



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Smart Move Program (SM000014) Lake Tappan Village, LLC – River Vale

Responsible Entity: New Jersey Department of Community Affairs (NJDCA)

Grant Recipient (if different than Responsible Entity): Lake Tappan Village, LLC

State/Local Identifier: New Jersey

Preparer: Dewberry Consultant Engineers

Certifying Officer Name and Title: Samuel Viavattine, Deputy Commissioner, Division of
Disaster Recovery and Mitigation, New Jersey Department of Community Affairs

Grant Recipient (if different than Responsible Entity): Lake Tappan Village, LLC

Consultant (if applicable): Dewberry Engineers Inc.

Direct Comments to:
NJDCA Project Website

Project Location: Block 701, Lot 5 located on Rivervale Road in River Vale, Bergen County, New Jersey

Description of the Proposed Project [24 CFR 50.21 & 58.32]:

Lake Tappan Village, LLC (LTV) with partial funding from the Department of Housing and Urban Development (HUD) through the New Jersey Department of Community Affairs (NJ DCA) Smart Move Program proposes to construct 19 total affordable housing units as part of Phase 2a. Of the 19, 15 units will be funded through the use of HUD funds. The remaining four affordable housing units will be funded by non-HUD sources. The project activities will also involve the prorated construction of any shared infrastructure including roadways, sidewalks, hardscaping and landscaping. Historic data shows that the Site maintained three residential dwellings from 1940 to circa 1995. Since circa 1995, the Site has been undeveloped and vacant. The project represents one half of a development in the area to assist River Vale Township in meeting their affordable housing obligation under the Mount Laurel decision. The total number of affordable units for sale constructed under Phase II is 35.

The affordable units analyzed in this environmental assessment development will consist of seven multifamily structures. The affordable townhome units are composed of single-level flats and are located within three buildings (designated as Buildings E, F, and G). These specific units have a footprint of 9,275 square feet or 0.01 acres. The low and moderate affordable units have a level of affordability ranging from 30% to 80%. The urgent need units will have an 80% and 120% level of affordability. The project site is 3.37 acres; the extent of land disturbance is 3.37 acres.

Statement of Purpose and Need for the Proposal:

The site is located within a historically well-developed residential area along Rivervale Road and southwest of the River Vale County Club. A review of the Township of River Vale, Bergen County Housing Element & Fair Share Plan identified that River Vale has a Third-Round Prospective Need Obligation of 235 affordable units. This plan also details an updated vacant land analysis showing available land that is unconstrained. River Vale has prioritized vacant land as their first priority for affordable housing since it will facilitate a timelier development of newly constructed affordable housing. The Township has a Third-Round Realistic Development Potential (RDP) of 77 units and an Unmet Need of 158 units.

The purpose of this project is to increase the affordable housing opportunities in River Vale. The need for additional affordable housing in River Vale has been identified as 235 affordable units. This proposed project will construct new multi-family townhomes on a vacant lot and is needed to assist River Vale Township in achieving compliance with their State-mandated affordable housing obligation.

LTV and the Township of River Vale have executed a Developer's Agreement, which requires affordable housing units to be developed on the project site.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site is located within the Townhome Zone (TH-1) and is bounded by Rivervale Road (County Route 53) to the west, a new police station and the Proposed Multi-Family Residential Development to the south, and a commercial country club to the north and east. The existing project site was largely undeveloped, consisting of wooded and grass areas with a single dilapidated one-story building and patches of asphalt in disrepair. This area has since been cleared of vegetation and now

consists of bare dirt.

Funding Information

Grant Number	HUD Program	Funding Amount
B-22-DF-34-0001	CDBG-DR	\$7,462,373

Estimated Total HUD Funded Amount:

- \$7,462,373

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

- **HUD Funds:** \$7,462,373
- **Non-HUD Funds (Bank Loan):** 3,500,000
- **Total Project Cost:** \$10,962,373

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
--	---	---------------------------

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	A review of the NJ-GeoWeb airports layer and NJDOT NJ Airport Map did not show any civilian or military airports located near the project site. The site is not within 2,500 feet of a civil commercial service airport or within 15,000 feet of a military airport. The nearest airport is the Newark Liberty International Airport (civil commercial service) which is over 20 miles away from the project site.

Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ ☒	According to the US Fish and Wildlife Service Coastal Barrier Resources map for NJ, the Study Area is not located within or near a Coastal Barrier Resource System (CBRS) unit.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No ☐ ☒	The study area is mapped on FEMA's Flood Insurance Rate Maps Panel No. 34003C0094H, effective August 18, 2019. This map does not show the Study Area located in a 100-yr or 500-yr floodplain or floodway. A 100-yr (Zone AE) floodway and 100-yr (Zone AE) floodplain at base flood elevation 52 ft are mapped approximately 580 ft east of the property. Flood insurance is not required.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☒ ☐	This project includes new construction facilitating the development of five or more dwelling units. River Vale is located in Bergen County, which is classified as being in nonattainment to the 8-hour ozone and PM2.5 NAAQS. However, the project is not anticipated to exceed <i>de minimis</i> or threshold emissions levels. The project falls under the jurisdiction of the NJ Department of Environmental Protection, who administers the State Implementation Plan for all of New Jersey. Air quality at the project site may be negatively impacted by fugitive dust (PM10 and PM2.5) temporarily released during construction-related activities, such as land clearing or grading. Exhaust emissions (NOx and CO) released by heavy construction vehicles may also temporarily impact air quality during construction. Temporary adverse impacts to air quality during construction will be mitigated by implementing mitigation measures for fugitive dust control, construction equipment, and vehicle idling using the best practices listed under N.J.A.C. 7:27.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ ☒	A review of the NJDEP Coastal Area Facilities Review Act Boundary Map does not show any designated coastal zones within or near the project site.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ ☒	An ASTM E1527-21 Phase I Environmental Site Assessment (ESA) dated July 28, 2023 was prepared by Nautilus Environmental Group (NEG) on the Lake Tappan Urban Renewal and Lake Tappan Village properties identified as Lots 5

