

ENVIRONMENTAL ASSESSMENT

Determinations and Compliance Findings for HUD-Assisted Projects

24 CFR Part 58

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

Applicant Name: _____ (First) _____ (Last)

-or- The City of Hoboken, New Jersey (Business/Corporate Name)

Project Location: 1113-1131 Madison St, 1201 Madison/1200 Adams St (Street Address)

Hoboken (Municipality) Hudson (County) NJ (State)

Block 107, Lot 1 and Block 103, Lot 7 (Block) (Lot)

Conditions for Approval [40 CFR 1505.2(c)]: (List all mitigation and project modification measures required by the Responsible Entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as required. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.)

General:

1. Comply with the Hudson River Resist, Delay, Store, and Discharge (RDSD) Environmental Impact Statement.
2. Acquire all required federal, state, and county/ local permits.

Contamination and Toxic Substances:

A Preliminary Assessment Report (PAR) was prepared in October 2001, which detailed the areas of Areas of Concern (AOCs), equivalent to Recognized Environmental Conditions (RECs) that warranted investigation. The NJDEP has assigned Industrial Site Recovery Act (ISRA) Case Numbers E20010373, E20010439 and E20020350 to the Site. All RECs were subsequently investigated and sampled during the Phase I, Phase II and Phase III Site investigations and respective reports were submitted to NJDEP from January 2002 through September 2006. Cognis conducted a vapor intrusion (VI) investigation that addressed potential receptors within 200 feet of the property in a report dated December 2011. Based on the VI investigation findings, no VI pathway to the neighboring receptors was identified. Based on the evaluation of all RECs investigated by Cognis, a Remedial Action Workplan was submitted to NJDEP in July 2004, which was revised in January 2015 to include the remediation of polychlorinated biphenyl (PCB)-impacted soil. All other remaining constituents reported in soil were found to be typical of Historic Fill, to be addressed utilizing engineering and institutional controls as required by NJDEP regulations and guidance.

BASF completed Remedial Action of PCB-impacted soil from December 2015 to February 2016. Subsequent to the Remedial Action, engineering controls were instituted in the form of an entire lot 6-inch asphalt cap and an existing 6-foot perimeter as specified in the approved Remedial Action Workplan. A Deed Notice was

filed by BASF on August 29, 2016. Submission of the Remedial Investigation Report/Remedial Action Report and the Soil Remedial Action Permit (RAP) by the LSRP of Record to NJDEP is anticipated in Q4 2016. BASF anticipates approval of the RAP and issuance of the Response Action Outcome (RAO) in Q4 2016. Upon the City's acquisition of the property, BASF and the City of Hoboken agree to be co-permittees on the Soil RAP, and the City of Hoboken assumes full responsibility to maintain compliance with the Soil RAP. The City of Hoboken will retain an LSRP and assume responsibility for all Long Term Compliance Obligations with respect to the Soil Remedial Action Permit. These responsibilities include annual inspections and biennial certifications of the engineering controls.

Per the purchase and sale agreement between BASF and the City of Hoboken, BASF is responsible for groundwater remedial action and the issuance of the Groundwater RAO. Based on the findings of groundwater quality investigations conducted from 2002 through 2016, dissolved volatile organic compounds (VOCs), metals, base neutral organic compounds (SVOCs), PCBs and surfactants are reported at concentrations above the NJDEP Ground Water Quality Standards (GWQS). Upon acquisition, the City of Hoboken will become co-permittee on the Groundwater RAP, however, per the Access Agreement, BASF will be responsible for maintaining compliance with the conditions of the Groundwater RAP, specifically monitoring and reporting, until such time as projected in the Classification Exception Area (CEA) that the concentrations of the constituents of concern in groundwater decrease to below the NJDEP GWQS. At that time, BASF's LSRP of Record will issue an Unrestricted Groundwater RAO.

There are no existing structures on the property therefore, suspected asbestos-containing materials, lead-based paint and radon are not a concern.

Noise:

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

Air Quality:

The project must meet the regulatory requirements of New Jersey's Air Rules/Air Pollution Control Requirements. The Contractor will implement the following Best Management Practices (BMPs) aimed to reduce air quality effects.

Soils and Water Resources:

Project activities will comply with the New Jersey Standards for Soil Erosion and Sediment Control. The project will install and maintain erosion and sedimentation control measures and appropriate best management practices as needed.

FINDING:

Finding of No Significant Impact (FONSI) [24 CFR 58.40(g)(1); 40 CFR 1508.27]

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

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

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

CERTIFICATIONS:

Matthew Connors – E&LP/Excel
Preparer Name and Agency

Preparer Signature

October 24, 2016
Preparer Completion Date

Charles Ricca
RE Certifying Officer Name

RE Certifying Officer Signature

10/27/16
RE CO Signature Date

Funding Information:

Grant Number	HUD Program	Funding Amount
Not Applicable		

Estimated Total HUD Funded Amount: \$0, the acquisition will be acquired using the Municipal Open Space Trust to finance the debt service.

Estimated Total Project Cost [24 CFR 58.32(d)]: (HUD and non-HUD funds) \$26,633,416.50. The property will be acquired using the Municipal Open Space Trust to finance the debt service.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of the proposed project is to acquire an underutilized, undeveloped property in the City of Hoboken to develop as open recreational space with stormwater management features to address persistent flooding in northwest Hoboken.

The project is needed to create open space in an urban environment and relieve the City of Hoboken's overtaxed combined sewer system that collects both sanitary and stormwater flows during rainfall events. The overall project goals include open space preservation and sustainable stormwater management using green infrastructure, which are consistent with Hoboken's Master Plan (2004) and Master Plan Reexamination (2010), Open Space and Recreation Plan Recommendations (2015), Green Infrastructure Strategic Plan, Hudson River RDSD, and Re.invest report.

Description of the Proposed Project [24 CFR 50.12 & 58.32, 40 CFR 1508.25]: (Include all contemplated actions that are logically either geographically or functionally a composite part of the project, regardless of the source of funding. As appropriate, attach maps, site plans, renderings, photographs, budgets, and other descriptive information.)

The City of Hoboken is proposing the acquisition of 5.418 acres commonly known as the BASF Property ("project site") in the Northwest corner of Hoboken. The property addressed in this Environmental Assessment is located at 1113-1131 Madison Street, Block 103 Lot 7 (1.148 acres); and 1201 Madison/1200 Adams Street, Block 107 Lot 1 (4.27 acres). The planned reuse of the BASF property (i.e., Block 103, Lot 7 and Block 107 Lot 1) is limited to a public park and drainage improvements that are part of the Hudson River Resist, Delay, Store and Discharge (RDSD) Rebuild by Design Project. The impacts of the reuse of this site will be evaluated under the Hudson River RDSD Environmental Impact Statement. Refer to Attachment Tax info Block 103, Lot 7 and Block 107, Lot 1.

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

The project area is comprised of Block 103, Lot 7-26 and Block 107, Lot 1 located at the intersection of 12th and Jefferson Streets.

At present, Block 107, Lot 1 is entirely paved with asphalt and there are no buildings or other structures on the lot. A 6-foot perimeter chain-link fence surrounds the parcel and one fire hydrant, surrounded by protective bollards, is located in the central portion of the lot. In the north-central portion of the lot, overhead electric service connects to a several electric meters mounted on a utility pole. One overhead light is installed on the utility pole above the electric meters at this location. No trees or other vegetation are present on the lot, which is currently vacant and unoccupied. Block 103, Lot 7 is entirely paved with asphalt and there are no buildings or other structures on the lot. A 6-foot perimeter chain-link fence surrounds the entirety of the lot. There are no utilities servicing the parcel and no trees or other vegetation are present. The lot is currently vacant and unoccupied. The asphalt pavement is site-wide and was installed as part of the environmental Remedial Action conducted by BASF and subsequent to the removal of PCB-impacted soil. The asphalt pavement serves as an LSRP-approved engineering control covering residual low level PCBs and Historic Fill that remains on the property. The asphalt pavement serves as the cap to protect to human health and the environment.

There is a site wide deed notice filed for the property to document the engineering controls as part of the site remedial action, which include fencing and an asphalt cap. The deed notice was recorded in August 26, 2016.

Refer to Part 1 Section 4 Contamination and Toxic Substances for more information.

