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Environmental Review Record

A Better Life

93-101 Fourteenth Avenue
Block 274, Lot 2
City of Newark, Essex County, New Jersey

November 3, 2015

Prepared For

New Community Corporation
233 West Market St
Newark, NJ 07103

Prepared By

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

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1.0 PROJECT INFORMATION

Project Name: A Better Life, 93-101 Fourteenth Avenue

Responsible Entity: New Community Corporation
Douglas M. Angoff
233 West Market St
Newark, NJ 07103

Grant Recipient (if different than Responsible Entity)**:**

State/Local Identifier: NJ Housing and Mortgage Finance Agency

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2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The project site is formally known as Block 274, Lot 2 (formally known as Lots 2, 3, 4, 5, 40 and 41) in the City of Newark, Essex County, New Jersey and is located at 93-101 Fourteenth Avenue. The subject property presently consists of a 16,694± square foot, vacant parcel of land. The site fronts Camden Street and a commercial/residential building to the east, 14th avenue to the south, the Naim Islamic Center and corresponding parking lot to the east and the parking lot for the New Community Corporation Workforce Development Center to the north. The location of the project site is indicated on the municipal tax map, county road map, USGS quadrangle, and aerial photograph included as Appendix A, Figures 1-4, respectively. Site photographs illustrating the vicinity of the project site are included in Appendix B.

2.2 DESCRIPTION OF PROPOSED PROJECT [24 CFR 50.12 & 58.32; 40 CFR 1508.25]

A Better Life is a development of the New Community Urban Renewal Corporation, a successful community development corporation. The subject property is currently owned by the New Community, who will build a new apartment and office building on the site.

The proposed building, is a 24,427± square foot two-story elevator building containing twenty-four (24) one bedroom apartments, 4,027± square foot of medical office space and 12,072± square foot of space for commercial kitchen and recreational activities. The development will be a welcome addition to the neighborhood and fit in well with the surrounding residential properties. Each apartment unit will be 364± square feet and include a handicapped size bathroom, kitchenette, living room and a bedroom. Twenty (20) units will be for single occupants and be occupied by homeless individuals with special needs, who will receive rent subsidies from the New Jersey Department of Community Affairs (DCA). One (1) unit will be for a superintendent and the three (3) remaining units, along with the medical office space, will be leased to University of Medical and Dentistry of New Jersey (UMDNJ). All units will be equipped with smoke and carbon monoxide detectors and sprinklers. The 12,072± additional square feet of the commercial kitchen and recreational activity area will be for use of both groups. The common amenities within the proposed building include a library, community room, laundry room, dining room, quiet room, landscaped garden and patio area.

The proposed development will be accessed by Camden Street and Fourteenth Avenue and there will be no on-site parking. The project site is located near churches, hospitals, medical facilities, recreational areas, and public transportation. The nearest public transportation is located within 700 feet of the site along Route 510, also known as South Orange Avenue.

2.3 STATEMENT OF PURPOSE AND NEED FOR THE PROPOSAL [40 CFR 1508.9(B)]

The proposal for A Better Life calls for the development of housing for homeless individuals with special needs and medical office space. Due to the large number of individuals at or below the poverty level and special needs individuals throughout the Newark area, it is realistic to conclude that new, subsidized apartments with medical facilities at the subject property would attract significant numbers of homeless individuals from the surrounding Newark area. In

addition according to the Real Estate Appraisal (Appendix C) there is a "huge demand for subsidized housing in the City of Newark with minimal vacant units in the market (Appendix C – Real Estate Appraisal: Residential Market Overview, p.17)

2.4 EXISTING CONDITIONS AND TRENDS [24 CFR 58.40(A)]

The City of Newark, which contains 23.8 square miles, is located in the southeast portion of Essex County in the New Jersey Metropolitan Region. The City of Newark is the largest and most populated city in New Jersey. In 2010 the population density was 1,195.5 per square mile. The subject property is a 16,694± square foot, vacant parcel of land located in the central ward of Newark, which is near the New Jersey University of Medicine and Dentistry and the New Community's Work Force Development Center, Rehabilitation Center and Gardens Nursing Home. South Orange Avenue, also known as Route 510, and Bergen Street provides access to convenience stores, public transportation and places of worship.