		(Lake Tappan Village) and 8.01 (Lake Tappan Urban Renewal) within Block 701 in the Rivervale Township. Dewberry prepared an update to this Phase I ESA for the LTV property dated August 18, 2026. The Lake Tappan Urban Renewal property was not updated as it is unrelated to this proposed project. There was one identified recognized environmental concern (REC) of a potential residential underground storage tank (UST) on Lot 5 for the proposed LTV project identified in the July 2023 ESA. Subsequent to the 2023 Phase I ESA, the Developer initiated site clearing activities and grading work from February through April 2024. Nautilus monitored these activities performed by the grading contractor and did not observe any underground storage tanks on Lot 5. Therefore, no further investigations were warranted concerning this REC. The property owner has document that after the preparation of the initial Phase I ESA, the residual materials within the pesticide herbicide/pesticide storage building had been removed and lawfully disposed of. Copies of the disposal documents are attached to the updated Phase I ESA prepared by Dewberry. <u>Radon</u> In 2024, HUD required that testing must be done to determine radon and they no longer allow the reliance of the EPA zone maps to determine radon levels. However, HUD allows for a review of science-based testing as an alternative option to testing. New Jersey DEP has municipal level data which qualifies as science-based testing that can be relied on for the purposes of this EA. Per NJDEP's Radon lookup tool, River Vale has been identified as "Tier 2 - moderate radon potential". Mitigation is not required under HUD's guidance for a tier 2 level municipality as long as the reviewed data is considered science based. River Vale's tier was assigned based on the data from 1,924 tested homes in the municipality. However, NJDEP still recommends testing.
--	--	---

		Indoor testing is not required under HUD's radon policy, but mitigation is required when radon levels are above 4.0 pCi/L. In the absence of best available testing data, it is recommended that testing be done should radon levels exceed 4.0 pCi/L at the project site. Soil testing is not required as the results would not accurately reflect indoor radon levels. Instead, indoor testing is recommended as a requirement post construction of the residential units. Further, should levels at or above this threshold be measured prior to the inhabitation of these units, it will become necessary to enact mitigation measures on-site.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☒ ☐	The NJ GeoWeb V3.4 Landscape Project (Piedmont Habitat) layer does not identify any federally or state threatened or endangered species habitat within or surrounding the project area. According to the USFWS Information and Planning Consultation (IPaC) review (7/6/2026), there are four endangered and threatened species that may be within the Study Area including the Indiana bat (<i>Myotis sodalis</i>, endangered), northern long-eared bat (NLEB) (<i>Myotis septentrionalis</i>, endangered), tricolored bat (<i>Perimyotis subflavus</i>, proposed endangered), and the monarch butterfly (<i>Danaus plexippus</i>, proposed threatened). Work done in the Study Area may need to comply with conditions under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act (MBTA), as the IPaC also identified the presence of Bald and/or Golden Eagles and 16 migratory bird species within the Study Area. A Technical Assistance Letter was generated through the USFWS IPaC system for an official record confirming that the proposed project follows guidelines to avoid, minimize, or mitigate adverse effects to federally listed NLEB and tricolored bat species. Additionally, a Technical Assistance Letter was generated for the Indiana bat, as well. According to the responses generated on August 19, 2026, the project was determined to have a "no effect" determination on the federally listed NLEB, tricolored bat species. This determination does not cover the Indiana Bat (<i>Myotis sodalis</i> - Endangered) or Monarch Butterfly (<i>Danaus plexippus</i> - Proposed Threatened), but further

		coordination with USFWS will only be needed if the endangered status of either species is updated to listed species. Please see the attached memo from a qualified biologist on the potential for impacts to the Indiana Bat and Bald Eagle. According to NJ GeoWeb Natural Heritage Grid Map layer, there are no documented, state-listed threatened or endangered plant species located within 1.5 miles of the project site. However, NJDEP's Landscape tool indicates that there was one breeding sighting for the Black-throated Blue Warbler and one breeding sighting of the Black-throated Green Warbler in 1995 at the project site. No sightings have been reported since.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	The proposed HUD-assisted project does not involve the development of a hazardous facility (i.e., a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries). However, the proposed project will increase the existing residential density on-site. Based on a desktop aerial review of the project location using NearMap and Google Maps, there are no existing stationary above ground storage containers covered under 24 CFR 51C within one mile of the proposed development. HUD updated the definition of "hazard" in 24 CFR 51.201 to exclude all containers that are 1,000 gallons or less in water volume capacity <u>and</u> comply with the National Fire Protection Association Code 58, in the 2017 edition (NFPA 58 (2017)) from mandatory separation distance requirements in 24 CFR part 51, subpart C. Per HUD guidance, in jurisdictions where NFPA 58 (2017) has been adopted into law, HUD relies on enforcement by the jurisdiction. Therefore, all propane tanks of 1,000 gallons or less in those locations are excluded from compliance with HUD's ASD requirements. Furthermore, guidance states that in jurisdictions where NFPA 58 (2017) has been adopted into law, HUD relies on enforcement by the jurisdiction. Therefore, all propane tanks of 1,000 gallons or less in those locations are excluded from compliance with HUD's ASD requirements. New Jersey adopted the Liquefied Petroleum Gas Code, "NFPA 58-2017" under N.J.A.C. 5.18-3.1,

