



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

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: DCA Smart Move Program #SM000017: Sackett St. Redevelopment, LLC
Project

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

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: New Jersey

Preparer: GEI Consultants, Inc.

Certifying Officer Name and Title: Samuel Viavattine, Deputy Commissioner

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): GEI Consultants, Inc.

Direct Comments to: Samuel Viavattine, Deputy Commissioner
Department of Community
Affairs PO Box 823
Trenton, NJ 08625-0800

Project Location:

The project is located at 62, 64, 66, 68-70, and 72-4 Sackett Street (Block 18502, Lot 30, 31, 32, 33, and 34, respectively) in Jersey City, Hudson County, New Jersey. See **Attachment A** for site location figures.

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

The Sackett Street Redevelopment, LLC project proposes a newly constructed 40-unit condominium building spanning the properties at 62, 64, 66, 68-70, and 72-4 Sackett Street (Block 18502, Lot 30, 31, 32, 33, and 34, respectively) with 70% of units allocated to families earning 65-80% of Area Median Income (AMI) and 30% to families earning 95-120% of AMI.

The existing conditions of the five subject parcels for development are as follows: 62 Sackett Street currently has an old, dilapidated residential structure that is uninhabited; 72-4 Sackett Street has an old contractor’s garage/office that is also not in use; and, the remaining parcels are currently used on occasion for bus parking. The total area of the subject parcels is approximately 19,813.5 SF (0.45-acres). Please note, 17 Seidler Street (Block 18502, Lot 12) is to be acquired as part of the bulk sale but will be omitted from this development. A total of three existing structures will need to be demolished: 1) 2-story single family dwelling including the porch, 2) 1-story masonry building, and 3) masonry shed. Macadam, stone, concrete, and block wall on site are to be removed in a standard process before the foundation is laid. Demolition permits will be secured from the City of Jersey City. None of these structures to be demolished are considered historic in nature which would forbid them from being demolished.

Current proposed unit split is shown in **Table 1** below with 70% of units targeting LMI housings and 30% of units targeting UN households. Note that unit skew towards 3-bedroom units may increase upon completion of plans.

Table 1. Proposed Unit Splits

Unit	AMI Range	Unit Count
2-bedroom	65-80%	26
2-bedroom	95-120%	10
3-bedroom	65-80%	2
3-bedroom	95-120%	2

The project is currently pending award. Based on experience with similar projects, the table below summarizes the anticipated construction equipment and the estimated hours each piece is expected to operate throughout the duration of the project. Equipment will be deployed on an as-needed basis during the workday.

The project involves the construction of a single building structure and will require diesel-powered equipment primarily for material handling and general site operations. Most equipment will be used for foundation, structural, and façade work.

Construction is scheduled to commence in early April 2026, with typical work hours from 7:00 AM to 5:00 PM.

Table 2 below provides a detailed overview of the anticipated equipment, including quantity, horsepower, and estimated annual usage.

TABLE 2. Diesel Vehicle Summary

Vehicle Type	Quantity	Horsepower (HP)	Duration (Hours/Year)	Notes
Backhoe / Loader	1	175	320 hrs	32 days/ Foundation
Booms	1	180	160 hrs	16 Days/ Deliveries
Dump Truck	2	365	30 hrs	3 Days/ Soil
Scissor Lift	2	50	660 hrs	66 Days/ Facade work
Excavator	2	172	640 hrs	64 Days/ Foundation
Forklift	1	100	900 hrs	90 Days/ Lift Material
Motor Grader	1	200	30 hrs	3 Days/ Paving
Asphalt Paver	1	150	40 hrs	4 Days/ Paving
Tandem Roller	1	125	40 hrs	4 Days/ Paving
Light Towers / Compressors	2	45	300 hrs	30 Days/ Temp Light & Power
Concrete Truck	4	350	625 hrs	2 months/ Foundation

See Design Plans in **Appendix B** for additional project information.

Statement of Purpose and Need for the Proposal:

The Smart Move Program is a program designed to help fund the development of affordable single-family housing within counties impacted by Hurricane Ida. The New Jersey Department of Community Affairs (DCA) is using Community Development Block Grant–Disaster Recovery funds from the U.S. Department of Housing and Urban Development (HUD) to fund the program. The Sackett Street Redevelopment, LLC project proposes a newly constructed 40-unit condominium building spanning the properties at 62, 64, 66, 68-70, and 72-4 Sackett Street (Block 18502, Lot 30, 31, 32, 33, and 34, respectively) with 70% of units allocated to families earning 65-80% of Area Median Income (AMI) and 30% to families earning 95-120% of AMI.