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

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

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

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

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

Statute, Authority, Executive Order, Regulation, or Policy cited at 24 CFR §50.4 & §58.5	STATUS A B		Compliance Documentation
<p>1. Air Quality [Clean Air Act, as amended, particularly sections 176(c) & (d), and 40 CFR 6, 51, 93]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><i>According to the U.S. Environmental Protection Agency (EPA), Hudson County has been designated a non-attainment or maintenance area for four NAAQS pollutants (Map).</i></p> <p><i>Hudson County's current pollutant criteria for the following NAAQS pollutants:</i></p> <ul style="list-style-type: none"> • 8-hr Ozone (2008): marginal • Carbon Monoxide (1971 Standard): moderate • Particulate Matter 2.5 (1997 Standard): maintenance • Particulate Matter 2.5 (2006 Standard): maintenance <p><i>Note: EPA revoked the 1-hour Ozone standard (1979) on 06/15/2005 and the 8-hour Ozone standard (1997) on 04/06/2015, so those NAAQS criteria no longer apply.</i></p> <p><i>The proposed project is for acquisition only. There will be no construction on site.</i></p> <p><i>The proposed project is in compliance with the provisions of the Clean Air Act and applicable regulations at 40 CFR 6, 51 and 93. The project will meet applicable emission standards and regulations of the State Air Pollution Control Code, and will not have an adverse effect on local or regional air quality</i></p>

<p>2. Airport Hazards (Clear Zones and Accident Potential Zones) [24 CFR 51D]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><i>The proposed acquisition of the site is in compliance with 24 CFR 51D.</i></p> <p><i>The project is not located within any Clear Zones or Accident Potential Zones (Link to map of area) Airport Clear Zones and Accident Potential Zones Map) nor is it located within 15,000 feet of a military airport or 2,500 feet of a civilian airport (Airport Hazard Map), so no airport hazard effects are expected.</i></p> <p><i>Newark Liberty International Airport is approximately 7.18 miles from the project site. Atlantic City International Airport is approximately 90 miles; Lakehurst Naval Air Station is approximately 51 miles. See Figure 2.1 Airport Hazards and Figure 2.2 – Lakehurst APZ</i></p>
<p>3. Coastal Zone Management [Coastal Zone Management Act sections 307(c) & (d)]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><i>The proposed acquisition of the site is in compliance with Coastal Zone Management regulations. The project is located outside of the regulated CAFRA, Upland Waterfront or Hackensack Meadowlands zone (Coastal Zone Management Act Map CAFRA). No impacts to coastal areas would occur and no consultation is required.</i></p> <p><i>See Figure 3.1 – CAFRA Zone</i> <i>See Figure 3.2 – Hackensack/Meadowlands Map</i> <i>See Figure 3.3 – Waterfront Development Zone</i></p>
<p>4. Contamination and Toxic Substances [24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><i>A Preliminary Assessment Report (PAR) was prepared in October 2001, which detailed the areas of Areas of Concern (AOCs), equivalent to Recognized Environmental Conditions (RECs) that warranted investigation. The NJDEP has assigned Industrial Site Recovery Act (ISRA) Case Numbers E20010373, E20010439 and E20020350 to the Site. All RECs were subsequently investigated and sampled during the Phase I, Phase II and Phase III Site investigations and respective reports were submitted to NJDEP from January 2002 through September 2006. Cognis conducted a vapor intrusion (VI) investigation that addressed potential receptors within 200 feet of the property in a report dated December 2011. Based on the VI investigation findings, no VI pathway to the neighboring receptors was identified. Based on the evaluation of all RECs investigated by Cognis, a Remedial Action Workplan was submitted to NJDEP in July 2004, which was revised in January 2015 to include the remediation of PCB-impacted soil. All other remaining constituents reported in soil were found to be typical of Historic Fill, to be addressed utilizing engineering and institutional controls as required by NJDEP regulations and guidance.</i></p> <p><i>BASF completed Remedial Action of PCB-impacted soil from December 2015 to February 2016. Subsequent to the Remedial Action, engineering controls were instituted in the form of an entire lot 6-inch asphalt cap and an existing 6-foot perimeter as specified in the approved Remedial Action Workplan. A Deed Notice was filed by BASF on August 29, 2016. Submission of the Remedial Investigation Report/Remedial Action Report and the Soil Remedial Action Permit (RAP) by the LSRP of Record to NJDEP is anticipated in Q4 2016. BASF anticipates approval of the RAP and issuance of the RAO in Q4 2016. Upon the City's acquisition of the property, BASF and the City of Hoboken agree to be co-permittees on the Soil RAP, and the City of Hoboken assumes full responsibility to maintain compliance with the Soil RAP. The City of Hoboken will retain an LSRP and assume responsibility for all Long Term Compliance Obligations with respect to the Soil Remedial Action Permit. These responsibilities include annual inspections and biennial certifications of the engineering controls.</i></p> <p><i>Per the purchase and sale agreement between BASF and the City of Hoboken, BASF is responsible for groundwater remedial action and the issuance of the Groundwater RAO. Based on the findings of groundwater quality investigations conducted from 2002 through 2016, dissolved volatile organic compounds (VOCs), metals, base neutral organic compounds (SVOCs), PCBs and surfactants are reported at concentrations above the NJDEP GWQS. Upon acquisition, the City of Hoboken will become co-permittee on the Groundwater RAP, however, per the Access Agreement, BASF will be responsible for maintaining compliance with the conditions of the Groundwater RAP, specifically monitoring and reporting, until such time as projected in the CEA that the concentrations of the constituents of concern in groundwater decrease to below the NJDEP GWQS. At that time, BASF's LSRP of Record will issue an Unrestricted Groundwater RAO.</i></p> <p><i>There are no existing structures on the property therefore, suspected asbestos-containing materials, lead-based paint and radon are not a concern</i></p> <p><i>NJDEP has made a determination on the site regarding potentially threatening toxics and found the site to be cleared and in substantial compliance with NJDEP regulations.</i></p> <p><i>See Attachment NJDEP Toxic Response</i></p>

<p>5. Endangered Species [Endangered Species Act of 1973, particularly section 7; 50 CFR 402]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The proposed acquisition of the site is in compliance with the Endangered Species Act of 1973.</i></p> <p><i>Consultation with the US Fish and Wildlife Service (USFWS) was completed through a review of the iPaC landscape explorer tool to obtain a preliminary USFWS species list for the project area.</i></p> <p><i>The USFWS consultation reports identified no federally proposed, candidate, threatened or endangered species in the vicinity of the project. Additionally, no critical habitats were noted within the project area. See Figure 5.1 – Endangered Species; Attachment – IPaC trust Resources Report</i></p> <p><i>The USFWS did note that the review of the proposed project should consider effects on the following non-listed migratory bird species: American Bittern, American Oystercatcher, Bald Eagle, Black Skimmer, Black-billed Cuckoo, Blue-winged Warbler, Canada Warbler, Cerulean Warbler, Fox Sparrow, Golden-winged Warbler, Gull-billed Tern, Hudsonian Godwit, Kentucky Warbler, Least Bittern, Least Tern, Loggerhead Shrike, Peregrine Falcon, Pied-billed Grebe, Prairie Warbler, Purple Sandpiper, Red Knot, Rusty Blackbird, Saltmarsh Sparrow, Seaside Sparrow, Short-eared Owl, Snowy Egret, Upland Sandpiper, Willow Flycatcher, Wood Thrush, and Worm Eating Warbler. As the project site does not include any natural habitat or trees and future project activities do not have the potential to take or injure individuals, the proposed project would have no effect on migratory birds or habitat.</i></p> <p><i>Review of the NJDEP HUD Environmental Review Tool mapping did not indicate the presence of piping plover or red knot, nor did the mapping tool identify any "centroid hits" for federal or state listed endangered species</i></p> <p><i>Review of the USFWS IPaC mapping tool was utilize to determine whether a project may adversely impact federally listed Indiana bats, northern long eared bats, or their habitats. The IPaC did not identify a critical habitat or species.</i></p> <p><i>The project will have No Effect on any federal or state-listed species. Based on coordination with federal and state agencies and assessment of effects, compliance with the ESA is complete and no additional consultation is required.</i></p>
<p>6. Environmental Justice [Executive Order 12898]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>Executive Order (EO) 12898 requires Federal agencies to consider and address disproportionately high and adverse human health or environmental effects on minority and low-income populations resulting from their actions. The project is in a predominantly urban area consisting of local businesses, vacant properties, and rental properties. The proposed acquisition of the site will provide land and infrastructure for the future park and drainage improvement project.</i></p> <p><i>The population of the Census demographic designation which includes the area surrounding the project exhibits approximately 17.8 percent minority population.</i></p> <p><i>See Attachment Census Hoboken</i></p> <p><i>Those living below the poverty level in the general area comprise approximately 11.4 percent of the population.</i></p> <p><i>See Figure 6.1 – Environmental Justice Population Map</i> <i>See Figure 6.2 – Site Photo</i></p> <p><i>The proposed project would not generate adverse resource or health effects or adversely impact residential, commercial, or community facilities or services which may be of importance to environmental justice populations. The project would not generate disproportionately high and adverse environmental impacts on environmental justice populations. As the project will provide for a future park and drainage improvements for local residents and businesses, the project would provide a benefit to EJ populations.</i></p> <p><i>See Attachment 6.1 Environmental Justice Checklist</i></p>