Should this parcel remain undeveloped, it will not contribute to the revitalization of City of Newark.

3.0 FUNDING INFORMATION

Financing for the project will be provided by the Community Development Block Grant Program CDBG funds from NJ Housing Mortgage and Finance Agency.

Grant Number	HUD Program	Funding Amount
HMFA# 02660	CDBG funds from NJHMFA	$3,100,912.00

Estimated Total HUD Funded Amount: $3,100,912.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: $8,119,066.00

4.0 COMPLIANCE WITH 24 CFR 50.4, 58.5, AND 58.6 LAWS AND AUTHORITIES

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

Citations of sources in parentheses, refer to full list of sources in Section 5.4 for details.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ **X**	There is one major airport within 15,000 feet of the subject property (Appendix A - Figure 5: Airport Locations Map). The nearest airport is Newark International Airport (EWR), which is a civilian airport located approximately 13,300 feet from the subject property. In addition, the Atlantic City International Airport is approximately 90.5 miles south of the subject property and the Lakehurst Naval Air Station is approximately 54.7 miles south of the subject property. The proposed project is not within 15,000 feet of a military airfield nor is it within 2,500 feet of a civilian airport runway; therefore the proposed project is not within any Airport Clear Zone or Accident Potential Zone.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ **X**	The subject property is not identified as a component of the Coastal Barrier Resource System. (Appendix A - Figure 6: Coastal Barrier Resources Map)
Flood Insurance	Yes No	The subject site is not located in a flood hazard area as shown on the latest FEMA

Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ **X**	Flood Insurance Rate Map for Essex County, Community Panel No. 34013C0156F, June 4, 2007(Appendix A - Figure 7: Flood Map).

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☐ **X**	The proposed project is located within Essex County which is in a nonattainment area of the Ozone 8-hr standard (Figure 8: 8-Hr Ozone Non-Attainment Areas) and in a Nonattainment or Maintenance for 5 National Ambient Air Quality Standards (NAAQS) Pollutants area (Appendix A - Figure 9: "Nonattainment" or "Maintenance" Areas Map). The U.S. EPA revoked the 1-hour ozone standard (1979) on June 15, 2005 and the 8-hour ozone standard (1997) on April 6, 2015. A State Implementation Plan is in place. The construction of a 24-unit apartment building will not violate the State Implementation Plan or contribute to nonattainment. The proposed project shall comply with the regulatory requirements of New Jersey's Air Rules and meet the State's Air Pollution Control requirements (Appendix D - NJDEP de minimis Thresholds Air Quality Letter).
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ **X**	The subject site is not located in New Jersey's Coastal Zone; therefore the project is not applicable to Coastal Area Facility Review Act (CAFRA) regulations (Appendix A - Figure 10: Coastal Zone Map).
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ **X**	A Phase I Environmental Assessment was performed and identified the subject property on two databases (NJ State Hazardous Waste Sites and NJ Release databases) for an unregulated underground storage tank (UST) , case number 12-3-23-0953-43 (Appendix E – Phase I: Section 8.1.4, p.23). A UST Remediation Plan was completed for the subject property in February 2012 where an out of service

		unregulated heating oil tank was located within the sidewalk. It was recommended the UST be closed by removal (Appendix F – UST Remediation Plan). The UST was removed along with any associated soil contamination(Appendix E – Phase I: Section 4.8 , p.10 – 11) The NJDEP determined that “no further action” was required for the UST remediation in February 2013 (Appendix G – No Further Action Letter and Covenant Not to Sue). The Phase I also identified three known or suspected leaking underground storage tanks within a half mile radius, four active State Hazardous Waste Sites within a one mile radius, thirteen Voluntary Cleanup Program sites within a half mile and five brownfield sites within a quarter mile of the subject property (Appendix E – Phase I: Section 5.3.7 - 5.3.12, p.15-17). Additionally, the NJDEP HUD Environmental Review Tool 2.1 identified t ten (10) contamination or hazardous sites within 3,000 feet of the subject property (Appendix A – Figure 11: Contamination and Toxic Substances Map; Appendix H - NJDEP HUD Environmental Review Tool 2.1 – Contamination and Toxic Substances Map). Due to ten (10) contamination and/or hazardous sites being identified within 3,000 feet of the subject property, consultation with the NJDEP for “clearance” statuses was necessary. All sites were cleared by the NJDEP which means the contamination and/or hazardous sites were found “to be in substantial compliance with NJDEP regulations and [are] therefore considered under control” (Appendix H - NJDEP HUD Environmental Review Tool 2.1 – Contamination and Toxic Substances Map) The subject property is located within Tier 3on the Radon Potential Map and is considered to have a low risk of having a presence of radon gas at a level of concern (Appendix A – Figure 12. Radon Potential Map). No potential hazards related to