This consolidation reflects a unified development strategy that maximizes site potential while delivering a substantial number of affordable homeownership opportunities in Jersey City.

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

The proposed project is located in Jersey City, which is the second most populous city in New Jersey and a major economic center with close proximity to New York City. The population went from approximately 248,000 residents in 2010 to over 290,000 residents in 2020, with an estimated 3.4% increase from 2020 to 2024 alone. As such, affordable housing is essential to the future growth and well-being of current and future residents.

Funding Information

Grant Number	HUD Program	Funding Amount
B-22-DF-34-0001	CDBG-DR	\$15,000,000

Estimated Total HUD Funded Amount:

- To Developer: \$12,843,677.64
- Smart Move Program Buyer Down Payment Assistance: \$2,156,322.36
- Total: **\$15,000,000**

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

Required Funding Summary	
Max Program Funding (without SM Buyer Down Payment Assistance Funding)	\$12,843,677.64
Developer Required Funding (Sales + Costs Beyond Program Cap)	\$10,937,934.15
Total Development Cost	\$23,781,611.79
Total Cost with SM Buyer Down Payment Assistance Funding	\$25,937,934.15

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 <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The proposed project is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The NJ Airports Map, updated June 2024 by the New Jersey Department of Transportation, Division of Information Technology was utilized to make the determination. The project is in compliance with Airport Hazards requirements. Formal compliance steps or mitigation is not required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The United States Fish and Wildlife Service (USFWS) Coastal Barrier Resource System (CBRS) online mapping tool indicates that the project site is not located in a CBRS zone or CBRS Buffer Zone. The proposed project is in compliance with the Coastal Barrier Resources Act. As such, formal compliance steps or mitigation is not required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
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 <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>Available Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) data were reviewed to determine if the project area is located within a designated Special Flood Hazard Area. According to Final FEMA FIRM No. 34017C0104D, eff. 08/16/2006, the project site is not located within a Special Flood Hazard Area. As such, flood insurance is not mandatory; however, while flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements and will not require formal mitigation.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project area is located in Hudson County (New York-Northern New Jersey-Long Island, NY- NJ-CT). According to the U.S. Environmental Protection Agency (USEPA) Green Book on Nonattainment Area for Criteria Pollutants, the project area is listed as being in nonattainment or maintenance for National Ambient Air Quality Standards (NAAQS) as follows: Nonattainment for 8-Hour Ozone (2015) (Classification = Serious), and Maintenance for both Carbon Monoxide (1971)(Classification = Moderate >12.7 ppm) and PM-2.5 (2006) (Classification = Former Subpart 1).</i></p> <p><i>According to a response received from the New Jersey Department of Environmental Protection (NJDEP) Division of Air Quality and Radiation Protection on January 29, 2026, based on their review of the proposed project, the project would result in emission levels that are below the General Conformity de minimis levels (40 CFR 93.153). As such, in accordance with the US Environmental Protection Agency's General Conformity regulations, this project would be considered as conforming to the New Jersey State Implementation Plan.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The proposed project activities do not occur below the MHWL of a tidal waterway. Additionally, the project area is located outside of the CAFRA jurisdictional boundary, the Upland Waterfront Development zone, and tidelands. As such, the project is in compliance with the Coastal Zone Management Act and formal compliance steps or mitigation is not required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>

Contamination and Toxic Substances

24 CFR Part 50.3(i) & 58.5(i)(2)

Yes No

A Phase I Environmental Site Assessment (ESA) was prepared to identify conditions indicative of releases and/or threatened releases of hazardous substances and/or petroleum products on, in, or at the proposed project site. The Phase I ESA, dated December 17, 2024, identified several RECs associated with the site, including an approximately 275-gallon AST located on the site, numerous 55-gallon drums, historic on-site operations, and off-site contaminated properties.