<p>7. Explosive and Flammable Operations [24 CFR 51C]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed acquisition of the site is in compliance with 24 CFR Part 51 Subpart C. Based on a field inspection on October 14, 2016 and review of the NJDEP HUD Environmental Review Tool mapping, no above-ground storage tanks containing potentially explosive or flammable substances were noted on or within 1 mile of the project site.</p> <p>The acquisition will not increase the population density or create new housing.</p> <p>See Figure 7.1 Hazardous Site of Concern See Figure 7.2 Hazardous Sites with Buffer See Attachment – BASF Hazardous Sites See Attachment – AST Visual Survey</p>
<p>8. Farmland Protection [Farmland Protection Policy Act of 1981, particularly section 1504(b) & 1541; 7 CFR 658]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed acquisition of the site is in compliance with the provisions of the Federal Farmland Protection Policy Act and applicable regulations at 7 CFR 658.</p> <p>The project setting is an urban community with no associated agricultural lands. According to the NJDEP HUD Environmental Review Tool mapping, the project site is not located on land classified as containing prime farmland soils (Farmland Protection Map). The soils on the project sites are not designated as farmland of unique or statewide importance and the project is located in the Census-designated New York-Newark, NY NJ- CT urbanized area. Therefore, the requirements of the federal Farmland Protection Policy Act (FPPA) are not applicable.</p> <p>See Figure 8.1 – Farmland Mapping</p>
<p>9. Floodplain Management [24 CFR 55; Executive Order 11988, particularly section 2(a)]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed acquisition of the site is not applicable with 24 CFR 55 and EO 11988. Per Section 55.12 subparagraph (c) "This part shall not apply to the following categories of proposed HUD actions:...(3) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, but only if:</p> <ul style="list-style-type: none"> (i) The property is cleared of all existing structures and related improvements; (ii) The property is dedicated for permanent use for flood control, wetland protection, park land, or open space; and (iii) A permanent covenant or comparable restriction is placed on the property's continued use to preserve the floodplain or wetland from future development. <p>The project meets these criteria as the acquisition of the parcel will 1. Has no existing structures or related improvements; 2. Will be utilized for a future park and drainage improvements; 3. Will be restricted for use so as to improve stormwater and flooding conditions.</p> <p>See Figure 9.1 – Floodways See Figure 9.2 – FEMA DFIRM See Figure 9.3 – FIRM Zone A and B See Figure 9.4- NFIPP Map</p>

<p>10. Historic Preservation [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR 800]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project is for the acquisition of the site. The proposed acquisition of the site complies with Section 106 of the National Historic Preservation Act and applicable regulations at 36 CFR 800.</i></p> <p><i>Based on a review of NJDEP HUD Environmental Review Tool mapping, the subject properties contain no historic structures; are not within a historic district of New Jersey; do not contain a historic property of New Jersey; and are not located within an archaeological site grid; Block 103, lot 7 of the project is in a historic property exemption zone above ground only. Block 107, lot 1 is not within the historic property exemption zone above ground only.</i></p> <p><i>The site and is located in an urban area with previously disturbed soil, and the project is for the acquisition of the property, therefore the project is in compliance with the National Historic Preservation Act. The project will be evaluated under the Hudson River RDS Environmental Impact Statement.</i></p> <p><i>See Figure 10.1 – Historical Districts See Figure 10.2 – Historical Properties See Figure 10.3 – Preservation and Archeological Sites See Figure 10.4 – Preservation Exemption Zone</i></p>
<p>11. Noise Abatement and Control [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR 51B]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The proposed acquisition of the site is in compliance with applicable HUD noise regulations.</i></p> <p><i>24 CFR 51.101 (a)(2) states that activities considered to be "noise sensitive land development" must comply with the noise criteria and standards of 24 CFR 51B. As the proposed action is for the acquisition of the parcels, noise abatement and controls are not applicable.</i></p> <p><i>Additionally, The impacts of the reuse of this site will be evaluated under the Hudson River RDS Environmental Impact Statement.</i></p> <p><i>The project site is within 15 miles of Newark Liberty International Airport (approximately 7.18 miles). The project site is not within 1,000 feet of a major roadway, as all roads within this distance are characterized as local, urban collector streets. The nearest major roadway is Route 9 (Tonnelle Avenue) which is approximately 1 mile to the west. The project site located 1.2 miles north of a passenger railroad (NJ Transit), and 0.11 miles east of a light railroad (NJ Transit Hudson Bergen Light Rail).</i></p> <p><i>The proposed project must comply with local noise ordinances. Noise associated with the future park and drainage improvements will be a temporary impact that will be mitigated to the extent feasible. Temporary impacts will be minimized by Best Management Practices including: turning off idling equipment, minimizing noise impulses, avoiding scheduling activities requiring load equipment during nighttime hours and on weekends, inspecting all construction equipment at periodic intervals to ensure proper maintenance, and ensuring that all equipment has manufacturers' recommended noise abatement measures. During future construction activities, noise will need to meet applicable city, state, and federal codes, and will need to comply with local noise ordinances.</i></p>
<p>12. Sole Source Aquifers [Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR 149]</p>	<p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The proposed acquisition of the site is in compliance with 40 CFR 149 and Section 1424 of the Safe Drinking Water Act.</i></p> <p><i>The project site does not lie within an Aquifer System. The proposed future improvements of a park and drainage improvements would significantly decrease impervious coverage on the completely impervious site. Therefore, no impacts to sole source aquifers would occur.</i></p> <p><i>See Figure 12.1 – Sole Source Aquifer</i></p>

<p>13. Wetland Protection [24 CFR 55, Executive Order 11990, particularly sections 2 & 5]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><i>The proposed acquisition of the site would have no direct or indirect effect on coastal or freshwater wetlands and is in compliance with 24 CFR 55 and EO 11990.</i></p> <p><i>Based on review of the NJDEP HUD Environmental Review Tool mapping, no New Jersey mapped jurisdictional wetlands are located on or within 150 feet of the project site. The closest wetlands are estuarine and marine wetlands which are approximately 1.15 miles to the west of the project site and separated by several blocks of residential, commercial and industrial properties.</i></p> <p><i>Additionally, based on a review of the USFWS Wetlands Mapper application, the closest National Wetland Inventory (NWI) wetlands near the project site are the same estuarine and marine wetlands identified in the NJDEP HUD.</i></p> <p><i>The proposed future project does not involve work or disturbance within a wetland or wetland buffer area. The proposed project would not impact wetlands or associated transition areas and is in compliance with the Freshwater Wetland Protection Rules at N.J.A.C. 7:7A, 24 CFR 55 and EO 11990.</i></p> <p><i>See Figure 13.1 – Wetlands Protection Map</i></p>
<p>14. Wild and Scenic Rivers [Wild and Scenic Rivers Act of 1968, particularly section 7(b) & (c); 36 CFR 297]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><i>The proposed acquisition of the site is in compliance with 36 CFR 2971.</i></p> <p><i>The project site is not located within 0.25 mile of a designated Wild and Scenic River (WSR) stream bank and will have no adverse effect on protected WSRs. The closest designated WSR (Musconetong River) is approximately 47 miles southwest of the project site. Additionally, the project site is not located within a one-mile radius of a WSR or its tributaries. Therefore, the proposed project would have no adverse effect on WSRs and consultation and review by the National Park Service is not required.</i></p> <p><i>See Figure 14.1 – Wild and Scenic River Map</i></p>

PART II: ENVIRONMENTAL ASSESSMENT CHECKLIST

[24 CFR 58.40; 40 CFR 1508.8 & 1508.27]

For each impact category, evaluate the significance of the effects of the proposal on the character, features, and resources of the project area. Enter relevant base data and credible, verifiable source documentation to support the finding. Note names, dates of contact, telephone numbers, and page references. Attach additional material as appropriate. **All conditions, attenuation, or mitigation measures have been clearly identified.**

Impact Codes:

- (1) no impact anticipated
- (2) potentially beneficial
- (3) potentially adverse- requires documentation
- (4) requires mitigation
- (5) significant/potentially significant adverse impact requiring avoidance or modification which may require an Environmental Impact Statement

Impact Categories	Impact Code	Impact Evaluation, Source Documentation and Mitigation or Modification Required
Land Development		
Conformance with Comprehensive and Neighborhood Plans	1	<p><i>The proposed project is located adjacent to the Western Edge Redevelopment Area, which identifies the site as proposed as a future park. The site is also identified in the City of Hoboken Master Plan Reexamination Report (2010) and Master Plan (2004) as planned/possible new parks and recreation.</i></p> <p><i>The vision of the Western Edge Redevelopment Plan is to redevelop underutilized industrial buildings as well as vacant lands, while considering sustainability, climate change mitigation, flood storage, and recreation.</i></p> <p><i>The proposed project is for the acquisition of the site. The future park and drainage improvements, which will be evaluated under the Hudson River RDSD Environmental Impact Statement, would contribute to the implementation of the area by converting vacant and blighted properties with open space and drainage improvements. No change in land use would occur and the proposed uses are consistent with the City Master Plan.</i></p>
Land Use Compatibility and Conformance with Zoning	1	<p><i>The proposed project would be compatible with existing zoning regulations, as the subject parcels are zoned I-1 (Industrial Districts). The proposed uses are allowed in the zoning ordinance and the City of Hoboken Master Plan.</i></p>