		asbestos or lead-based paint are associated with the subject property (Appendix E - Phase I: Section 6.3.6 - 6.3.7 p. 21).
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No **X**	According to the review of the NJDEP's Landscape Project 3.1 and the Natural Heritage Program (NHP) database search results, the subject site does not contain any critical habitats (Appendix A - Figure 4: Aerial Photo; Appendix A - Figure 13: Critical Habitat Map; Appendix I - Natural Heritage Program Database Search Results). According to the FWS, Essex County is within the Northern Long-eared Bat range; however the U.S. Fish & Wildlife Service (FWS) IPaC system did not identify any Endangered Species within the subject property (Appendix J - IPaC Search Results). The proposed project does not involving the clearing of trees the demolition or renovation of an existing building (Appendix K – Bat Guidance Questionnaire). Consultation with the United States Fish and Wildlife Service (USFWS) Endangered and Nongame Species Program (ENSP) was therefore not required.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No **X**	A Phase I Environmental Assessment was performed for the subject property which reported no hazardous sites within the subject property (Appendix E - Phase I: Sections 6.3.1, p.20). The subject property is vacant and the adjacent properties are comprised of residential, commercial and vacant buildings. The area around the subject property is located within the PSE&G natural gas service area. Therefore aboveground storage tanks (ASTs) are not likely to be at any of the buildings within the vicinity of the subject property. A Google Earth search was conducted which focused on places that would have ASTs even with natural gas being provided to them (Appendix A – Figure 14: Explosive and Flammable Operations Map). The nearest possible AST would be located at the Exxon gas station, the University Hospital, and the

		Newton Street Elementary School. No AST's were identified from the Google Earth search and according to the NJ-GeoWeb all three sites have Underground storage tanks. There are no records of explosive and/or flammable hazards on or within one mile of the subject property.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No **X**	Aerial photography illustrates the current land use and urban setting (Appendix A - Figure 4: Aerial Photo). A review of the land use history as provided in the Phase I Environmental Assessment identified no historic agricultural use of the property (Appendix E - Phase I: Section 5.6, p.17-19). According to the Wed Soil Survey the soil type Boonton - Urban land, Boonton substratum complex, red sandstone lowland, 0 to 8 percent slopes (BowrB) is classified as "Not prime farmland" (Appendix A – Figure 15. Soil Map; Appendix A – Figure 16. USDA NRCS Farmland Classification Map; Appendix L - NRCS Web Soil Survey - Farmland Classification). The proposed project is a permitted use within the B-2 Business District and is in compliance with the zoning ordinance.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No **X**	The subject site is not located in a flood hazard area as shown on the latest FEMA Preliminary Flood Insurance Rate Map for Essex County, Community Panel No. 34013C0156F, June 4, 2007 (Appendix A - Figure 7: Flood Map).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No **X**	The proposed project will have no effect on the resources listed in or eligible for inclusion in the National Register of Historic Places or State & City Registers. Based on a review of information provided by the NJDEP Historic Preservation Office (HPO), NJ-GeoWeb and NJDEP HUD Environmental Review Tool 2.1, the proposed project is not identified as a historic place or located in a designated historic area (Appendix A – Figure 17: Historical Areas Map; Appendix M - NJ & National Registers of Historic Places).