The following is a summary of identified RECs and the current compliance status and/or mitigation steps to be implemented for the proposed project:

1. Historic on-site operations as an automotive repair facility
 - *Based on the subsequent investigations conducted at the Site (see below and Supporting Documentation attached), the historic on-site operations as an automotive repair facility do not pose adverse environmental effects.*
2. On-site 275-gallon AST observed in poor condition
 - *Soil sampling around the vicinity of the AST indicated no impacts to soils for COCs analyzed. The AST is still present on the site and will be required to be removed per local and state regulations. See Conditions and Supporting Documentation attached.*
3. On-site 55-gallon drums
 - *Based on information provided, the drums observed on the site appeared to be used for municipal trash/garbage and not for storage of hazardous materials and/or petroleum products and will be removed prior to commencement of proposed development, per the Conditions.*
4. On-site areas of concern identified during the Oil tank sweep
 - *Subsequent test pits identified an approximate 550-gallon heating oil UST.*
 - *A total of 7 soil borings were then advanced to approximately 7-feet bgs in the vicinity of the UST. Based on the observations made during drilling and laboratory analysis results, no impacts to soil were identified. Groundwater was not encountered during drilling to at least 8.5-feet bgs.*
 - *The UST was removed from ground in June 2025.*
5. Off-site facilities
 - *21-23 Siedler Street (PI#770686) – NFA issued on January 29, 2018*

<p>Contamination and Toxic Substances cont.</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>		<ul style="list-style-type: none"> • 25 Siedler Street (PI#330139) – NFA issued on April 24, 2007 • 592.5 Bramhall Avenue (PI#997673) – NFA issued on October 25, 2022 • Atlantic Street & Sackett Street Groundwater Contamination (PI#855029) - A publicly funded, unknown source investigation. Based on the December 2025 Receptor Evaluation Report concluded that no exceedances of TCE have been identified, and no further receptor evaluation investigation can be completed at this time. The PFR250001 Sampling Activity will be closed. The Atlantic Street & Sackett Street Groundwater Contamination case will be referred to the BEMSA Site Assessment Section (BEMSA-SAS) for an unknown source investigation. Furthermore, based on a review of the historical topographic maps, the presumed groundwater flow direction would likely be easterly, southeasterly. <p>See Attachment C for statutory worksheets and supporting documentation. See Attachment D for the Phase I ESA and subsequent UST removal and soil sample laboratory analytical results summary.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The USFWS IPaC identifies Federally threatened, endangered, proposed, and candidate species that may occur in the study area and/or may be affected by the proposed project. Data from the USFWS IPaC species list, dated January 22, 2026, identified records of occurrence for the federally proposed endangered Monarch Butterfly (<i>Danaus plexippus</i>) within the project area. The Monarch Butterfly is proposed endangered species by USFWS and does not require consultation with USFWS under Section 7 of the Endangered Species Act. Additionally, data from the USFWS IPaC identified records of occurrence for several avian species in the vicinity of the project area protected under the Migratory Birds Treaty Act of 1918 and Bald and Golden Eagle Protection Act of 1940. The action area of the proposed project is urban with no potential habitat for these species.</p> <p>The NOAA NMFS Section 7 mapper was utilized to determine the extent of T&E habitat within or adjacent to the project area for species under the jurisdiction of NOAA. According to the Section 7</p>

Endangered Species cont.

Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402

mapper, no critical habitat or T&E species occur within one mile of the project site.

Additionally, the New Jersey Department of Environmental Protection (NJDEP) Natural Heritage Program (NHP) maintains a computer database of reported sightings of endangered or threatened species in the State (Version 3.4). Correspondence with the NJDEP-NHP, dated February 18, 2026, identified no records of occurrence for state or federally listed T&E species within the immediate vicinity or within one mile of the project area.

Based on proposed project activities, the project is in compliance with Section 7 of the Endangered Species Act. Formal compliance steps or mitigation is not required; however, standard conditions will be implemented, including the following:

- 1. The monarch butterfly (*Danaus plexippus*, proposed threatened) may occur within the action area. This project is not likely to jeopardize the continued existence of these species; therefore, ESA Section 7(a)(4) conference is not required. Once a final rule to list the monarch butterfly or tricolored bat is published and goes into effect (typically 30–60 days after publication), Section 7(a)(2) requirements for consultation and Section 9 prohibitions against unpermitted ‘take’ of the species will apply. If the proposed project is not completed prior to the effective date of a final rule to list the monarch butterfly, the action agency should assess the project’s potential impacts to monarch butterflies and reinitiate consultation with the Service if remaining project activities ‘may affect’ either species. For assistance, contact the New Jersey Field Office.*
- 2. If any of the project activities are planned to take place within 660 feet of an active or alternate bald eagle*