<p>Urban Design- Visual Quality and Scale</p>	<p>2</p>	<p><i>The proposed project is for the acquisition of the site. The future park and drainage improvements, which will be evaluated under the Hudson River RSD Environmental Impact Statement, would directly address stormwater flooding issues in the northwestern area of Hoboken by introducing green stormwater infrastructure and subsurface detention, which would reduce stormwater runoff in accordance with the North Hudson Sewerage Authority (NHA) regulations, City of Hoboken Stormwater Management Plan and Ordinance, and the New Jersey Department of Environmental Protection (NJDEP) Stormwater regulations. The future project goals include sustainable stormwater management using green infrastructure, in line with Hoboken's Green Infrastructure Strategic Plan, Rebuild by Design, and Re.Invest report as summarized below.</i></p> <p><i>The landscape style and materials to be used would be developed through a public planning process to blend with the overall community character.</i></p> <p><i>Removal of the existing blighted property with new park features in the future project would positively contribute to the quality of the neighborhood.</i></p>
<p>Slope</p>	<p>1</p>	<p><i>The proposed project is located in a level, urban area. The lot is level and consistent with surrounding areas. No areas of steep slope would be affected nor would the proposed project involve grading.</i></p>
<p>Erosion</p>	<p>1</p>	<p><i>The proposed project is located in a developed urban area. The proposed project is for the acquisition of the site. The future park and drainage improvements, which will be evaluated under the Hudson River RSD Environmental Impact Statement. At the time of the future project temporary erosion impacts during construction will be minimal and will be mitigated through the use the New Jersey Standards for Soil Erosion and Sediment Control published at that time as well as other applicable rules and regulations. The project will require erosion and sedimentation control measures and appropriate best management practices prior to and throughout construction. Applicable permits will be obtained from Hudson-Essex SESC and NJDEP.</i></p>
<p>Soil Suitability</p>	<p>1</p>	<p><i>The proposed project is located within an urban area with no natural or agricultural soils (area soils are classified as Urban land). Soils are suitable for the proposed future project use in regard to stormwater and park infrastructure. No agricultural land will be converted to non-agricultural use.</i></p>

<p>Hazards and Nuisances, Including Site Safety</p>	<p>1</p>	<p><i>The existing properties are vacant and comprised of impervious materials. No structures remain on the property and safety concerns are present due to the vacant and blighted neighborhood condition. The area is frequented with flooding conditions during storm events. Development of the future project site with stormwater infrastructure and open space would have a positive effect by removing unsafe conditions, flooding and creating outdoor spaces.</i></p> <p><i>A Preliminary Assessment Report (PAR) was prepared in October 2001, which detailed the areas of Areas of Concern (AOCs), equivalent to Recognized Environmental Conditions (RECs) that warranted investigation. The NJDEP has assigned Industrial Site Recovery Act (ISRA) Case Numbers E20010373, E20010439 and E20020350 to the Site. All RECs were subsequently investigated and sampled during the Phase I, Phase II and Phase III Site investigations and respective reports were submitted to NJDEP from January 2002 through September 2006. Cognis conducted a vapor intrusion (VI) investigation that addressed potential receptors within 200 feet of the property in a report dated December 2011. Based on the VI investigation findings, no VI pathway to the neighboring receptors was identified. Based on the evaluation of all RECs investigated by Cognis, a Remedial Action Workplan was submitted to NJDEP in July 2004, which was revised in January 2015 to include the remediation of PCB-impacted soil. All other remaining constituents reported in soil were found to be typical of Historic Fill, to be addressed utilizing engineering and institutional controls as required by NJDEP regulations and guidance.</i></p> <p><i>BASF completed Remedial Action of PCB-impacted soil from December 2015 to February 2016. Subsequent to the Remedial Action, engineering controls were instituted in the form of an entire lot 6-inch asphalt cap and an existing 6-foot perimeter as specified in the approved Remedial Action Workplan. A Deed Notice was filed by BASF on August 29, 2016. Submission of the Remedial Investigation Report/Remedial Action Report and the Soil Remedial Action Permit (RAP) by the LSRP of Record to NJDEP is anticipated in Q4 2016. BASF anticipates approval of the RAP and issuance of the RAO in Q4 2016. Upon the City's acquisition of the property, BASF and the City of Hoboken agree to be co-permittees on the Soil RAP, and the City of Hoboken assumes full responsibility to maintain compliance with the Soil RAP. The City of Hoboken will retain an LSRP and assume responsibility for all Long Term Compliance Obligations with respect to the Soil Remedial Action Permit. These responsibilities include annual inspections and biennial certifications of the engineering controls.</i></p> <p><i>Per the purchase and sale agreement between BASF and the City of Hoboken, BASF is responsible for groundwater remedial action and the issuance of the Groundwater RAO. Based on the findings of groundwater quality investigations conducted from 2002 through 2016, dissolved volatile organic compounds (VOCs), metals, base neutral organic compounds (SVOCs), PCBs and surfactants are reported at concentrations above the NJDEP GWQS. Upon acquisition, the City of Hoboken will become co-permittee on the Groundwater RAP, however, per the Access Agreement, BASF will be responsible for maintaining compliance with the conditions of the Groundwater RAP, specifically monitoring and reporting, until such time as projected in the CEA that the concentrations of the constituents of concern in groundwater decrease to below the NJDEP GWQS. At that time, BASF will issue an Unrestricted Groundwater RAO.</i></p>
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<p>Drainage/Storm Water Runoff</p>	<p>2</p>	<p><i>The proposed project is for the acquisition of the site. The future park and drainage improvements, which will be evaluated under the Hudson River RDSD Environmental Impact Statement, would have a positive effect on the area by: 1. Reducing runoff from the site due to the removal of impervious materials, 2. Creating onsite stormwater improvements to reduce flooding in the neighboring community and 3. Reducing the strain of the existing capacity of the combined sewer system.</i></p>
<p>Noise-Effects of Ambient Noise on Project & Contribution to Community Noise Levels</p>	<p>1</p>	<p><i>The proposed project is for the acquisition of the site. The future park and drainage improvements, which will be evaluated under the Hudson River RDSD Environmental Impact Statement, will have some short-term, localized noise impacts during construction. These impacts are unavoidable but will be temporary and localized and will be minimized by requiring machinery to be equipped with proper mufflers, limiting construction to normal working hours, and limiting construction to avoid holidays and weekends.</i></p> <p><i>Long-term impacts of the future project would be negligible due to the park use. The project will comply with all noise ordinances.</i></p>
<p>Energy Consumption</p>	<p>1</p>	<p><i>The proposed project is for the acquisition of the site. The future park and drainage improvements, which will be evaluated under the Hudson River RDSD Environmental Impact Statement, would have minimal energy use. Park features and stormwater infrastructure would have minimal energy demands. What minimal energy uses would be needed the project would employ the Energy Star Program or an applicable alternative.</i></p>
<p>Socioeconomic Factors</p>		
<p>Demographic Character Changes</p>	<p>1</p>	<p><i>Hoboken is a racially diverse city, with approximately 22.9 percent minority population in comparison to Hudson County and New Jersey, which exhibit approximately 46 and 31 percent minority population, respectively.</i></p> <p><i>Both the City and State have experienced greater recent population growth, with the city growing at 4 percent in comparison to the state (less than 2 percent over the same time period).</i></p> <p><i>The proposed project would have no discernible effect on demographics of the city or neighborhood.</i></p>

Displacement	1	<p><i>No displacements would be generated by the proposed project; the existing sites are vacant.</i></p>
Employment and Income Patterns	1	<p><i>Hoboken generally exhibits similar unemployment status in comparison with Hudson County and the State (3.2%, 5.1% and 6.4%), while overall income is generally higher than Hudson County and statewide averages. Median household income in Hoboken (\$106,875) is substantially higher than Hudson County (\$58,973) and state averages (\$72,062). The overall percentage of individuals living below poverty statewide is 10.7 percent, while in Hoboken and Hudson County those statistics are 11.4 percent and 17.4 percent.</i></p> <p><i>The proposed project is for the acquisition of the site. The future project, which will be evaluated under the Hudson River RDSD Environmental Impact Statement, would provide potential benefits for environmental justice populations, as the proposed improvements would create open space and improve environmental conditions in the area.</i></p> <p><i>The proposed project would have no discernible effect on employment or income for residents of the city or neighborhood. While construction work for the future project may supply some temporary employment opportunities, no substantial or permanent effects on employment or income levels would be experienced through completion of the future project.</i></p>
Community Facilities and Services		
Educational Facilities	1	<p><i>Wallace Elementary School: 1100 Willow Avenue</i></p> <p><i>Joseph F Brandt Primary School: 215 9th Street</i></p> <p><i>Hoboken High School: 800 Clinton Street</i></p> <p><i>Hoboken Middle School: 800 Clinton Street</i></p> <p><i>Connors Elementary School: 201 Monroe Street</i></p> <p><i>Calabro Elementary School: 524 Park Avenue</i></p> <p><i>Charter Schools: Elysian Charter School, Bright Horizons, Apple Montessori, etc.</i></p> <p><i>The proposed project would have no discernible effect on the education facilities of the city or neighborhood.</i></p>