		According to the Phase I from 1892 to the present the previous uses for the subject property included residences and vacant land (Appendix E - Phase I: Section 5.6, p.18). No Archeological Study was completed for the subject property and consultation with Indian Tribes was deemed unnecessary due to the location of the proposed project and the previously disturbed soils.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No **X**	The site is located in an area of mixed land use, including residential and commercial properties. There are six airports within 15 miles of the subject property (Appendix A - Figure 5: Airport Locations Map). The other airports are: • Newark International Airport (EWR) ~ 2.5 miles away (Appendix A - Figure 18: Newark International Airport Distance Map) • Linden Airport (LDJ) ~ 8.3 miles away (Appendix A - Figure 19: Linden Airport Distance Map) • Morristown Municipal Airport (MMU) ~ 12.2 miles away (Appendix A - Figure 20: Morristown Municipal Airport Distance Map) • Essex County Airport (CDW) ~10.3 miles away (Appendix A - Figure 21: Essex County Airport Distance Map) • Teterboro Airport (TEB) ~ 9.9 miles away (Appendix A - Figure 22: Teterboro Airport Distance Map) • Little Ferry/ Ridgefield Park Seaplane Base ~ 11.6 miles away (Appendix A - Figure 23: Little Ferry/ Ridgefield Park Seaplane Base Distance Map) All six airports are civilian airports and do not have Noise Exposer Maps (NEM) or 65 Day/Night Noise Level (DNL) contour maps. The Port Authority of New York & New Jersey's WebTrak shows the noise levels at specific noise-monitoring locations.

		Based on the information gathered from the WebTrak, it does not appear that airport noise will affect the subject property. Figure 23 depicts a snapshot of October 26, 2015 at 7:19:10 AM (Appendix A – Figure 24: Airport Noise Map) In addition, the Atlantic City International Airport is approximately 90.5 miles south of the subject property and the Lakehurst Naval Air Station is approximately 54.7 miles south of the subject property. The property is not located within 1,000 feet of a major highway or 3,000 feet of a railroad (Appendix A - Figure 25: Distance to Major Roads, Railroads and Airports). The closest major highway is the Interstate 280 which is located over 5,350feet from the subject property. However, Route 510 is located about 360 feet from the subject property. A Day Night Noise Level (DNL) Assessment was performed in regards to Route 510, also known as South Orange Avenue. Using information gathered from the State of New Jersey Department of Transportation (DOT) Roadway Information and Traffic Monitoring System Program the average daily trips (ADTs) near the project site on Route 510 is approximately 17,065, which includes all classes of vehicles. The speed limit along this section of Route 510 is 30 miles per hour (mph). With an effective distance of approximately 360 feet and assuming 15% of the ADTs were medium and heavy trucks, the DNL was calculated to be 62decibels (Appendix N - DNL Calculator – Route 510). Since the DNL is calculated to be under the 65 decibels limit, no mitigation is necessary. The proposed project is not expected to result in a significant increase in broadband and octave noise during operations as compared to existing ambient noise levels of the surrounding areas. To mitigate potential noise impacts from site clearance and

		construction of the proposed project Best Management Practices (BMPs) will be implemented. The BMPs include but are not limited to: • Restricting construction to work hours as required by the Township. • Implement a no-vehicular idling policy within the project area. • Abiding by local noise ordinance where applicable.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ **X**	The subject site is not located over the Sole Source Aquifer (Appendix A - Figure 26: Sole Source Aquifer Map). Water and sewer will be directly connected to existing public water and sewer mains in Fourteenth Avenue and supplied by the Newark portable water distribution system and the Newark sanitary sewer system. An EPA Sole Source Aquifer (SSA) review was deemed unnecessary due to the proposed project tying directly into existing public water and sewer mains, and not being located within a Sole Source Aquifer (Appendix O - EPA Sole Source Aquifer Review of HUD Projects).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ **X**	There are no freshwater or coastal wetlands on or adjacent to the subject site (Appendix A - Figure 27: Wetlands Map).
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ **X**	The site is not located on or near a Wild and Scenic River (Appendix A - Figure 28: Wild & Scenic Rivers Map). The closest Wild and Scenic River is the Musconetcong River which is located approximately 34 miles away.

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No ☐ **X**	The proposed project consists of a three-story building comprised of 24 units, a medical office and additional site improvements. According to the USEPA EJSCREEN – Environmental Justice Screening and Mapping Tool, the subject

		property is within an environmental justice population. The subject property is located within a 46% percent below poverty tract and a 94% percent minority population block group (Appendix A – Figure 29: Poverty Demographics Map; Appendix A- Figure 30: Minority Population Map). The subject property is located within a block group that has approximately 20,860.4 people per square mile (Appendix A – Figure 31: Population Density Map). However 20 of the 24 units are designed with the intent to house homeless individuals with special needs, which will help aid the local population. The proposed project does not pose an Environmental Justice concern (Appendix P - Environmental Justice Checklist).