<p>Endangered Species cont.</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>		<p><i>(Haliaeetus leucocephalus) nest during the nesting season (January through July or through fledging), it is recommended that the applicant or their designated agent contact NJDCA to coordinate with the New Jersey state agency responsible for wildlife management.</i></p> <p>3. <i>If any native birds are nesting in the structures, it is important to avoid disturbing adults, nests, eggs, or chicks to prevent potential violations of the Migratory Bird Treaty Act. If nests are found or birds are regularly using the structures for roosting, it is recommended that the applicant or their designated agent contact NJDCA to coordinate with the Service's Field Office. Additionally, they should visit the Service's Migratory Bird Program website at https://www.fws.gov/library/collections/avoiding-and-minimizing-incidentaltake-migratory-birds for guidance on how to avoid and minimize impacts.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>Based on the Phase I ESA, environmental database report, and review of local and state resources, no regulated ASTs covered by 24 CFR 51C are known to be located within 1-mile of the site, with the exception of the 275 gallon AST located on the subject property. As such, as a condition of approval, the on-site AST is to be removed prior to commencement of the proposed project.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The proposed project does not include any activities, including new construction, acquisition of undeveloped land, or conversion, that could potentially convert one land use to another. The project area is located within an urban area and work areas are limited to previously disturbed paved/developed areas. As such, there is no potential for agricultural land to be converted to non-agricultural land use as a result of the proposed project and the project is in compliance with the Farmland Protection Policy Act. Formal compliance steps or mitigation is not required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>Available Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) data were reviewed to determine if the project area is located within a regulated flood hazard area. According to Final FEMA FIRM No. 34017C0104D, eff. 08/16/2006, the project site is not located within a floodplain. As such, the project is in compliance with Executive Order 11988 and formal compliance steps or mitigation is not required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>Based on a review conducted by qualified individuals, no historic properties were identified within the APE, and it was determined that there is low potential for encountering archaeological sites or deposits within the APE. Therefore, per 36 CFR 800.4(d)(1), the New Jersey Department of Community Affairs determined that there would be no historic properties affected because of the undertaking. The New Jersey Historic Preservation Officer concurred with this finding on March 5, 2026.</i></p> <p><i>The Hudson County Office of Cultural & Heritage Affairs/Tourism Development did not respond to our invitation to comment as of the issuance of this report.</i></p> <p><i>The City of Jersey City Historic Preservation Commission responded with comments to our invitation to comment on February 25, 2026.</i></p>

<p>Historic Preservation cont.</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>Including the following comments and recommendations:</i></p> <ol style="list-style-type: none"> <i>1. Please clarify the proposed treatment of the 1 story masonry building at 17 Siedler Street (Block 18502 Lot 12). It is outside of the potential APE, and its treatment is not listed within the project description or on the submitted plans. However, there are at least two masonry openings on the rear façade that will be obstructed by the proposed fence at the lot line. Is the intention that the fence will block these openings?</i> <i>2. The HPC takes no exception to the proposed demolition of the two buildings (Block 18502, Lot 30 and Block 18502, Lot 34) and masonry shed (Block 18502, Lots 33 and 34). Please note that the demolition of these buildings will still need formal review under the local permitting process.</i> <i>3. We recommend revising some of the exterior building materials to be contextual to the adjacent historic resources. In particular, we recommend the fiber cement wall panel, proposed at the Sackett St elevation be revised to a horizontal lap cement board in a more appropriate color than gray.</i> <p><i>A response to those comments was then sent on the same day, February 25, 2026, as follows:</i></p> <ol style="list-style-type: none"> <i>1. 17 Siedler Street will not be included in this project. The structure and garage will not be in use, and the intention is to fence it off. We have filed for a demolition permit (B-25-0496) and intend to demolish the structure on 17 Siedler Street at a later point in time. Construction at 17 Siedler Street will be unaffiliated to the Sackett Street redevelopment.</i> <i>2. Noted. We have already submitted for demolition review and have received HPC demolition memorandums for Block 18502, Lot 30 and Block 18502, Lot 34 (see attached).</i> <i>3. Noted. This feedback will be taken back to the architect associated with the project. Submission to the Planning Board is still pending.</i> <p><i>No further response has been received by the City of Jersey City Historic Preservation Commission.</i></p>
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		<p><i>As such, the conditions for in-kind materials per the City of Jersey City Historic Preservation Commission recommendation are required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>Newark Liberty International Airport is the closest airport to the site and is located approximately 4.1 miles to the west-southwest. As shown in the airport noise contour map, the project site is approximately 3.3 miles from the 65 DNL contour. Based on DNL Calculation results, the noise screening analysis shows the 65 DNL criterion for acceptable noise would not be exceeded at the project site. As such, the project is in compliance with HUD's Noise regulation. Formal compliance steps or mitigation is not required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project area is not located within a sole-source aquifer. Therefore, the project is in compliance with the sole-source aquifer requirements and formal compliance steps or mitigation is not required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>A desktop analysis of the New Jersey Department of Environmental Protection (NJDEP) 2020 Land Use/Land Cover Freshwater Wetlands (FWW) and the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) were reviewed to identify potential wetlands within the study area. The NJDEP 2020 FWW map and USFWS NWI map did not identify any wetlands within or in the immediate vicinity of the project site.</i></p> <p><i>The proposed project is in compliance with Executive Order 11990. Formal compliance steps or mitigation is not required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>