<p>Commercial Facilities</p>	<p>2</p>	<p><i>The proposed project is in the vicinity of a large variety of commercial facilities. A variety of neighborhood retail and personal service, parking, fitness, eateries, commercial and industrial enterprises are located in close proximity to the project site, including mini market, pharmacy, grocery, and restaurant enterprises. The potential addition of a park to the area would not affect the ability of these commercial facilities to serve the community. In addition, stormwater improvements would improve the area.</i></p>
<p>Health Care</p>	<p>1</p>	<p><i>The Hoboken University Medical Center located at 308 Willow Avenue is located approximately 1.1 miles from the project site and provides surgical and emergency medical care.</i></p> <p><i>Adequate health care services are available and the proposed project would not result in negative effects on these health care establishments.</i></p>
<p>Social Services</p>	<p>1</p>	<p><i>Hopes Cap Inc is located at 619 Jefferson St, approximately 5 blocks to the south of the project and provides social, educational and training needs.</i></p> <p><i>Hopes Family Resource Center is located at 532 Jackson Street, approximately 7 block to the south of the project.</i></p> <p><i>Other community aid services are also available.</i></p> <p><i>The proposed project would not result in effects on these establishments.</i></p>
<p>Solid Waste Disposal/Recycling</p>	<p>1</p>	<p><i>Residential trash and recycling programs and services are provided by the City of Hoboken Dept. of Environmental Services. The proposed project is for the acquisition of the site, and would have no impact on solid waste disposal/recycling.</i></p> <p><i>Construction waste generated during demolition and construction activities for the future park project will be disposed of in compliance with applicable local/federal regulations by the contractor. All activities must comply with applicable federal, state, and local laws and regulations.</i></p>

<p>Waste Water/Sanitary Sewers</p>	<p>2</p>	<p><i>The proposed project is for the acquisition of the site, and would have no impact on water/sanitary sewer service. The future project would be served by municipal waste water service by the North Hudson Sewerage Authority. The future drainage improvements would improve the overall capacity of the wastewater collection or treatment system as the future stormwater infrastructure will alleviate the impact on the system due to rain events and minimize flooding.</i></p>
<p>Water Supply</p>	<p>1</p>	<p><i>The proposed project is for the acquisition of the site, and would have no impact on water supply. The future project would be served by municipal water service provided by United Water. The proposed project would not adversely affect overall capacity of the water system.</i></p>
<p>Public Safety:</p> <ul style="list-style-type: none"> • Police • Fire • Emergency Medical 	<p>1</p>	<p><i>The Hoboken Police Department is located at 106 Hudson Street, approximately 1.4 miles from the project site.</i></p> <p><i>The Hoboken Fire Department is located at 201 Jefferson Street, approximately 0.9 miles from the project site.</i></p> <p><i>Emergency medical services are provided by Hoboken University Medical Center, located at 308 Willow Avenue, approximately 0.9 miles from the project site.</i></p> <p><i>The proposed project would not adversely affect the capacity of these services to address overall community needs.</i></p>
<p>Parks, Open Space & Recreation:</p> <ul style="list-style-type: none"> • Open Space • Recreation 	<p>2</p>	<p><i>The following Hoboken public facilities are located in proximity to the proposed project. While the proposed project is for acquisition of the site, the future park development project would provide residents with adequate recreational opportunities.</i></p> <p><i>-Harborside Park: located approximately 0.4 miles to the northeast. The park contains open space, two playgrounds along the waterfront.</i></p> <p><i>-Columbus Park: located approximately 0.3 miles to the southeast. The park contains open spaces walks and treed areas.</i></p> <p><i>-Elysian Park: located approximately 0.6 miles to the east. The park contains open spaces walks and treed areas.</i></p> <p><i>The future use of the site will augment the park usage in this area.</i></p>

Cultural Facilities	1	<p>Public libraries near the project site include: Hoboken Public Library, 0.9 miles to the south of the project.</p> <p>The proposed project would have no discernible effect on the cultural facilities of the City or neighborhood.</p>
Transportation & Accessibility	1	<p>NJ Transit Bus Routes 87 provide transit services along 12th Street and Adams Street. NJ Transit Bus Routes 89 provide transit services along 12th Street.</p> <p>Hoboken 14th Street ferry is located approximately 0.7 miles to the east.</p> <p>Hoboken Terminal is located approximately 1.7 miles to the south.</p> <p>The proposed project would have no discernible effect on the transportation system of the City or neighborhood.</p>
Natural Features		
Water Resources	2	<p>The proposed project would improve water resources due to the stormwater infrastructure improvements and subsequent reduction in combined sewer overflows to the Hudson River. There are no surface waters on or adjacent to the project site. Potable water is provided via a municipal water system.</p>
Surface Water	2	<p>The proposed project is located in an urban area, with no natural surface waters occurring in the immediate area. The stormwater improvements will reduce overflows within the combined sewer system, therein reducing overflows to the Hudson River and improving surface water conditions.</p>
Unique Natural Features & Agricultural Lands	1	<p>The proposed project is located in an urban area with no agricultural lands or unique natural features. No prime farmland soils would be affected by the proposed project.</p>
Vegetation and Wildlife	1	<p>The proposed project is located in an urban area with no large areas of natural vegetation or habitat that would support wildlife. Based on coordination with the USFWS and the NJDEP, no federal or state listed species or habitats exist in the project area.</p>

PART III: 58.6 CHECKLIST [24 CFR 50.4, 24 CFR 58.6]

1. AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES NOTIFICATION [24 CFR Part 51.303(a)(3)]

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

No. Cite or attach Source Documentation:

The project site is not located within any runway protection clear/protection zones of civilian or military airports. See Figure 2.1 and 2.2.

[Project complies with 24 CFR 51.303(a)(3).]

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

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

Is the project located in a coastal barrier resource area?

No. Cite or attach Source Documentation:

The project area is not located within a regulated System unit or an Otherwise Protected Area boundary of the Coastal Barrier Resources Act. Further consultation with the USFWS is not required. See Figures 3.1, 3.2, and 3.3.

[Proceed with project.]

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

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

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

No. Cite or attach Source Documentation:

[Proceed with project.]

Yes. Cite or attach Source Documentation:

The project site is located within a FEMA-identified Special Flood Hazard Area (i.e. 100-year floodplain). The project is for the acquisition of the parcels. No structures are located on or will be constructed on the site. The acquisition will be funded with non-federal funds. The future park and drainage improvements will be evaluated under the Hudson River RDSD Environmental Impact Statement. See Figures 9.1, 9.2, 9.3, and 9.4.

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

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

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

Summary of Findings and Conclusions

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

None

Field Inspection (Date and completed by):

Field inspections of the project were conducted throughout 2015 and 2016, primarily in the months of March and April 2015 and July, August, and October of 2016.

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

Persons Consulted:

Kim McEvoy, NJDEP

Frank Schwarz, NJDEP

Cindy Davis, NJDEP

Tim Davis, NJDEP

References:

- Federal Emergency Management Agency. Preliminary FEMA Map Products, Preliminary FIRMs for Hudson County.

<http://hazards.fema.gov/femportal/prelimdownload/>

- National Wild and Scenic Rivers System. Maps and GIS Mapping Files. National Wild and Scenic Rivers System.

<http://www.rivers.gov/mapping-gis.php>

- New Jersey Department of Environmental Protection. NJ HUD Environmental Review Tool. ArcGIS Explorer Online.

<http://njdep.maps.arcgis.com>

- U.S. Census Bureau. Quick Facts. <http://www.census.gov/quickfacts/>

- U.S. Department of Housing and Urban Development. Environmental Justice Checklist for HUD or Responsible Entry.

<http://www.hud.gov/local/shared/working/r10/environment/justice.pdf>

- U.S. Environmental Protection Agency. Counties Designated "Nonattainment" or "Maintenance" Map.
<http://www.epa.gov/oaqps001/greenbk/mapnmpoll.html>

- U.S. Environmental Protection Agency. EJScreen. <http://ejscreen.epa.gov/mapper/>

- U.S. Environmental Protection Agency. Green Book of Nonattainment Areas for Criteria Pollutants.
<http://www.epa.gov/oaqps001/greenbk/>

- U.S. Fish and Wildlife Service. IPaC – Information, Planning, and Conservation System.
<http://ecos.fws.gov/ipac/>

- U.S. Fish and Wildlife Service, Coastal Barrier Resources System Mapper.
<http://www.fws.gov/cbra/Maps/Mapper.html>

- Hoboken, Master Plan dated 2004, Revised 2010.
<http://www.hobokennj.org/washingtonstreet/files/hoboken-master-plan-2004.pdf>
<http://hobokennj.gov/docs/communitydev/Hoboken-Reex-2010-Final.pdf>

- Hoboken, Open Acquisition and Development.
<http://hobokennj.gov/departments/community-development/open-space-acquisition-and-development/>

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- City of Hoboken. October 2013. Hoboken Green Infrastructure Strategic Plan. Hoboken, New Jersey.
<http://www.hobokennj.org/docs/communitydev/Hoboken-Green-Infrastructure-Strategic-Plan.pdf>