5.0 ENVIRONMENTAL ASSESSMENT

5.1 ENVIRONMENTAL ASSESSMENT FACTORS

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Citations of sources in parentheses, refer to full list of sources in Section 5.4 for details.

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The site is classified as part of the Metropolitan Planning Area in the State Development and Redevelopment Plan (Appendix A - Figure 32: State Plan Map). The construction of apartments for the homeless with special needs and a medical office complies with the mixed use nature of the area. The site is bound by residential and commercial buildings, a church and vacant land (Appendix A - Figure 4: Aerial Photo). In addition the proposed project is a permitted use within the B-2 Business District and is in compliance with the zoning ordinance (Appendix C - Real Estate Appraisal: Zoning Data, p.5).
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	According to the Wed Soil Survey the soil type Boonton - Urban land, Boonton substratum complex, red sandstone lowland, 0 to 8 percent slopes (BowrB) has a rating of "Somewhat Limited" for Dwellings Without Basements and "Very Limited" for Dwellings With Basements (Appendix A - Figure 15: Soil Map; Appendix Q - NRCS Web Soil Survey - Soil Description; Appendix R - NRCS Web Soil

		Survey - Dwellings Without Basements; Appendix S - NRCS Web Soil Survey - Dwellings With Basements). The proposed project will not have a basement but will be constructed with a slab on grade. Therefore, the soils will be somewhat limited for construction of the two-story structure. Since the site has a history of development and disturbance, there will be no adverse impacts to soils, drainage, runoff, etc. No steep slopes or erosion conditions were observed on the property. Engineering design will ensure stormwater is managed properly (Appendix E - Phase I: Section 5.6, p.17-19).
Hazards and Nuisances including Site Safety and Noise	3	The construction of an apartment building for homeless individuals with special needs and a medical office will be an improvement to the existing vacant land and meet the needs of the surrounding area (Appendix C - Real Estate Appraisal: Residential Market Overview, p.17). The proposed project is not expected to result in a significant increase in broadband and octave noise during operations as compared to existing ambient noise levels of the surrounding areas. To mitigate potential noise impacts from site clearance and construction of the proposed project Best Management Practices (BMPs) will be implemented. The BMPs include but are not limited to: • Restricting construction to work hours as required by the Township. • Implement a no-vehicular idling policy within the project area. • Abiding by local noise ordinance where applicable.
Energy Consumption	2	The proposed building will follow the energy star equivalency requirements (Appendix T – Pre-Construction Authorization Letter & New Jersey Energy Star Equivalent Letter of Understanding).

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The site is currently vacant and the construction of an apartment building for homeless with special needs will not impact employment or income patterns in a positive or negative way. The housing will meet some of the large demand for subsidized housing in the area (Appendix C - Real Estate Appraisal: Residential Market Overview, p.17).

Demographic Character Changes, Displacement	2	As the site is currently vacant, there will be no displacement of residents or businesses. The addition of 24 units should not significantly impact the demographics of the area and the subsidized housing is designed to meet the large demand by homeless individuals currently living in the area. (Appendix C - Real Estate Appraisal: Residential Market Overview, p.17).

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Newark's central ward has undergone a "major revitalization in recent years" which has led to the construction of new educational facilities in the area (Appendix C - Real Estate Appraisal: City and Neighborhood Data, p.14-15). The apartments are for homeless individuals, and will not provide housing for school-age children or large families. Many of these individuals are presumably already living in the area.
Commercial Facilities	2	The subject property is located within the vicinity of two majorly commercialized roads, South Orange Avenue and Bergen Street, however the construction of the apartment building will not have an impact on local commercial facilities due to providing subsidize apartments to homeless individuals in the area (Appendix C - Real Estate Appraisal: City and Neighborhood Data, p.16)
Health Care and Social Services	1	The construction of a 24-unit apartment building and medical office space will have a beneficial impact on local health care and social services, as it will assist local individuals by providing housing and medical assistance to those in need. The proposed project involves the construction of 24 units, the majority of which will already be from the area (Appendix C - Real Estate Appraisal: Overview Of Project, p.65-66).
Solid Waste Disposal / Recycling	2	A Better Life is located within the Zone B of the Newark refuse pickup zones. The following is the schedule for Zone B: Tuesday Collection • Household Trash • Recyclables: Newspapers, magazines, cardboard, cereal boxes and junk mail. Friday Collection • Household trash • Recyclable metal: Soda cans and food cans.