<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The National Park Service, National Wild and Scenic River (NWSR) Inventory Mapping was utilized to determine if the project is near designated Wild and Scenic Rivers or Study Rivers. Based on this review, the project area is not located within or in the proximity of any Wild or Scenic Rivers. The project is in compliance with the Wild and Scenic Rivers Act. Formal compliance steps or mitigation is not required.</i></p> <p><i>See Attachment C for statutory worksheets and supporting documentation.</i></p>
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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	1	<i>The proposed project intends to increase affordable housing in an area designated for residential development (Zoning R-1: Neighborhood Housing) through redevelopment of vacant and/or unused commercial properties.</i>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p><i>Construction activities must comply with the New Jersey Standards for Soil Erosion and Sediment Control.</i></p> <p><i>Soil erosion will be minimized and controlled through implementation of a certified soil erosion and sediment control plan.</i></p> <p><i>The contractor will be responsible for securing a Soil Erosion and Sediment Control Plan Certification from the Hudson</i></p>

		<i>Essex Passaic Soil Conservation District. The Contractor will install and maintain erosion and sedimentation control measures and appropriate best management practices prior to and throughout construction, and in compliance with the certified soil erosion and sedimentation control plan.</i>
Hazards and Nuisances including Site Safety and Noise	2	<i>No hazards or nuisances are associated with the proposed project or use. No toxic or hazardous materials were identified through review of the NJDEP Land Resource Protection Web Application.</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
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SOCIOECONOMIC

Employment and Income Patterns	1	<i>The project would directly benefit current and future residents within Jersey City by providing an increase in affordable housing to working families and individuals.</i>
Demographic Character Changes, Displacement	1	<i>The proposed project would provide direct benefit to underserved and/or lower income families with 70% of units allocated to families earning 65-80% of Area Median Income (AMI) and 30% to families earning 95-120% of AMI. This consolidation reflects a unified development strategy that maximizes site potential while delivering a substantial number of affordable homeownership opportunities in Jersey City.</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
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COMMUNITY FACILITIES AND SERVICES

Educational and Cultural Facilities	2	<i>The project will have no impact on educational or cultural facilities.</i>
Commercial Facilities	1	<i>The proposed project would increase residential units and therefore increase the number of potential customers in the area. As such, the proposed project would be beneficial to area businesses.</i>
Health Care and Social Services	3	<i>The project would increase the number of residences and therefore potentially increase health care and social services demand, however, it is not anticipated to generate any substantive impacts.</i> <i>Formal compliance steps or mitigation is not required.</i>
Solid Waste Disposal / Recycling	3	<i>The project would slightly increase the number of residences using the waste disposal services, however, it would not significantly impact municipal solid waste disposal and recycling services and programs currently in place.</i> <i>Management, removal and recycling of solid wastes generated or resulting from construction activities (e.g. waste concrete, asphalt, brick, etc.) will comply with applicable regulations of the NJDEP at N.J.A.C. 7:26 and 7:26A.</i> <i>Formal compliance steps or mitigation is not required.</i>