		therefore, this project is in compliance with HUD's Explosive and Flammable Hazards requirements under 24 CFR Part 51 Subpart C. 24 CFR Part 51 only applies to above-ground containers and none were found within 1 mile. Furthermore, should any new above ground containers be proposed within a mile of the project site, they will be in compliance with N.J.A.C. 5.18-3.1.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	This project will not involve or require the conversion of any agricultural land to non-agricultural uses. Per USDA's Web Soil Survey (WSS) tool, 99.7% of the soils identified on the project site are not prime farmland. The remaining 0.3% represent a small corner of the site that abuts a golf course. The site is not known to have been used for agricultural purposes and is not currently used for agricultural purposes. Moreover, this portion of the site is not zoned for farmland or agricultural use. Therefore, no impact is anticipated to protected farmlands.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	The study area is mapped on FEMA's Flood Insurance Rate Maps Panel No. 34003C0094H, effective August 18, 2019. This map does not show the project site located in either a 100-yr or 500-yr floodplain or floodway. A 100-yr (Zone AE) floodway and 100-yr (Zone AE) floodplain at base flood elevation 52 ft are mapped approximately 580 ft east of the property.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ ☒	A screening using NJHPO's Look Up Cultural resources for Yourself (LUCY) tool was done, and no historic properties were found within the Area of Potential Effect (APE). The APE is defined as the 3.37-acre parcel identified as Block 701, Lot 5 on Rivervale Road in River Vale, NJ. A letter of concurrence from SHPO stating a determination of "No Historic Properties Affected" was issued on 7/8/2026. Section 106 compliance is complete with the concurrence from the SHPO and no comments from the interested parties who were contacted were received within the required 30-days. The interested party letters can be found as attachments.

Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ ☒	In accordance with HUD's noise regulations, Lake Tappan Village was analyzed to determine potential nearby large noise generators and noise site acceptability standards using HUD's Day/Night Noise Level (DNL) Calculator. Google maps was utilized to determine the project site's distance to major roads, rail roads, and airports, and NJDOT Traffic Count Map and Traffic Count (TCDS) platform was used to determine Annual Average Daily Traffic (AADT), breakdown by passenger vehicles (FHWA Class 1-3) and business/commercial vehicles (FHWA Class 4 and above), and hourly volumes to determine night fraction of ADT. Distances from property to roadways were measured from the closest proposed window line to the center of the traffic lanes. In lieu of publicly available speed data, the speed limit was used. The Project Site is not within 1,000' from a major road or 3,000' from a railroad but is within 15 miles from an airport. The NJDOT data pulled on Rivervale Road revealed a total AADT of 8,326 (2026), 97% of which belonged to passenger vehicles and 3% of which belonged to business/commercial vehicles. A nighttime fraction of 7% was taken from NJDOT hourly vehicular data counts. The effective distance from the nearest building façade to the middle of the travel lanes was measured at 45 feet. Although the project site is within 15 miles to the Trenton Mercer Airport, the Airport Master Plan Noise Technical Report revealed the project site to be outside the DNL contours. The DNL calculator projected a 24-hour noise level of 63 dBA which falls within the acceptable noise level and requires no special approvals and requirements. Local noise ordinances will be adhered to during construction.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ ☒	The NJ GeoWeb Sole-Source Aquifer map layer shows the Study Area is not on or near a sole source aquifer. Therefore, adverse impacts to Sole Source Aquifers are not anticipated.

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	NJ GeoWeb indicates a 1.51-acre deciduous wooded wetland about 430ft west of the Study Area. The USFWS National Wetland Inventory mapper identifies two wetlands within 500ft of the Study Area: • One 1 acre palustrine, forested, broad-leaves deciduous, seasonally flooded (PFO1C) wetland about 430ft west of the Study Area. • One 1.71 acre palustrine, forested, broad-leaved deciduous, temporary flooded (PFO1A) wetland about 435ft west of the Study Area. The project site is not within or abutting a wetland, therefore adverse impacts to wetlands are not anticipated.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	According to the list of wild and scenic rivers provided by USFWS (https://www.fws.gov/rivers/new-jersey), there are no wild and scenic rivers in or near the Study Area. Additionally, USFWS indicates on their Study Rivers page that there are currently only two rivers or river systems under “authorized” study under Section 5(a) of the Wild & Scenic Rivers Act. Neither of these rivers are in NJ. Finally, there are no rivers on the Nationwide Rivers Inventory (NRI) within the project or study area.