- Nie, L., M. Velasco, L. Argüelles & P. Fleming, 2010. Overview of Climate Change Effects on Urban Stormwater in Norway, Barcelona and Seattle, Appendix A: Review climate change impacts on urban stormwater and adaptation. Internal Document of 7th Framework Program PREPARED project. Derivable D5.3.1 Appendix A.
<http://www.prepared-fp7.eu/viewer/file.aspx?fileinfoID=283>

- North Hudson Sewerage Authority. (December 2013). Final Report: An Evaluation of I/I and Illicit Flow in West New York, NJ and Flood Mitigation in Hoboken, NJ. Emnet, South Bend, IN.
[http://www.nhudsonsa.com/docs/Hoboken Flooding Analysis and WNY Illicit Flow Analysis 2013.pdf](http://www.nhudsonsa.com/docs/Hoboken_Flooding_Analysis_and_WNY_Illicit_Flow_Analysis_2013.pdf)

- North Hudson Sewerage Authority. (November 2011). City of Hoboken, NJ, Sewer Monitoring Program Observations and Data Analysis. Emnet, South Bend, IN.
<http://www.jerseywaterworks.org/wp-content/uploads/2016/01/Hoboken-Emnet-Sewer-Monitoring->

Study-2011-Final-Report.pdf

-RE.Invest (2015). Reinvest Feasibility Study Hoboken 2015. <http://www.reinvestinitiative.org/>
http://www.reinvestinitiative.org/reports/RE.invest_Hoboken-City-Report.pdf

Excel Environmental Resources (Sept 2016), Phase 1 Environmental Site Assessment, Cognis Corp./BASF

Lists of Permits Required:

No permits are required for the proposed project.

Public Outreach [24 CFR 50.23 & 58.43]:

In accordance with HUD regulations, a Public Notice of proposed action and funding will be published in The Star Ledger and The Record, and a Spanish translation of the notice will be published in El Diario and El Especialito. Any substantive comments received will be addressed and incorporated into the final EA.

Cumulative Impact Analysis [24 CFR 58.32]:

The cumulative impact of the proposed project on natural resources and concerns would not be significant. The surrounding area is already urbanized and the site has been previously disturbed. Cumulatively, the future project may have a temporary impact on air quality, noise, and traffic during construction activities, but will have a net long-term benefit to the environment and residents in the planning area. From a community perspective, the future project would have a cumulatively positive impact as blighted and unsafe conditions would be removed and replaced with new open space and stormwater improvements that would alleviate flooding and environmental conditions. Implementation of the project would further the open space and recreation goals of the Hoboken Master Plan and positively impact the community.

Project Alternatives Considered [24 CFR 58.40(e), 40 CFR 1508.9]: (As appropriate, identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment for each alternative and the reasons for rejecting it.)

No other action alternatives were considered. The project entails the acquisition of land for the future development of a park and stormwater infrastructure to alleviate flooding and mitigate the combined sewer system. The proposed project would have no significant environmental impact.

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

Under this alternative, the adverse stormwater conditions would remain and get worse as the existing

infrastructure degrades. Scientific research has projected climate change scenarios which predict changes in temperature, precipitation patterns and occurrence of storms, hurricanes and cyclones, storm surge and sea level rise accompanied by increasing temperature (Nie et al 2010). The combined sewers will continue to be overtaxed by storm events, which could worsen with climate change, as stormwater runoff volumes increase and overflows and sewage backups will occur more frequently. This alternative would result in continued combined sewer overflows and flooding in the project area and would likely result in infrastructure damage within those areas of the City.

Also, under the No Action alternative, drainage conditions within the project area would remain unchanged during flooding and ponding conditions. This would result in a continued threat to public health, since pathogens from the areas existing, deteriorated combined sewer overflows would continue to discharge under increasing storm intensity. For these reasons, this alternative was not selected.

Summary Statement of Findings and Conclusions:

Based upon the analysis documented in this EA, acquisition of the proposed project complies with the requirements of applicable statutory authorities and would have no significant impact on the environment. The proposed improvements would provide a net benefit to Hoboken and the neighborhood by providing new open space stormwater infrastructure, removal of longstanding vacant and blighted properties, and further redevelopment goals in the community.

Required Mitigation and Project Modification Measures: [24 CFR 58.40(d), 40 CFR 1505.2(c), 40 CFR 1508.20] (Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

As required by the Preliminary Assessment Report (PAR), prepared in October 2001, which detailed the areas of Areas of Concern (AOCs), equivalent to Recognized Environmental Conditions (RECs) that warranted investigation. The NJDEP has assigned Industrial Site Recovery Act (ISRA) Case Numbers E20010373, E20010439 and E20020350 to the Site. All RECs were subsequently investigated and sampled during the Phase I, Phase II and Phase III Site investigations and respective reports were submitted to NJDEP from January 2002 through September 2006. Cognis conducted a vapor intrusion (VI) investigation that addressed potential receptors within 200 feet of the property in a report dated December 2011. Based on the VI investigation findings, no VI pathway to the neighboring receptors was identified. Based on the evaluation of all RECs investigated by Cognis, a Remedial Action Workplan was submitted to NJDEP in July 2004, which was revised in January 2015 to include the remediation of PCB-impacted soil. All other remaining constituents reported in soil were found to be typical of Historic Fill, to be addressed utilizing engineering and institutional controls as required by NJDEP regulations and guidance.

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State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

CHARLES A. RICHMAN
Commissioner

November 17, 2016

Ms. Tennille Parker
Director
Disaster Recovery and Special Issues Division
Office of Block Grant Assistance
Department of Housing and Urban Development
451 Seventh Street, SW, Room 7272
Washington, DC 20410

Re: Request for Authorization of Use Grant Funds – CDBG- DR
State of New Jersey – Department of Community Affairs
Rebuild By Design: Hudson River—BASF Property Acquisition

Dear Ms. Parker:

Enclosed herewith please find the Request for Release of Funds (RROF) for the Rebuild By Design: Hudson River—BASF Property Acquisition Project.

The City of Hoboken's acquisition of the BASF property will not be funded with or seek reimbursement of CDBG-DR funds; however the acquisition of this site contributes to the overall design of the Rebuild by Design: Hudson River project which will utilize CDBG-DR funds in the future. In consultation with the HUD Regional Environmental Office, a RROF is required prior to the expenditure of any Federal or non-Federal funds. The Environmental Assessment (EA) shall constitute a portion of the Environmental Impact Statement (EIS) that is expected to be completed in the spring of 2017.

We look forward to your review and approval. Please do not hesitate to contact me if you have any questions.

Regards,

Laura Shea
Assistant Commissioner
Office: 609-943-4243

Enclosure



Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 07/31/2017)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Community Development Block Grant - DR	2. HUD/State Identification Number B-13-DS-34-0001	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.269	5. Name and address of responsible entity Laura Shea, Assistant Commissioner, Sandy Recovery, New Jersey Department of Community Affairs 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800	
6. For information about this request, contact (name & phone number) Laura Shea, (609) 292-6420		
8. HUD or State Agency and office unit to receive request Disaster Recovery and Special Issues Division, Office of Block Grant Assistance Department of Housing and Urban Development 451 Seventh Street, SW, Room 7272 Washington, D.C. 20410	7. Name and address of recipient (if different than responsible entity)	

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Rebuild By Design Program NJ Department of Community Affairs Department of Environmental Protection	10. Location (Street address, city, county, State) 1201 Madison /1200 Adams Street,Block 107 Lot 1 and 1113-1131 Madison Street, Block 103 Lot 7; Hoboken, Hudson County, New Jersey
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11. Program Activity/Project Description

The City of Hoboken's acquisition of the BASF property will not be funded with or seek reimbursement of CDBG-DR funds; however, the acquisition of this property contributes to the overall design of the CDBG-DR funded project. The design will be implemented by the Hudson River Resist, Delay, Store and Discharge Rebuild by Design (RBD) Project. The potential reuse of the project site as it relates to the Hudson River project will be evaluated in the Environmental Impact Statement (EIS) for the Hudson River Resist, Delay, Store and Discharge (RDSD) Rebuild by Design Project.

Because the acquisition of the project site is part of the overall federal action, an environmental assessment and Request for Release of Funds (RROF) is required prior to the expenditure of any federal or non-federal funds. This RROF is to identify that no HUD funds will be used for acquisition but HUD funds under the Community Development Block Grant Program pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013)(CDBG-DR) will be used for the overall design of the commonly known BASF Property ("project site") in the Northwest corner of Hoboken.

The total estimated project cost for acquisition is \$26,633,417. The City of Hoboken will be using private funds for this acquisition. No HUD funds will be used to acquire the property.

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part I of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity  X	Title of Certifying Officer Charles A. Richman, Commissioner, Department of Community Affairs
	Date signed 11/17/14

Address of Certifying Officer

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part I and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient X	Title of Authorized Officer
	Date signed

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

COMBINED PUBLIC NOTICE

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

HUDSON COUNTY

October 28, 2016

New Jersey Department of Community Affairs
101 South Broad Street
PO Box 800
Trenton, NJ 08625-0800

This Notice is related to Federal assistance provided in response to the Presidentially-declared disaster, Superstorm Sandy. This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by New Jersey Department of Community Affairs (DCA).