Waste Water / Sanitary Sewers	3	<i>The project would slightly increase the number of residences connected to the municipal sewer system, however, it would not significantly impact the capacity of existing wastewater infrastructure. The contractor would be responsible for maintaining sanitary sewer laterals and service during construction.</i> <i>Formal compliance steps or mitigation is not required.</i>
Water Supply	3	<i>The project would slightly increase the number of residences connected to the municipal water supply, however, it would not significantly impact the capacity of existing water supply infrastructure.</i> <i>Formal compliance steps or mitigation is not required.</i>
Public Safety - Police, Fire and Emergency Medical	3	<i>The project would slightly increase the number of residences and therefore potentially increase demand for police, fire and EMS services within the city, however, it would not significantly impact the demand capacity of Police and/or Fire and EMS.</i> <i>Formal compliance steps or mitigation is not required.</i>
Parks, Open Space and Recreation	2	<i>The proposed project would have no impact on parks, open space or recreation areas of related services. No changes in the demand for or access to these amenities would be generated.</i>
Transportation and Accessibility	3	<i>The project would slightly increase the number of residences and therefore potentially increase roadway or transit travel demand, however, it is not anticipated to generate any substantive impacts.</i> <i>Formal compliance steps or mitigation is not required.</i>
Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<i>No unique natural features or agricultural lands are present within or in the vicinity of the project area. No adverse effects to surface waters are anticipated. No wetlands are present or would be impacted. Soil erosion will be minimized and controlled through implementation of an approved soil erosion and sediment control plan during construction activities. The contractor will be responsible for securing a Soil Erosion and Sediment Control Plan Certification from the Hudson Essex Passaic Soil Conservation District.</i>
Vegetation, Wildlife	2	<i>The project area is located within an urban environment and work areas are limited to previously disturbed developed/paved areas and adjacent roadway right-of-way and sidewalks. As such, vegetation and wildlife will not be affected by project activities.</i>
Other Factors	N/A	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation
ENERGY		
Energy Efficiency	3	<i>The project would slightly increase the number of residences and therefore potentially increase energy demand, however, it is not anticipated to generate any substantive impacts.</i>

Additional Studies Performed:

No additional studies were determined to be necessary due to the limited scope and nature of the effects of the project.

Field Inspection (Date and completed by):

Field inspection was completed by Hill International and DCA on July 1, 2025. Please see **Attachment E** for field report and photos.

List of Sources, Agencies and Persons Consulted:

ArcGIS Pro, ESRI, and the GIS User Community.
 Endangered Species Act. Section 7. Accessed at <https://www.fws.gov/laws/endangered-species-act/section-7>.
 Federal Avian Administration (FAA). Accessed at <https://www.faa.gov/>.
 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). FEMA FIRM Panel 34017C0104D. Accessed at <https://msc.fema.gov/portal/home>.
 Google™ Earth Pro.
 New Jersey Department of Agriculture, Natural Resources Conservation Service (NRCS). Web Soil Survey. Accessed at <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
 New Jersey Department of Environmental Protection (NJDEP). Flood Hazard Area Control Act (FHACA) Rules. Accessed at https://dep.nj.gov/wp-content/uploads/wlm/downloads/fha/njac7_13-1.pdf.
 NJDEP. Freshwater Wetlands Protection Act Rules. Accessed at https://dep.nj.gov/wp-content/uploads/rules/rules/njac7_7a.pdf.
 NJDEP. GeoWeb. Accessed at <https://dep.nj.gov/gis/nj-geoweb/.NJDEP>.
 Natural Heritage Program (NHP). Accessed at <https://nj.gov/dep/parksandforests/natural/heritage/request.html>.
 New Jersey Department of Transportation (NJDOT), Division of Information Technology. NJDOT Open Data. NJDOT Aeronautics Facilities. Accessed at <https://open-data-portal-njdot.hub.arcgis.com/pages/gis-web-applications>.
 New Jersey Historic Preservation Office (SHPO). Accessed at <https://dep.nj.gov/hpo/>.
 National Wild and Scenic Rivers System. Explore Designated Rivers, New Jersey. Accessed at <http://www.rivers.gov/new-jersey.php>.
 National Oceanic and Atmospheric Administration (NOAA). Vertical Datum Transformation (VDatum). Accessed at <https://vdatum.noaa.gov/>.
 Noise Control Act of 1972. Accessed at https://dep.nj.gov/wpcontent/uploads/rules/rules/njac7_29.pdf.
 Jersey City Zoning Map. Housing, Economic Development, and Commerce. Accessed at <https://www.jerseycitynj.gov/cityhall/HousingAndDevelopment>.
 U.S. Environmental Protection Agency (USEPA). Nonattainment Areas for Criteria Pollutants (Green Book). Accessed at <https://www.epa.gov/green-book>.
 U.S. Fish and Wildlife Service (USFWS). Coastal Barrier Resources System Mapper. Accessed at <http://www.fws.gov/CBRA/Maps/Mapper.html>.

