invited their involvement and comments. This notice was published when the proposed activities at the site entailed the reconstruction and elevation of the residential structure. Based on the current project scope involving a decrease in the scope of work to be conducted, i.e., rehabilitation of the residential structure, the initial study was considered to be performed at a more stringent and higher level of review. Thus, the NJDCA has determined that a re-publication of this notice is not warranted. The 15-day comment period ended on October 25, 2014. There were no comments received. The Department of Community Affairs will publish a combined "Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds and Notice and Public Explanation of a Proposed Activity in the 100-Year Floodplain" in The Asbury Park Press and El Diario with a 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.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project involves the rehabilitation of five rental units within a six-unit multi-family residential structure in Seaside Heights Borough, Ocean County, NJ. The surrounding area is comprised of previously constructed residential 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 rehabilitation 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.)

DCA considered the following alternatives to the proposed project:

Rehabilitation of the damaged structure in accordance with all applicable local, state and federal floodplain requirements will prevent the displacement or endangerment to the tenants and owner, return the building to pre-storm conditions, and bring the structure up to current minimum property standards. Funding this project will provide safe and affordable housing for the tenants and enhance housing opportunities for low and moderate income residents of Seaside Heights Borough. This alternative meets the goal of the LRRP, which is to address the need for safe, decent, and affordable housing, or contribute to the rebuilding of this vital community, and has been selected.

Relocating future residents by acquiring an existing five-unit residential structure outside the 100-Year Floodplain would be extremely difficult and cost prohibitive due to limited land that is not designated in the SFHA within the Seaside Heights Borough corporate boundaries. This action would likely remove the tenants from their community where they presumably work and have established neighborhood ties and social network. 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. Furthermore, the structure left behind would remain in disrepair resulting in the further deterioration and eventual loss of the structure and endanger the owner's life in the event of future storms and flooding. This alternative 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. Therefore, this alternative was considered and rejected.

The alternative of converting the property to green space and constructing a new five-unit residential structure outside the 100-Year Floodplain would be cost prohibitive and will not meet the purpose of the LRRP. The demolition of the structure would result in a displacement and loss of residence for the owner and a continued shortage of safe and affordable housing in the areas most impacted by the storm. Although demolition of the existing residential structure would eliminate further deterioration, the proposed action site is located in a developed residential area and conversion to green space with no intended purpose would have the appearance of a blighted area, would not enhance the appearance of the neighborhood, and will only serve to lower the value of the surrounding real estate. 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 assisting storm impacted residents in their efforts to repair storm damage and restoring safe and affordable housing in the storm impacted areas. Additionally, the structure will potentially continue to deteriorate, contribute to a decline in safe and affordable housing, contribute to blighted conditions, and possibly creating a public safety hazard and result in the displacement of the owner and the tenants. Taking no action would not address the vital housing needs of the area and would not aid in the recovery of the neighborhood and Seaside Heights Borough. The No Action Alternative would not meet the state's need to rehabilitate storm-damaged residential structures, nor would it result in structures within the floodplain being protected from flood hazards. Therefore, the No Action alternative was considered and also rejected.

Therefore, following careful consideration of all project alternatives, DCA has determined that it has no practicable alternative and has decided to proceed with the proposed project, rehabilitation of the damaged structure in accordance with all applicable local, state and federal floodplain requirements. The remaining alternatives are considered infeasible or would be contrary to the purpose and function of the proposed project and as such have been rejected in favor of proceeding with the proposed project.

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 Seaside Heights Borough, 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:

(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.)

General

If the scope of work of a proposed activity changes significantly, the application for funding must be revised and resubmitted for reevaluation under the National Environmental Policy Act.

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

Floodplain Management

The proposed action, rehabilitation 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 and elevation requirements in accordance with the National Flood Insurance Program and all local floodplain ordinances.

The final "Notice of Finding of No Significant Impact and 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)].

The proposed rehabilitation project will not require a Flood Hazard Area Control Act permit from the Department. Pursuant to N.J.A.C. 7:13-7.2(b)4, "The repair of a lawfully existing structure" qualifies for permit-by rule, provided:

- i. The timing restrictions set forth at N.J.A.C. 7:13-10.5(d) are observed if the structure is located in a regulated water;
- ii. No vegetation is cleared, cut or removed in a riparian zone, except where previous development or disturbance has occurred (such as an area maintained as a lawn or garden or an abandoned parking area that has partially revegetated); and
- iii. All vegetated areas temporarily disturbed within the riparian zone are replanted with indigenous, non-invasive species upon completion of the regulated activity;

Drainage/Storm Water Runoff & Water Resources

The proposed project should implement controls as needed to prevent erosion and adverse impacts to receiving waters

from storm water runoff both during and after rehabilitation activities. All runoff from paved and improved areas should be directed into the municipal storm drainage system in accordance with local building code and permit requirements. During project activities, storm water runoff impacts will be mitigated to the greatest extent feasible through BMPs which may include the installation of natural vegetation, brush barriers, silt fences or hay bales to help filter runoff as necessary.

Noise

The proposed project must comply with applicable local noise ordinances. 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, minimizing 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.

Lead-Based Paint

All activities must comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to HUD's lead-based paint regulations in 24 CFR Part 35 Subparts B, H, and J.

Asbestos

All activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the National Emission Standard for Asbestos, standard for demolition and renovation, 40 CFR 61.145; National Emission Standard for Asbestos, standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations, 40 CFR 61.150; NJAC 7:26-2.12—Generator requirements for disposal of asbestos containing waste materials; New Jersey Asbestos Control and Licensing Act, N.J.S.A. 34:5A-32 et seq.

Endangered Species

The current parcel consists of paved and/or graveled areas. In order to remain in compliance for Endangered Species review, all project activities (including staging areas) must remain within the parcel boundaries and occur over existing paved or graveled areas.