Environmental Assessment Factors [24 CFR 58.40] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed, and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	(2)	Per NJ GeoWeb, the current land use of the project site (Block 701, Lot 5) is “Other Urban or Built-Up Land”. The most recent municipal zoning map for River Vale Township indicates that the proposed project site is on land zoned “TH-1” for townhomes. As the project involves the development of townhomes, no impact to zoning is expected. The project proposes the development of residential townhome units. This residential use is consistent with the neighborhood in which it is located. Thus, no impacts to urban design or scale are anticipated. The affordable units will go towards meeting the Township’s Mt. Laurel obligation.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	(2)	According to the Web Soil Survey of Bergen County, NJ provided by the United State Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), the soils beneath the Study Area is composed of the following soils: Dunellen loam, 15 to 25 percent slopes, Dunellen loam, 8 to 15 percent slopes, and Dunellen-Urban land complex, 3 to 8 percent slopes. These three soil types are classified as well drained and identified as Hydrologic Soil Group A, which are soils with a high infiltration rate (low runoff potential) when thoroughly wet. The project site has one high point of elevation 113.90 located near the center west region of the site. Generally flatter slopes can be found in the immediate vicinity of the high point, ranging from approximately 2% to 7%, and sloping towards the property lines. These flatter slopes give way to steep slopes towards the property lines, reaching as high as 50%. These steep slopes continue towards the property lines, with the exception of the area proximate the easterly property line, where the steep slopes eventually flatten out, yielding slopes of approximately 5% to 15% at the easterly property line. Overall, the existing grading varies significantly throughout the project site due to the abundance of steep slopes. Erosion control and other measures will be implemented during construction to avoid impacts to off-site wetlands. The soil drainage class, hydrologic groups and slopes have been taken into consideration for the design of stormwater facilities on-site, therefore, no impact to the underlying soil is anticipated as a result of the proposed development.

Hazards and Nuisances including Site Safety and Noise	(2)	Based on the project's location, no impacts from natural hazards or air pollution generation facilities are anticipated. As mentioned previously, HUD's DNL calculator was used to determine potential nearby large noise generators and noise site acceptability standards. The DNL calculator projected a 24-hour noise level of 63 dBA which falls within the acceptable noise level. As previously mentioned, one REC was identified during the performance of the July 2023 ESA. The updated Phase 1 ESA documents no RECS on the proposed project site. Based on the above summary and the summary under "<i>Contamination and Toxic Substances</i>" there are no foreseeable hazards and nuisances which would create impacts for residents on-site. Radon testing is recommended post-construction of the site to ensure that radon levels are below 4.0 pCi/L Levels at 4.0 are greater will require mitigation.
---	-----	--

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	(1)	Per the developer, the Site involves the total proposed construction of 19 affordable residential townhome units with an anticipated population of approximately 67 residents under Phase 2a. The development site is located within a residential neighborhood of River Vale Township. The development is approximately 2 miles from the nearest train station (Woodcliff Lake Station). Per available 2024 5-year ACS Census data, River Vale Township has a total population of 10,058. Of this population, there are 5,310 civilians in the labor force and 2,492 people not in the labor force. The majority of civilians in the labor force in River Vale Township are employed (96.38%) and the number of civilians employed in River Vale is proportionally higher than employment in Bergen County and New Jersey. Major employers in Bergen County include: LG Electronics, Becton Dickinson, Stryker, KPMG, Samsung, BMW, Sharp, Jaguar Land Rover, Quest Diagnostics, Konica Minolta, CNBC, Dassault Falcon, Hackensack University Medical Center, Vally Health System, Holy Name Medical Center and Englewood Hospital & Medical Center. The median household income for River Vale Township is estimated to be \$213,666.00 per 2024 5-year ACS Census data. This estimate places the median household income of River Vale

		at over double that of New Jersey (\$103,556.00) and nearly double that of Bergen County (\$124,884). Within River Vale, approximately 2% live below poverty level compared to approximately 7% at the County level and approximately 10% at the State level. Given the high percentage of the civilian labor force being employed, low percentage of poverty and ample employers in the County, it is anticipated that there will not be a negative impact to local employment or income patterns for the area. Conversely, the addition of employed residents in this residential development is likely to maintain or improve existing employment and income patterns in the area.
Demographic Character Changes, Displacement	(2)	According to 2024 5-year ACS Census data, River Vale Township and Bergen County have respective populations of 10,058 and 962,316. Of the 3,547 residences available in the township, 3,521 (99.27%) are occupied. River Vale Township has a larger population of people aged 65+ (19%) than children under 5 years old (5%). This is consistent with the patterns observed at the County (18% v. 5%) and State (17% v. 6%) levels. The age groups with the largest population in River Vale are ages 55-59 and ages 10-14 in that order. Within River Vale Township, the majority of the population is White alone (71%). The second largest ethnic group in the township are Asian alone (15%). The remainder of the population is composed of people who are Black alone (1%), Hispanic or Latino (8%), Two or more races (5%) or Some other race alone (less than 1%). New Jersey's Law Against Discrimination (LAD) prohibits discrimination when selling or renting property. Landlords cannot choose renters or buyers based on a person's race, creed, color, national origin, ancestry, nationality, marital or domestic partnership or civil union status, sex, gender identity or expression, disability, affectional or sexual orientation, family status or source of lawful income or source of lawful rent payment (such as rental assistance from the Housing Choice Voucher Program formerly known as Section 8). This project is located in a residential area of the township and would not be out of character for the existing neighborhood. Displacement of existing homes or populations would not occur under the proposed project. Based on the above, the proposed development is not anticipated to significantly alter the racial or ethnic composition of the township. The project would also not meaningfully change the character of the local neighborhood. As discussed under "<i>Employment and Income Patterns</i>" above, this project would not negatively impact local income patterns. Nor would this project create physical barriers or reduce access to local services,

		facilities, recreational areas and institutions. Therefore, there are no anticipated impacts to demographics or community character, and no displacements would occur as a result of this project.
--	--	--