		• Recyclable glass: Glass jars, food jars and liquor bottles. • Recyclable plastic: Milk jugs, soda bottles, water bottles, juice bottles and laundry detergent containers. Bulk Collection • 2nd Wednesday of each Month (Only) • Bulk is oversized items such as: Furniture, too large for regular trash pick-up. (No renovation, construction debris or electronics will be collected) Yard Waste Collection • 4th Wednesday of each month (Only) • Includes leaves, small twigs tied in a bundle. Appliances and White Goods • Refrigerator, air conditioners and other large appliances. • An appointment is required by calling 973-733-6685 (Newark 2015a) The creation of a 24units and a medical office will increase the generation of solid waste and recycling; however, the City of Newark should be able to meet this minor increase in demand. During the clearing and construction phases, all debris generated will be disposed of at an approved disposal site.
Waste Water / Sanitary Sewers	2	The addition of 24 units and a medical office on vacant land will generate an increase in sanitary sewer use at the subject property. The subject property is currently serviced the Newark sanitary sewer system and the Newark storm water sewer system. The increase in demand should not require mitigation (Appendix E - Phase I: Section 3.4, p.9).
Water Supply	2	The addition of 24 units and a medical office on vacant land will generate an increase in water use at the subject property. The subject property is currently serviced the Newark portable water system and the increase in demand should not require mitigation (Appendix E - Phase I: Section 3.4, p.9).
Public Safety - Police, Fire and Emergency Medical	2	The addition of the proposed 24 unit apartment building and medical office on currently vacant land may generate a slight increase in demand on public safety services in the city. In 2010, there were 277,140 residents in the City of Newark. The addition of 24 apartment units and medical office space will not result in a notable increase in the local population assuming the majority of the residents would be coming from within the existing Newark population. In

		addition, safety features have been included in the project design, including smoke and carbon monoxide detectors and sprinklers. Therefore, the existing public safety services should be able to serve the increased population without requiring mitigation (Appendix C - Real Estate Appraisal: Description of Improvements, p.19).
Parks, Open Space and Recreation	2	There are no parks, public open space, or recreational facilities on the site. However proposed project will benefit from the multitude of parks within the vicinity of the subject property. The closest of which are the Danielle Park located 0.27 miles away, the New Community Rec Center located 0.34 miles away and the South 11th Street Park located 0.41 miles away (Appendix A - Figure 4: Aerial Photo; Appendix A - Figure 25: Distance to Major Roads, Railroads and Airports).
Transportation and Accessibility	2	The proposed units will not impact existing transportation facilities or routes, or their accessibility. In fact, the proposed project benefits from easy to access to public transportation and main routes (Appendix C - Real Estate Appraisal: City and Neighborhood Data, p.15 - 16). The nearest public transportation is located within 700 feet of the site along Route 510, also known as South Orange Avenue and Bergen Street.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features and Agricultural Lands	3	According to the review of the NJDEP's Landscape Project 3.1 and the Natural Heritage Program (NHP) database search results, the subject site does not contain any critical habitats (Appendix A - Figure 4: Aerial Photo; Appendix A - Figure 13: Critical Habitat Map; Appendix I - Natural Heritage Program Database Search Results). The subject site is not located over the Sole Source Aquifer (Appendix A - Figure 26: Sole Source Aquifer Map). Water and sewer will be directly connected to existing public water and sewer mains in Fourteenth Avenue and supplied by the Newark portable water distribution system and the Newark sanitary sewer system. An EPA Sole Source Aquifer (SSA) review was deemed unnecessary due to the proposed project tying directly into existing public water and sewer mains, and not being located within a Sole Source Aquifer (Appendix O - EPA Sole Source Aquifer Review of HUD Projects). The subject property is identified as "Not prime farmlands"; and the proposed project is a permitted use within the B-2 Business District and is in compliance with