REQUEST FOR RELEASE OF FUNDS

On or about November 14th, 2016, the DCA will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Federal funds under the Community Development Block Grant Program (CDBG) pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013) (CDBG-DR) for the City of Hoboken's acquisition of the 5.418 acres commonly known as the BASF Property ("project site") in the Northwest corner of Hoboken. The City of Hoboken's acquisition of the BASF property will not be funded with or seek reimbursement of CDBG-DR funds; however, the acquisition of this property contributes to the overall design of the CDBG-DR funded project. The design will be implemented by the Hudson River Resist, Delay, Store and Discharge (RDSD) Rebuild by Design Project. Because the acquisition of the project site is part of the overall federal action, an environmental assessment and Request for Release of Funds (RROF) are required prior to the expenditure of any federal or non-federal funds.

The FONSI is on the basis of the acquisition of the project site. The potential reuse of the project site as relates to the Hudson River project will be evaluated in the Environmental Impact Statement (EIS) for the Hudson River Resist, Delay, Store and Discharge (RDSD) Rebuild by Design Project that has been the subject of public meetings. The Draft EIS is anticipated to be published in the Federal Register in late December or early January and will evaluate any cumulative impacts from the reuse of this site. A Record of Decision following the publication of the EIS and a subsequent RROF to HUD to be followed with an anticipated Authorization to Use Grant funds issued by HUD must occur before any reuse of the site can be implemented.

PROJECT DESCRIPTION

Project Title: BASF Property Acquisition

Location: 1201 Madison/1200 Adams Street, Block 107 Lot 1 and 1113-1131 Madison Street, Block 103 Lot 7; Hoboken, Hudson County, New Jersey

The total estimated project cost for acquisition is \$26,633,417.

The City of Hoboken is proposing the acquisition of 5.418 acres, commonly known as the BASF Property ("project site"), in the Northwest corner of Hoboken. The property addressed in the Environmental Assessment is located at 1113-1131 Madison Street, Block 103 Lot 7 (1.148 acres); and 1201 Madison/1200 Adams Street, Block 107 Lot 1 (4.27 acres). The planned reuse of the BASF property (i.e., Block 103, Lot 7 and Block 107 Lot 1) is limited to open space and stormwater improvements. The impacts of the reuse of this site will be evaluated under the Hudson River RDS Environmental Impact Statement.

Statement of Purpose and Need

The purpose of the proposed project is to acquire an underutilized, undeveloped property in the City of Hoboken to develop as open recreational space with stormwater management features to address persistent flooding in northwest Hoboken.

The project is needed to create open space in an urban environment and relieve the City of Hoboken's overtaxed combined sewer system that collects both sanitary and stormwater flows during rainfall events. The overall project goals include open space preservation and sustainable stormwater management using green infrastructure, which are consistent with Hoboken's Master Plan (2004) and Master Plan Reexamination (2010), Open Space and Recreation Plan Recommendations (2015), Green Infrastructure Strategic Plan, Hudson River RDS, and Reinvest report.

FINDING OF NO SIGNIFICANT IMPACT

The DCA has determined that this proposed acquisition project will have no significant impacts on the human environment. Therefore, an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the New Jersey Department of Community Affairs, Sandy Recovery Division, 101 South Broad Street, Trenton, NJ 08625-0800. The record is available for review and may be examined or copied weekdays 9 A.M. to 5 P.M. or can be viewed online at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on this project may submit written comments to Laura Shea, Assistant Commissioner, Sandy Recovery Division, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800 or online at <http://www.nj.gov/dca/divisions/sandyrecovery/review/> and to Tennille Smith Parker, DRS, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. All

comments received by November 14th, 2016, or fifteen (15) days from the actual date of publication, whichever is later, will be considered by DCA. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

DCA certifies to HUD that Charles A. Richman, in his capacity as Commissioner of DCA consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under the National Environmental Policy Act and related laws and authorities, and allows DCA to use CDBG-DR funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and DCA's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of DCA; (b) DCA has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency, acting pursuant to 40 CFR Part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58.76) and shall be addressed to Tennille Smith Parker, DRS, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. Potential objectors should contact HUD to verify the actual last day of the objection period.

Commissioner Charles A. Richman
New Jersey Department of Community Affairs

COMBINED PUBLIC NOTICE
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
HUDSON COUNTY

October 28, 2016
New Jersey Department of Community Affairs
101 South Broad Street
PO Box 800
Trenton, NJ 08625-0600

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On or about November 14th, 2016, the DCA will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Federal funds under the Community Development Block Grant Program (CDBG) pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013) (CDBG-DR) for the City of Hoboken's acquisition of the 5.418 acres commonly known as the BASF Property ("project site") in the Northwest corner of Hoboken. The City of Hoboken's acquisition of the BASF property will not be funded with or seek reimbursement of CDBG-DR funds; however, the acquisition of this property contributes to the overall design of the CDBG-DR funded project. The design will be implemented by the Hudson River Resist, Delay, Store and Discharge (RDSD) Rebuild by Design Project. Because the acquisition of the project site is part of the overall federal action, an environmental assessment and Request for Release of Funds (RRoF) are required prior to the expenditure of any federal or non-federal funds. The FONSI is on the basis of the acquisition of the project site. The potential reuse of the project site as relates to the Hudson River project will be evaluated in the Environmental Impact Statement (EIS) for the Hudson River Resist, Delay, Store and Discharge (RDSD) Rebuild by Design Project that has been the subject of public meetings. The Draft EIS is anticipated to be published in the Federal Register in late December or early January and will evaluate any cumulative impacts from the reuse of this site. A Record of Decision following the publication of the EIS and a subsequent RRoF to HUD to be followed with an anticipated Authorization to Use Grant funds issued by HUD must occur before any reuse of the site can be implemented.

PROJECT DESCRIPTION

Project Title: BASF Property Acquisition
Location: 1201 Madison/1200 Adams Street, Block 107 Lot 1 and 1113-1131 Madison Street, Block 103 Lot 7, Hoboken, Hudson County, New Jersey

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FINDING OF NO SIGNIFICANT IMPACT

The DCA has determined that this proposed acquisition project will have no significant impacts on the human environment. Therefore, an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the New Jersey Department of Community Affairs, Sandy Recovery Division, 101 South Broad Street, Trenton, NJ 08625-0300. The record is available for review and may be examined or copied weekdays 9 A.M. to 5 P.M. or can be viewed online at: <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on this project may submit written comments to Laura Shea, Assistant Commissioner, Sandy Recovery Division, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800 or online at <http://www.nj.gov/dca/divisions/sandyrecovery/review/> and to Tennille Smith Parker, DRG Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. All comments received by November 14th, 2016, or fifteen (15) days from the actual date of publication, whichever is later, will be considered by DCA. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

DCA certifies to HUD that Charles A. Richman, in his capacity as Commissioner of DCA consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under the National Environmental Policy Act and related laws and authorities, and allows DCA to use CDBG-DR funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and DCA's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of DCA; (b) DCA has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another federal agency, acting pursuant to 40 CFR Part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58.76) and shall be addressed to Tennille Smith Parker, DRG, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. Potential objectors should contact HUD to verify the actual last day of the objection period.

Commissioner Charles A. Richman
New Jersey Department of Community Affairs

October 29, 2016

5473.34

AFFIDAVIT

State of New Jersey
County of Middlesex

CHERILYN ALSTON being duly sworn, says that (s)he is connected with The Star Ledger, a newspaper circulating in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, New Jersey, and that a notice of which the annexed is a true copy was published on the following dates in said newspaper:

10/29
CHERILYN ALSTON

Sworn to before me this 29th day of Nov, 2016.

Marybeth Uccella
NOTARY PUBLIC



U.S.A Distributors, Inc.



Declaration of Performance Affidavit

Product: City of Hoboken

Newspaper: EL Especialito Hudson County

IQ/Job #: 16-03992

Tab Size: Black & White Full Page

Insertion Date: EL Especialito Newspaper Hudson 10/28/16

Quantity Received:

Quantity Shipped:

Newspaper Gross Run: 25,000.00 Copies

Quantity Inserted:

Newspaper Net Paid Circ.:

Method of Destruction:

If not destroyed, state method of disposal:

Declaration Completed: Janet Alvarez

Date: 11/2/16

I declare under penalty of perjury that the information set forth in the Declaration of Performance is accurate in all aspects.