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	(2)	The proposed project is located within the River Vale Township School District. There are a total of two elementary schools, 1 middle school, 1 special education school, 1 pre-school and 1 daycare center. The nearest elementary school to the project site is Woodside Elementary, approximately 0.8 miles away to the north. The nearest middle school to the project site Holdrum Middle School, located approximately 1.2 miles south. The nearest high school to the project site is Pascack Valley High School, approximately 2 miles southwest in Hillsdale. The firm designing these 15 affordable units anticipates an addition of 60 individuals (30 adults and 30 children or four individuals per unit). The addition of 30 children is not anticipated to burden or overburden schools within River Vale Township School District. However, these 15 units are part of the larger Phase II development on the site, which itself is part of a planned three phase residential development. Therefore, to accurately gauge the impact on the existing River Vale Township School District, the impact of the larger project must also be examined. Overall, the two-part development under Phase II is estimated to lead to the addition of approximately 123 residents. The firm designing these units estimated that approximately half of the total residents in each of the developments would be children. Using this reasoning, approximately 34 children would arrive under Phase 2a and 28 under Phase 2b. As of the 2024-25 school year, the River Vale Public School District had a teacher to student ratio of 10.40. In this same period, Pascack Valley Regional High School had a teacher to student ratio of 9.86. The Statewide average student to teacher ratio is 11:1 as of 2025. It is not anticipated that the addition of 62 new students, between elementary and high school, would significantly change or have an adverse effect on the existing student to teacher ratios. Per the 2022 Master Plan Reexamination Report, indicates that the township's population has trended upward from 1940 to 2010. Within the Master Plan Reexamination Report, there is no mention of the township needing to limit residential growth.

		However, River Vale is identified as built out and the majority of future construction is anticipated to occur on already developed land through changes in land use and zoning. There is also no mention of any challenges in maintaining quality educational facilities. Implying that there is enough capacity to be able to provide quality learning environments as the population continues to grow. According to the 5-year Census Bureau estimates for River Vale Township, the population has experienced an approximately 2% population increase over a 10-year period (2014-2024). Therefore, it is not anticipated that the projected addition of 62 school aged children will burden or overburden schools within the school district.
Commercial Facilities	(2)	The area surrounding the development site is primarily residential so there are very few commercial facilities or services within a 5-to-10-minute walking distance. However, there is a restaurant, Napoletano Pizza & Tavern, within 500 feet (a 2-minute walk) from the development. This project will not change access to this restaurant for the community. When traveling by car, many more commercial facilities are accessible from the project site. Many of these commercial facilities are located along the Broadway corridor in the downtown area and are accessible within a 5–10-minute drive. This project will not adversely impact access to or displace existing retail and commercial services.
Health Care and Social Services	(2)	The nearest hospital to the proposed project is Hackensack Meridian Pascack Valley Medical Center which is approximately 4 miles away. The nearest dentist is on Rivervale Road within 0.5 miles. The closest urgent care center to the project site is Lifeline Urgent Care in Montvale, NJ (~2 miles away). Pascack Valley Medical Group, a medical clinic in Emerson, has primary care physicians and medical specialists within 5 miles of the proposed development. While all the facilities listed above are within 5 miles of the development, there is currently no public transportation running along this section of Rivervale Road. While the dentist is within walking distance and there are sidewalks to facilitate that commute, the remaining medical services would require residents of this development to take their personal vehicles or use a ride share app (i.e. Uber/Lyft). For the average resident, these distances to medical services should not be an issue. In a medical emergency, residents could call 911 or the local River Vale Volunteer Ambulance Corps. Furthermore, there is free transportation available to senior citizens on Wednesdays from 9:30 am - 3 pm for River Vale seniors who need rides to an appointment or for weekly shopping.

		There is a Senior/Community Center located approximately 500 feet away from the proposed development site which hosts community events and fitness classes. The Home Daycare "Learn and Play" is located approximately 2 miles from this new residential development for parents with young children. The Valley Spring Recovery Center for Drug Rehab and Mental Health Treatment is located in Norwood approximately 4 miles away. River Vale Township offers a meals on wheels program as well as chore services for seniors. Residents of this development are not anticipated to have excessive commutes to these services and are not anticipated to overburden existing facilities as there are a number of different facilities residents could go to. There are social services both within walking and driving distance of the site as well. Therefore, no impacts to health care or social services are anticipated.
Solid Waste Disposal / Recycling	(2)	Hazardous materials are not anticipated to be generated from the site and the primary wastes associated with this site are anticipated to be trash and recyclables. The proposed development will be serviced by the Bergen County Utilities Authority (BCUA) for municipal waste disposal and recycling. The waste generated by the anticipated number of new residents is not expected to significantly reduce the life span of local solid waste disposal facilities, significantly overtax the existing collection systems or become too expensive for residents. Therefore, impacts to solid waste disposal and recycling are not anticipated.
Waste Water / Sanitary Sewers	(2)	A letter dated August 26, 2025 was received from the Bergen County Utilities Authority regarding the approval of the submitted sewer connection application for this site. The proposed development will be serviced by the Bergen County Utilities Authority (BCUA) for municipal sanitary wastewater disposal. Therefore, no impacts to municipal wastewater or sanitary sewer services are anticipated.
Water Supply	(2)	Per the developer, the development is anticipated to be served a potable water supply by Veolia Water NJ Hackensack. Correspondence dated 7/13/2026, indicates that Veolia intends to serve the site after they are provided with the sanitary profiles and meter room layouts. They have also proposed relocating the fire hydrants. The designer is still in discussion with Veolia and will receive final confirmation of service once all outstanding data requests and revisions have been completed.
Public Safety - Police, Fire and Emergency Medical	(2)	The proposed development would be served by the River Vale Township Police Department (station is adjacent to the project site), the River Vale Volunteer Fire Department - North Firehouse (immediately south of the site), and Hackensack