UFWS. National Wetlands Inventory (NWI). Accessed at

<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

USFWS. Information, Planning, and Conservation (IPaC) System. Accessed at <http://ecos.fws.gov/ipac/>.

List of Permits Obtained:

The project is currently pending award. All necessary permits for demolition and construction will be acquired prior to project commencement.

Public Outreach [24 CFR 50.23 & 58.43]:

A public notice will be published in both Spanish and English of this EA's findings of no significant impact (FONSI), per the requirements in 24 CFR 50.23 & 58.43. All comments received will be considered and, if appropriate, public feedback will be incorporated.

Cumulative Impact Analysis [24 CFR 58.32]:

Cumulative impact is the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor direct and indirect but collectively significant actions taking place over a period of time. The proposed project involves redevelopment of existing *disturbed paved/developed areas within an urban setting into affordable housing for current and future residents*. The project would therefore result in mainly temporary impacts from construction. These temporal impacts would be minor and not have serious adverse impacts on these resources.

Hudson County's population has generally shown an increasing trend over time. The population in 2020 was 724,854, representing a 14.3% increase from the 2010 census. Hudson County, New Jersey – measuring 46.19 square miles – has a population density of 15,691.5 people per square mile. This makes it the most densely populated county in New Jersey and the sixth most densely populated in the United States. Hudson County's density is significantly higher than the state average, which is around 1,263 people per square mile, and it is much higher than the national average, which is about 88 people per square mile. The County is characterized by a mix of urban and suburban land use, with a significant portion dedicated to residential and commercial development. Hudson County's land use is dominated by urban and suburban development, with mixed-use developments becoming increasingly common, especially around rail stations and in transit-oriented areas. Hudson County also has some agricultural land, but it's not the dominant land use, as it's mostly urban and suburban. While Hudson County once had a significant amount of wetlands, their extent has decreased over time. In 1986, Hudson County contained 3,897 acres of wetlands, which covered over 13% of the county's land area. By 2002, this number decreased to 1,540 acres, according to the Conservation Element. Hudson County contains approximately 11,665.9 acres of FEMA-designated Special Flood Hazard Areas (SFHA), which include both 100- and 500-year floodplains. The impacts associated with the project are mostly temporary and minor and the geographic area has a high degree of similar disturbance/impact due to the population density and development of Hudson County.

When considering the direct and indirect impacts that would result from the proposed activity, in relation to the overall direct and indirect impacts from past, present, and reasonably foreseeable future activities, the incremental contribution of the proposed activity to cumulative impacts in Hudson County are not significant. Mitigation measures would not be required to offset the impacts of the proposed activity to eliminate or minimize its incremental contribution to cumulative effects within Hudson County.

Alternatives [24 CFR 58.40(e)]

The Sackett Street Redevelopment, LLC project proposes a newly constructed 40-unit condominium building located in Jersey City, which is the second most populous city in New Jersey and a major economic center with close proximity to New York City, with 70% of units allocated to families earning 65-80% of Area Median Income (AMI) and 30% to families earning 95-120% of AMI. This project is requesting funds as part of the Smart Move Program, which is a program designed to help fund the development of affordable single-family housing within counties impacted by Hurricane Ida. The New Jersey DCA is using Community Development Block Grant–Disaster Recovery funds from HUD to fund the program.

This consolidation reflects a unified development strategy that maximizes site potential while delivering a substantial number of affordable homeownership opportunities in Jersey City. As such, the proposed Sackett Street Redevelopment, LLC project is the preferred alternative.

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

The no action alternative would avoid minor short-term construction impacts but fail to address ongoing and future affordable housing needs in Jersey City. If the current and future housing demands are not met, then there will be numerous negative impacts not limited to the local economy, environment through increased commute time/distances, and overall functioning of Jersey City and surrounding areas. Therefore, no action alternative does not provide a viable long-term solution for projected increase demand for affordable housing.

Summary of Findings and Conclusions:

The proposed alternative (described above) would meet all technical feasibility requirements, costs, and logistics requirements as well as meet the purpose and need. As described in the above Environmental Assessment, the proposed project would have no significant effects on the human environment and would have minor beneficial impacts as a result of increased affordable housing availability. The no action alternative would result in current and future housing demands not being met and the associated numerous negative impacts previously discussed. The off-site alternative would have similar environmental effects to the proposed project.