Signature: [Handwritten Signature]

Account Receivable
Title

Print Name: Janet Alvarez

State of New Jersey

County of: Hudson

Notary Public Seal
[Handwritten Signature]
Notary Public Signature

Sworn to and Subscribed Before Me
Date: 11/2/16

SASHA MENOCA
NOTARY PUBLIC OF NEW JERSEY
ID # 2389798
My Commission Expires 12/1/2019

AVISO PÚBLICO COMBINADO

AVISO DE DICTAMEN DE AUSENCIA DE IMPACTO SIGNIFICATIVO Y AVISO DE INTENCIÓN DE SOLICITUD DE LIBERACIÓN DE FONDOS

CONDADO DE HUDSON

28 de octubre del 2016
Departamento de Asuntos de la Comunidad
101 South Broad Street
PO Box 800
Trenton, NJ 08625-0800

Este aviso se relaciona con asistencia federal proporcionada en respuesta a la catástrofe declarada por el Presidente, huracán Sandy. Esta notificación deberá cumplir dos requisitos de procedimiento diferentes, pero relacionados para las actividades a desarrollar por Departamento de Asuntos Comunitarios de Nueva Jersey (DCA por sus siglas en inglés).

SOLICITUD DE LIBERACIÓN DE FONDOS

En o alrededor del 14 de noviembre de, 2016, la DCA presentará una solicitud al Departamento de EE.UU. de Vivienda y Desarrollo Urbano (HUD) para la liberación de los fondos federales en el marco del Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG) de conformidad con la Ley de Asignaciones de Alivio de Desastres de 2013 (Ley Pública 113-2, aprobada el 29 de enero de 2013) (CDBG-DR) para la adquisición de los 5.418 acres de la ciudad de Hoboken conocido comúnmente como la propiedad de BASF ("sitio del proyecto") en la esquina noroeste de Hoboken. La adquisición de la propiedad de BASF de la Ciudad de Hoboken no será financiado con o solicitar el reembolso de los fondos CDBG-DR; sin embargo, la adquisición de esta propiedad contribuye al diseño general del proyecto financiado por el CDBG-DR. El diseño será ejecutado por el Proyecto Río Hudson Resistir, Dilación, Almacenar y Descarga (RDSD) Reconstruir por Diseño. Debido a que la adquisición del sitio del proyecto es parte de la acción federal en general, una evaluación ambiental y Solicitud de Liberación de Fondos (RROF) son obligatorios antes de la inversión de los fondos federales o no federales.

El FONSI se basa en la adquisición del sitio del proyecto. La reutilización potencial del sitio del proyecto como se relaciona con el proyecto del río Hudson será evaluado en la Declaración de Impacto Ambiental (EIS por sus siglas en inglés) para el Proyecto Río Hudson Resistir, Dilación, Almacenar y Descarga (RDSD) Reconstruir por Diseño que ha sido objeto de reuniones públicas. El plan preliminar EIS se anticipa que será publicado en el Registro Federal a finales de diciembre o principios de enero, y evaluará los impactos acumulativos de la reutilización de este sitio. Un Registro de Decisión a raíz de la publicación del estudio de impacto ambiental y una posterior RROF o HUD que deberá seguirse con una anticipada Autorización para utilizar fondos de la Subvención emitida por HUD debe ocurrir antes de cualquier reutilización del sitio puede ser implementado.

DESCRIPCIÓN DEL PROYECTO

Título del proyecto: BASF Adquisición de Propiedad
Lugar: Madison 1201/1200 Adams Street, Lote 107 Lote 1 y 1113-1131 Madison Street, bloque 103 Lote 7; Hoboken, Condado de Hudson, New Jersey. El costo del proyecto total estimado para la adquisición es \$ 26.633.417. La ciudad de Hoboken se propone la adquisición de 5.418 acres, conocida comúnmente como la propiedad de BASF ("sitio del proyecto"), en la esquina noroeste de Hoboken. La propiedad abordada en la Evaluación Ambiental se encuentra en la calle Madison 1113-1131, bloque 103 Lote 7 (1.148 acres), y 1201 Madison /1200 Adams Street, bloque 107 Lote 1 (4,27 acres). La reutilización planificada de la propiedad de BASF (es decir, Bloque 103, Lote 7 y Bloque 107 Lote 1) se limita a los espacios abiertos y mejoras de aguas pluviales. Los impactos de la reutilización de este sitio serán evaluados bajo la Declaración de Impacto Ambiental del Río Hudson RDSD.

Declaración de Propósito y Necesidad

El objetivo del proyecto propuesto es la adquisición de una propiedad subutilizada, sin desarrollar en la ciudad de Hoboken para desarrollar espacios abiertos de recreación con funciones de gestión de las aguas pluviales para hacer frente a las inundaciones persistentes en el noroeste de Hoboken.

El proyecto es necesario para crear un espacio abierto en un entorno urbano y aliviar la Ciudad de sistema de alcantarillado combinado sobrecargado de Hoboken que recoge tanto sanitarios y pluviales fluye durante eventos de lluvia. Los objetivos generales del proyecto incluyen la preservación de espacios abiertos y la gestión de las aguas pluviales sostenible

utilizando la infraestructura verde, que son consistentes con el Plan de Hoboken Maestro (2004) y el Plan Maestro de reexaminación (2010), el espacio abierto y el Plan de Recreación Recomendaciones (2015), Plan estratégico de infraestructura verde, Hudson río RDSD, y el informe Reinvertir.

El proyecto es necesario para crear un espacio abierto en un entorno urbano y aliviar el sistema de alcantarillado combinado sobrecargado de la Ciudad de Hoboken que recoge tanto los flujos de aguas pluviales y sanitarias durante eventos de lluvia. Los objetivos generales del proyecto incluyen la preservación de espacios abiertos y la gestión de las aguas pluviales sostenible utilizando la infraestructura verde, que son consistentes con el Plan Maestro de Hoboken (2004) y el Plan Maestro de Reexaminación (2010), Espacio Abierto y el Plan Recomendaciones de Recreación (2015), Plan estratégico de Infraestructura Verde, Río Hudson RDSD, y el informe Reinvertir.

DICTAMEN DE AUSENCIA DE IMPACTO SIGNIFICATIVO

El DCA ha determinado que esta propuesta del proyecto de adquisición no tendrá un impacto significativo en el medio ambiente humano. Por lo tanto, no se requiere una Declaración de Impacto Ambiental (EIA) bajo la Ley Nacional de Política Ambiental de 1969 (NEPA). Información adicional del proyecto está contenida en el Registro de Revisión Ambiental (ERR) en los archivos del Departamento de Nueva Jersey de Asuntos de la Comunidad, División de Recuperación de Sandy, 101 South Broad Street, Trenton, NJ 08625 a 0800. El registro está disponible para su revisión y puede ser examinado o copiado durante la semana 09 a.m. a 17:00 o se pueden consultar en línea en <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

COMENTARIOS DEL PÚBLICO

Cualquier individuo, grupo o agencia de no estar de acuerdo con esta determinación o que deseen hacer comentarios sobre este proyecto podrán presentar comentarios a Laura Shea, Asistente del Comisionado, División de Recuperación de Sandy, Departamento de Asuntos de la Comunidad, 101 South Broad Street, PO Box 800, Trenton escrita, NJ 08625-0800 o en línea en <http://www.nj.gov/dca/divisions/sandyrecovery/review/> y a Tennille Smith Parker, DRS, Director Interino de la División, HUD, 451 Seventh Street SW, Washington, DC 20410. Todos los comentarios recibidos antes del 14 de noviembre de 2016, o quince (15) días a partir de la fecha efectiva de la publicación, la que sea posterior, será considerado por DCA. Los comentarios deben especificar a cuál Aviso se están dirigiendo.

CERTIFICACIÓN AMBIENTAL

DCA certifica a HUD que Carlos A. Richman, en su calidad de Comisario de consentimientos DCA para aceptar la jurisdicción de los Tribunales Federales si se interpone una acción para hacer cumplir las responsabilidades en relación con el proceso de revisión ambiental y que estas responsabilidades han sido satisfechas. La aprobación de la certificación de HUD satisface las atribuciones que la Ley de Política Ambiental Nacional y las leyes y autoridades relacionadas, y permite DCA para utilizar los fondos CDBG-DR.

OBJECIONES A LIBERACIÓN DE FONDOS

HUD aceptará objeciones a la liberación de fondos y certificación de DCA por un periodo de quince (15) días siguientes a la fecha de presentación anticipada o su recepción efectiva de la solicitud (la que sea posterior) solo si están en una de las siguientes bases: (a) la certificación no fue ejecutada por los Agentes Certificadores del DCA; (b) DCA ha omitido un paso o dejado de tomar una decisión o fallo requerido por las regulaciones de HUD en 24 CFR Parte 58; (c) el beneficiario de la subvención ha comprometido fondos o costos incurridos o actividades no autorizadas por el 24 CFR Parte 58 antes de la aprobación de un libramiento de fondos por HUD llevado a cabo, o (d) otra agencia Federal, actuando de conformidad con 40 CFR Parte 1504, se ha presentado por escrito su conclusión de que el proyecto no es satisfactoria desde el punto de vista de la calidad ambiental. Las objeciones deben ser preparados y presentados de acuerdo con los procedimientos requeridos (24 CFR Parte 58.76) y se dirijan al Tennille Smith Parker, DRS, Director de División en funciones, el HUD, 451 Seventh Street SW, Washington, DC 20410. Objetores potenciales deben comunicarse con HUD para verificar el último día del periodo de objeción actual.

Comisionado Carlos A. Richman
Departamento de Asuntos de la Comunidad