		Meridian Pascack Valley Medical Center (4 miles south). As mentioned in an earlier section, the local River Vale Volunteer Ambulance Corps are available to transport residents of the development to the hospital in a medical emergency.
Parks, Open Space and Recreation	(2)	Within walking distance of the site, are two golf courses owned by the River Vale Country Club and Edgewood Country Club. There are also three public parks/recreational areas (Wood Dale County Park, Bonnabel Nature Park and Poplar Road Wildlife Sanctuary and Hiking Trail) located less than two miles from the project site. The project as proposed, is not anticipated to have any adverse effects on these resources.
Transportation and Accessibility	(2)	The proposed development is located within proximity to high-capacity roadways including the Garden State Parkway (~4.5 miles away), Palisades Interstate Parkway (4 miles away) and NJ State Route 17 (~6 miles away). Public transportation is available by bus and train, but there are no bus stops or train stations providing service in the immediate vicinity of the project site. However, Rockland Coach buses heading to New City, Spring Valley and Nanuet provide park and ride service along Kinderkamack Road roughly 2 miles west of the site. Additionally, there are also three NJ Transit Rail Stations (Montvale, Park Ridge and Woodcliff Lake) also located within approximately 2 miles west of the residential development. A parking lot with lighting for residents will be provided on-site with proper signage and markings for turn lanes at the point of ingress and egress. Additionally, there will be ADA parking, EV charging spaces. Sidewalks and crosswalks will be provided on-site for internal pedestrian circulation. While the site has poor public transit access, there are public transit and coach bus services within driving and biking distance of the development. In terms of accessibility, ADA curb ramps for the driveway will comply with the current requirements and detectable warning surfaces will be installed for curb ramps. Also, as mentioned in a prior section, the Township offers free transportation to senior citizens who need rides to appointments or for weekly shopping. Therefore, the project proposed under this EA is not anticipated to significantly impact existing transportation infrastructure and services. The project will have a positive impact on residents as they will have ease of access to major transportation routes and train stations along the NJ Transit Pascack Valley Rail Line. When considering the Phase II development as a whole, a similar conclusion is found. A traffic impact study was

		conducted by Stonefield Engineering in 2024. This study determined that the proposed Phase II development has less of an impact on traffic than the background traffic growth forecasted for the study area. The findings of the analysis indicate that the proposed development would not have a significant impact on traffic operations of the adjacent roadway network (Rivervale Road).
--	--	--

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	(2)	According to the NJDEP NJ-GeoWeb, the Study Area is located within the Hackensack, Hudson, and Pascack Watershed Management Area and the Hackensack River (above Hirshfeld Brook) watershed. NJ GeoWeb indicates one 1.51-acre deciduous wooded wetland about 430ft west of the Study Area. The USFWS National Wetland Inventory mapper identifies two wetlands within 500ft of the Study Area: - One 1-acre palustrine, forested, broad-leaves deciduous, seasonally flooded (PFO1C) wetland about 430ft west of the Study Area. - One 1.71-acre palustrine, forested, broad-leaved deciduous, temporary flooded (PFO1A) wetland about 435ft west of the Study Area. The development is not anticipated to encroach on wetland features or any associated buffer zones and therefore, will not have an effect on these features. NJ GeoWeb and the USFWS NWI mapper identify two open waters within 500ft of the Study Area: - One 0.29-acre palustrine, unconsolidated bottom, permanently flooded, excavated freshwater pond about 500ft northeast of the Study Area. - One 0.26-acre riverine, lower perennial, unconsolidated bottom, permanently flooded, excavated riverine habitat about 500ft east of the Study Area. NJ GeoWeb identifies this stream as Cherry Brook, which is classified as a FW2-NTC1 water with an associated 300ft riparian zone as defined by the Flood Hazard Area Control Act Rules (N.J.A.C 7:13-4.1). Since the project site does not encroach upon the Cherry Brook flood hazard area or riparian zone, no impacts to these features are anticipated. The NJ GeoWeb Vernal Pools layer does not identify any vernal pools in or near the Study Area.