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/Conditions
<p>General Conditions</p>	<ul style="list-style-type: none"> Acquire all required federal, state, and local permits prior to construction and comply with all permit conditions.
	<ul style="list-style-type: none"> If the scope of work of a proposed activity change, the application for funding must be revised and resubmitted for reevaluation under NEPA.
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<ul style="list-style-type: none"> If project activities uncover archaeological deposits, including any Native American pottery, stone tools, bones, or human remains, the project shall be halted, and the applicant shall immediately stop work in the vicinity of the discovery and take reasonable measures to avoid or minimize harm to the finds. All archeological findings will be secured and access to the sensitive area restricted. The applicant will inform DCA and DCA will consult with the SHPO or THPO and Tribes. Work in sensitive areas cannot resume until consultation is completed and appropriate measures have been taken to ensure that the project is in compliance with the NHPA.
	<ul style="list-style-type: none"> Demolition of the two buildings (Block 18502, Lot 30 and Block 18502, Lot 34) and masonry shed (Block 18502, Lots 33 and 34) shall require formal review and approval through the local city of Jersey City permitting process.
	<ul style="list-style-type: none"> Horizontal lap cement board shall be used in place of the proposed fiber cement wall panels proposed on the Sackett Street elevation. The horizontal lap cement board shall be revised to a more appropriate color than gray to better complement the surrounding historic resources. The appropriate colors will be decided upon during the local city of Jersey City permitting process.
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<ul style="list-style-type: none"> The monarch butterfly (<i>Danaus plexippus</i>, proposed threatened) may occur within the action area. This project is not likely to jeopardize the continued existence of these species; therefore, ESA Section 7(a)(4) conference is not required. Once a final rule to list the monarch butterfly or tricolored bat is published and goes into effect (typically 30–60 days after publication), Section 7(a)(2) requirements for consultation and Section 9 prohibitions against unpermitted ‘take’ of the species will apply. If the proposed project is not completed prior to the effective date of a final rule to list the monarch butterfly, the action agency should assess the project’s potential impacts to monarch butterflies and reinitiate consultation with the Service if remaining project activities ‘may affect’ either species. For assistance, contact the New Jersey Field Office.

<p>Endangered Species cont.</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<ul style="list-style-type: none"> • If any of the project activities are planned to take place within 660 feet of an active or alternate bald eagle (<i>Haliaeetus leucocephalus</i>) nest during the nesting season (January through July or through fledging), it is recommended that the applicant or their designated agent contact NJDCA to coordinate with the New Jersey state agency responsible for wildlife management. • If any native birds are nesting in the structures, it is important to avoid disturbing adults, nests, eggs, or chicks to prevent potential violations of the Migratory Bird Treaty Act. If nests are found or birds are regularly using the structures for roosting, it is recommended that the applicant or their designated agent contact NJDCA to coordinate with the Service's Field Office. Additionally, they should visit the Service's Migratory Bird Program website at https://www.fws.gov/library/collections/avoiding-and-minimizing-incidentaltake-migratory-birds for guidance on how to avoid and minimize impacts.
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<ul style="list-style-type: none"> • Comply with all laws, regulations, and industry standards applicable to aboveground and underground storage tanks, including the New Jersey underground storage tank regulations at NJAC 7:14B. • Removal of the 275 Gallon AST by a licensed NJDEP AST Removal Certified Contractor. Once removed, please submit documentation of the removal of the AST by a licensed NJDEP AST Removal Certified Contractor which details the work conducted to NJDCA (SmartMove@dca.nj.gov) within 14 days of the work. • If during the removal of the AST by the licensed NJDEP AST Removal Certified Contractor, a spill or potential contamination occurs (or is suspected) from the removal of the tank, then spill mitigation measures must be immediately employed upon a spill of hazardous material and the contractor must notify NJDCA (SmartMove@dca.nj.gov) and NJDEP (1-877-927-6337) within 48 hours of discovery. • Removal of numerous 55 gallon drums. If upon removal potential contamination is identified, the contractor must notify NJDCA (SmartMove@dca.nj.gov) and NJDEP (1-877-927-6337) within 48 hours of discovery and mitigation measures must be immediately employed upon a spill of hazardous material.


Determination:

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

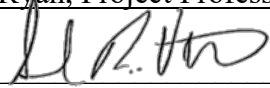
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2)]

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

Preparer Signature:  Date: 03/17/2026

Name/Title/Organization: Joshua Ryan, Project Professional, GEI Consultants, Inc.

Certifying Officer Signature:  Date: 03/18/2026

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).