		the zoning ordinance.
Vegetation, Wildlife	2	The site is vacant and provides a minor source of habitat for wildlife (Appendix A - Figure 4: Aerial Photo; Appendix B - Color Photographs). The vacant land is most likely utilized by wildlife that is adapted to living in urban environments (e.g raccoons, opossum, some bird species), such species are likely to be common and will abandon the site upon development. According to the review of the NJDEP's Landscape Project 3.1 and the Natural Heritage Program (NHP) database search results, the subject site does not contain any critical habitats (Appendix A - Figure 4: Aerial Photo; Appendix A - Figure 13: Critical Habitat Map; Appendix I - Natural Heritage Program Database Search Results). According to the FWS, Essex County is within the Northern Long-eared Bat range however the U.S. Fish & Wildlife Service (FWS) IPaC system did not identify any Endangered Species within the subject property (Appendix J - IPaC Search Results). The proposed project does not involving the clearing of trees the demolition or renovation of an existing building (Appendix K – Bat Guidance Questionnaire). Consultation with the United States Fish and Wildlife Service (USFWS) Endangered and Nongame Species Program (ENSP) was therefore not required.
Air Quality	2	The proposed project is located within Essex County which is in a nonattainment area of the Ozone 8-hr standard (Figure 8: 8-Hr Ozone Non-Attainment Areas) and in a Nonattainment or Maintenance for 5 National Ambient Air Quality Standards (NAAQS) Pollutants area (Appendix A - Figure 9: "Nonattainment" or "Maintenance" Areas Map). The U.S. EPA revoked the 1-hour ozone standard (1979) on June 15, 2005 and the 8-hour ozone standard (1997) on April 6, 2015. A State Implementation Plan is in place. The construction of a 24-unit apartment building will not violate the State Implementation Plan or contribute to nonattainment. The proposed project shall comply with the regulatory requirements of New Jersey's Air Rules and meet the State's Air Pollution Control requirements (Appendix D - NJDEP de minimis Thresholds Air Quality Letter).
Groundwater Quality	2	The subject property is not located over the Sole Source Aquifer (Appendix A - Figure 26: Sole Source Aquifer Map). Water and sewer will be directly connected to existing public water and sewer mains in Fourteenth Avenue and supplied by the Newark portable water distribution system and the Newark sanitary sewer system. An EPA Sole

		Source Aquifer (SSA) review was deemed unnecessary due to the proposed project tying directly into existing public water and sewer mains, and not being located within a Sole Source Aquifer (Appendix O - EPA Sole Source Aquifer Review of HUD Projects). The subject property is identified as "Not prime farmlands"; and the proposed project is a permitted use within the B-2 Business District and is in compliance with the zoning ordinance. Therefore the proposed project is not anticipated to significantly impact groundwater quality.
Surface Waters	2	The subject property is not located within a floodplain nor are there open waters and/or freshwater or coastal wetlands on or adjacent to the subject site (Appendix A - Figure 27: Wetlands Map). Additionally, the site is not located on or near a Wild and Scenic River, the closest of which is the Musconetcong River located approximately 34 miles away (Appendix A - Figure 28: Wild & Scenic Rivers Map). Therefore the proposed project is not anticipated to significantly impact groundwater quality.

5.2 ADDITIONAL STUDIES PERFORMED

Better Life Toxic Site Clearance (Appendix H)

- October 2015
- Prepared by Kim McEvoy, NJDEP

UST Remediation Plan (Appendix F)

- February 2012
- Prepared by Industrial Waste Management, Inc.

Phase I Environmental Assessment (Appendix E)

- June 2015
- Prepared by TTI Environmental Inc.

Real Estate Appraisal of A Better Life (Appendix C)

- August 2015
- Prepared by Appraisal Associates Inc.

Web Soil Survey: Soil Description (Appendix Q), Farmland Classification (Appendix L), Dwellings Without Basements (Appendix R), Dwellings With Basements (Appendix S)

- October 2015
- Prepared by Soil Survey Staff, Natural Resources Conservation Service, USDA

5.3 FIELD INSPECTION (APPENDIX U)

Date: October 19, 2015
Completed By: Ethan J. Perro, Maser Consulting P.A.