Environmental Assessment Factor	Impact Code	Impact Evaluation
		The study area is mapped on FEMA's Flood Insurance Rate Maps Panel No. 34003C0094H, effective August 18, 2019. This map does not show the project site located in a floodplain or floodway. A 100-yr (Zone AE) floodway and 100-yr (Zone AE) floodplain at base flood elevation 52 ft are mapped approximately 580 ft east of the property. As the project site does not encroach on the flood hazard area or riparian zone associated with the nearest mapped waterway, Cherry Brook, the proposed development is not anticipated to impact these features.
Vegetation, Wildlife	(2)	The NJ GeoWeb Piedmont Habitat Landscape Project layer does not identify any threatened or endangered species habitat within or surrounding the project area. According to the USFWS IPaC consultation on July 6, 2026, there are four threatened and endangered species that may be within the Study Area. These species include the Indiana bat (<i>Myotis sodalis</i>, endangered), northern long-eared bat (NLEB) (<i>Myotis septentrionalis</i>, endangered), tricolored bat (<i>Perimyotis subflavus</i>, proposed endangered), and the monarch butterfly (<i>Danaus plexippus</i>, proposed threatened). Work done in the Study Area may need to comply with conditions under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act (MBTA), as the IPaC also identified the presence of Bald and/or Golden Eagles and 16 migratory bird species within the Study Area. A Technical Assistance Letter was generated through the USFWS IPaC system for an official record confirming that the proposed project follows guidelines to avoid, minimize, or mitigate adverse effects to federally listed NLEB and tricolored bat species. Additionally, a Technical Assistance Letter was generated for the Indiana bat, as well. According to the responses generated on July 10, 2026, the project was determined to "may affect" federally listed NLEB, tricolored bat, and Indiana bat species. Review of recent aerial imagery on NearMap (imagery date April 6, 2026), the project area appears disturbed with scatter trees. A tree survey performed on September 22, 2023, confirmed a total of 137 trees (4 inch-diameter at breast height DBH and greater) located within the project area. Dominant tree species included red maple (<i>Acer rubrum</i>), Norway maple (<i>Acer platanoides</i>), and black cherry (<i>Prunus serotina</i>) with some scattered American sycamore (<i>Platanus occidentalis</i>), black locust (<i>Robinia pseudoacacia</i>), and shagbark hickory (<i>Carya</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<i>ovata</i>). The project area is located within a previously disturbed area surrounded by urban land use. According to the NJ-GeoWeb Piedmont Plains Landscape Layer Version 3.4, there are no documentation of any bat species within or surrounding the project area. Although trees species such as American sycamore (<i>Platanus occidentalis</i>), black locust (<i>Robinia pseudoacacia</i>), and shagbark hickory (<i>Carya ovata</i>) are present and a preferred tree species by federally listed bats, it is of Dewberry's opinion that critical habitat for NLEB, tricolored and Indiana bat species is not expected to be impacted. Please refer to the attached memos from a qualified biologist for opinions on the potential for impacts to Indiana Bats and Bald Eagles.
Other Factors	(2)	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation
ENERGY		
Energy Efficiency	(1)	The proposed residential development will be incorporating the following resilient construction solutions into the project: · Durable, Resilient and Recycled Exterior Materials · Cool Roofs to prevent "heat island effect" (30 Year Warranty) · High Efficiency Windows · High Efficiency HVAC units · Low Flow Water fixtures · Energy Start Rated Building · LED Electrical Fixtures Thorough out · Engineered Lumber and Trusses · Recycled, low VOC Materials and Paint · Fully Accessible, ADA · Sprinklered Buildings: Life Safety · Proposed solar photo-voltaic system w/ battery back-up to make the unit storm-resilient homes Additionally, preliminary materials and construction methods in compliance with HUD's Green and Resilient Building Standards (ICC-700 and Energy Star) will be utilized.

Additional Studies Performed:

Field Inspection (Date and completed by):

- Conducted 7/30/26 by Dewberry
 - See the attached Photolog/Field Inspection document

List of Sources, Agencies and Persons Consulted:

Bergen County Department of Administration. <https://bergencountynj.gov/bergen-county-department-of-administration-finance/corporate-community/>.

Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL) Viewer. <https://www.arcgis.com/apps/webappviewer/index.html>.

Google Earth, 2025. Imagery Date October 10, 2024. Newark, NJ 07103. <https://earth.google.com/web/>.

HistoricAerials.com, Nationwide Environmental Title Research, LLC (NETR).

National Center for Education Statistics (NCES). <https://nces.ed.gov/>.

National Parks Service (NPS). Nationwide Rivers Inventory. <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>

NearMap. Stuart Nixon, 2007. <https://apps.nearmap.com/>.

New Jersey Department of Environmental Protection (NJDEP) 2026. Geographical Information Systems GeoWeb. <https://dep.nj.gov/gis/>.

NJDEP – Bureau of Evaluation and Planning consultation for compliance with Clean Air Act

River Vale Township Municipal Website. <https://www.rivervalenj.org/>.

United States Census Bureau 5-year American Community Survey (ACS) Tables. <https://data.census.gov/table>.

United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) tool. <https://www.arcgis.com/apps/webappviewer/index.html>.

United States Environmental Protection Agency (EPA) National Environmental Policy Act (NEPA) Assist tool. <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>.

United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool. <https://ipac.ecosphere.fws.gov/>.

United States Fish and Wildlife Service (USFWS) National Wild and Scenic Rivers System Web

map. <https://www.fws.gov/rivers/new-jersey>.

United States Fish and Wildlife Service (USFWS) Study Rivers. <https://www.fws.gov/rivers/study-rivers>

List of Permits Obtained:

- Construction permits and other permits as required by Robbinsville Township or the NJDEP must be obtained by the developer.

Public Outreach [24 CFR 50.23 & 58.43]:

- No public meetings were held. Public comments on this environmental assessment of the proposed project will accepted through NJDCA's official website.

Cumulative Impact Analysis [24 CFR 58.32]:

- While not funded under this project, an additional 16 affordable units with an anticipated population of approximately 56 residents will be developed under a future Phase 2b. Overall, the two-part development under Phase II is estimated to lead to the addition of approximately 123 residents. These additional units will be compliant with River Vale's master plan and will not affect this project. Additionally, this project will not affect the success of the additional phases.

Based on the latest aerials from NearMap, dated 4/8/26, there is no evidence of either a cleared or active construction site that is separate from the proposed project anywhere near the proposed project location. The new police station at the corner of Rivervale Road and Greenhalgh Lane has been completed. Additionally, the area surrounding the project site has limited development potential as it is mostly already developed. What has not been developed yet is part of the Poplar Road Wildlife Sanctuary, a green acres encumbered property.

Therefore, since there is no evidence of cleared land or active construction sites unaffiliated with the proposed project nearby and the area has limited development potential due to green acres encumbrances on the surrounding properties to the east and south, cumulative impacts resulting from other projects in the area are not anticipated.

Alternatives [24 CFR 58.40(e)]

- The two alternatives considered for this project were the proposed project action and a no action alternative. The No Action Alternative is described below.

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

- Under the No Action Alternative, the proposed project would not be built, and the township would have to look to other parcels or developments to meet their affordable housing goals which could be cost prohibitive and not meet the Township priority to first develop housing on unencumbered vacant lands. The proposed project site would remain partially undeveloped until it was approved for a different proposed development.

Summary of Findings and Conclusions:

- Overall, this project is anticipated to comply with all applicable Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6. Mitigation during construction is expected to be necessary during construction to comply with the Clean Air Act, Endangered Species Act, and Wetlands Protection Act. This project is not anticipated to result in a significant impact to any of the Environmental Assessment Factors examined above.

Mitigation Measures and Conditions

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Endangered Species Act of 1973 , particularly section 7; 50 CFR Part 402	Per the USFWS determination key filled out for this project, the Northern Long Eared Bat and Tri-Colored Bats have received a "No Effect" determination. Please see the attached memos addressing the potential for impacts to Indiana Bats and Bald Eagles prepared by a certified biologist. Further, lighting restrictions will be adhered to protect federally listed bat species. Further, to prevent impacts to bats: A. The project proponent will provide the contractor with educational materials describing bat use of buildings. B. During the project, if any evidence of bat occupancy (e.g., live or dead bats, guano, staining at entry points) is observed or suspected, the contractor must immediately pause work on the structure and contact the project proponent. In turn, the project proponent must contact the Service for further guidance. C. If a federally listed bat species is determined to be present, the federal action agency (or project proponent, if designated as a non-federal representative) must reinstate consultation with the Service before continuing project activities that may disturb the bats.
Clean Air Act , as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Use water or chemical dust suppressant to control excessive dust in exposed areas.

	• Cover the load compartments of trucks hauling dust-generating materials. • Dust emissions either windblown or generated from construction activities should be controlled to prevent offsite impacts or material tracked onto the roadways. N.J.A.C. 7:27-5.2. • Air pollution including odors that are detectable offsite that are injurious to human health or would result in citizen complaints are prohibited. N.J.A.C. 7:27-5.2. • Wash heavy trucks and construction vehicles before site departure. • Reduce vehicle speed on non-paved areas and keep paved areas clean. • Retrofit older equipment with pollution controls. • Establish and follow specified procedures for managing contaminated materials discovered or generated during construction. • Obtain an air pollution control permit to construct and a certificate to operate for all equipment subject to N.J.A.C. 7:27-8.2(c). Such equipment includes, but is not limited to, the following: a. Commercial fuel combustion equipment rated with a maximum heat input of 1,000,000 British Thermal Units per hour or greater to the burning chamber (N.J.A.C. 7:27-8.2(c)1); b. Stationary storage tanks for volatile organic compounds with a capacity of 2,000 gallons and a vapor pressure of 0.02 pounds per square inch or greater (N.J.A.C. 7:27-8.2(c)9); c. Tanks, reservoirs, containers, or bins with capacity in excess of 2,000 cubic feet used for storage of solid particles (N.J.A.C. 7:27-8.2(c)10); and d. Stationary reciprocating engines with a maximum rated power output of 37 kW or greater, used for generating electricity, not including emergency generators (N.J.A.C. 7:27-8.2(c)21). (Note: One- or two-family dwellings and dwellings of six or less family units, one of which is owner occupied, are exempt pursuant to NJSA 26:2C-9.2.) e. The applicant should review the requirements of N.J.A.C. 7:27-8.2(c) 1-21 for stationary permitting requirements. This includes but is not limited to, construction equipment-stationary construction
--	---

	equipment or emergency generators, may require air pollution permits if it is located on the site for longer than one-year N.J.A.C. 7:27-8.2(d)15. There are general permits for boilers and emergency generators (https://www.state.nj.us/dep/aqpp/gp.html) if the units can meet the prescribed requirement in the general permits. • Any vehicles involved on the project must adhere to the idling standards (less than 3 minutes) in N.J.A.C. 7:27-14 and 15. • Minimize idling and ensure that all on-road vehicles and non-road construction equipment at the project site use ultra-low sulfur fuel (<15 ppm sulfur) in accordance with the federal Non- Road Diesel Rule (40 CFR Parts 9, 69, 80, 89, 94, 1039, 1051, 1065, 1068). • If possible, operate newer on-road diesel vehicles and non-road construction equipment equipped with tier 4 engines or an exhaust retrofit device.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Mitigation is not anticipated to be necessary unless radon levels on site are above 4.0 pCi/L. Testing post-construction is required to determine if mitigation measures are necessary to comply with HUD's radon guidance.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	A Soil Erosion and Sediment Control (SESC) plan must be developed to comply with the New Jersey Soil Erosion and Sediment Control Act (N.J.S.A. 4:24-39 et seq.).
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	• Outfit all heavy equipment with operating mufflers. • If applicable, comply with local noise ordinance. • If application site is in a high noise area, then use appropriate Green Building Standard methods (see Condition 2) to attenuate.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1)]

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)]

The project may significantly affect the quality of the human environment.

Preparer Signature: Quinn Ruff Date: 08/28/26

Name/Title/Organization: Quinn Ruff / Senior Environmental Planner / Dewberry

Certifying Officer Signature: SR Viavattine Date: 08/31/2026

Name/Title: Samuel R. Viavattine, Deputy Commissioner, NJDCA

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).