5.4 LIST OF SOURCES, AGENCIES AND PERSONS CONSULTED [40 CFR 1508.9(B)]

Appraisal Associates Inc. 2015. Real Estate Appraisal of A Better Life

Coastal Management Program, NJDEP [CMP]. 2007. Map of NJ Coastal Zone. http://www.state.nj.us/dep/cmp/czm_map.html. Accessed 21 October 2015.

Federal Emergency Management Agency [FEMA]. 2007. Flood Insurance Rate Map (FIRM), Essex County, New Jersey (All Jurisdictions), Map Number 34013C0152F.

Google Earth. 2015. Google Earth: 93-101 Fourteenth Avenue, Newark, NJ. Accessed 15 October 2015.

Historic Preservation Office, NJDEP [HPO]. 2015. New Jersey and National Registers of Historic Places, Essex County. http://www.nj.gov/dep/hpo/1identify/nrsr_lists/ocean.pdf. Accessed 21 October 2015.

Newark City. 2015. Interactive Newark Zoning Map. http://planning.ci.newark.nj.us/zoning-map/. Accessed 21 October 2015

Newark City. 2015. Refuse Collection and Recycling. http://www.ci.newark.nj.us/home/city-services/garbage-and-recycling/ Accessed 26 October 2015

New Jersey Department of Environmental Protection [NJDEP]. 1988. New Jersey Coastal Plain Aquifer – Support Document. http://www.epa.gov/region02/water/aquifer/coast/coastpln.htm. Accessed 21 October 2015

New Jersey Department of Environmental Protection [NJDEP]. 2009. Freshwater Wetlands Protection Act Rules, N.J.A.C. 7:7A.

New Jersey Department of Environmental Protection [NJDEP]. 2013. 2013 Air Quality Report. Available from: http://www.njaqinow.net/. Accessed 21 October 2015

New Jersey Department of Environmental Protection [NJDEP]. 2013a. Coastal Permit Program Rules, N.J.A.C. 7:7.

New Jersey Department of Environmental Protection [NJDEP]. 2013b. Coastal Zone Management Rules, N.J.A.C. 7:7E.

New Jersey Department of Transportation [DOT]. 2015. Roadway Information and Traffic Monitoring System Program, Interactive Traffic Counts Reports. http://www.state.nj.us/transportation/refdata/roadway/traffic_counts/. Accessed October 22, 2015.

New Jersey Division of Aeronautics [NJ Division of Aeronautics]. 2014. New Jersey Division of Aeronautics Facilities. http://www.state.nj.us/transportation/gis/maps/airports.pdf Accessed October 19, 2015.

New Jersey Department of Environmental Protection [NJDEP]. 2015. NJ-GeoWeb (environmental mapping tool). http://www.nj.gov/dep/gis/geowebsplash.htm Accessed 15 October 2015.

New Jersey Department of Environmental Protection [NJDEP]. 2015. 2015 New Jersey Radon Potential Map. http://www.state.nj.us/dep/rpp/radon/radonin.htm. Assessed 22 October 2015.

New Jersey Department of Environmental Protection [NJDEP]. 2015a. Permit: CAFRA Individual Permit (1533-14-0005.1 CAF140001).

Soil Survey Staff, Natural Resources Conservation Service, USDA [SSS, NRCS]. 2015. Web Soil Survey, Essex County, New Jersey. http:///websoilsurvey.nrcs.usda.gov/. Accessed 15 October 2015.

Industrial Waste Management, Inc. 2015. Phase I Environmental Assessment.

U.S. Environmental Protection Agency [USEPA]. 2015. New Jersey 8-hour Ozone Nonattainment Areas (2008 Standard) http://www.epa.gov/airquality/greenbk/map/nj8_2008.pdf (Assessed 21 October 2015.)

U.S. Fish & Wildlife Service [USFWS]. Coastal Barrier Resources System Mapper. http://www.fws.gov/CBRA/Maps/Mapper.html Accessed 21 October 2015.

U.S. Fish & Wildlife Service [USFWS]. 2009. Continental United States. National Wild and Scenic Rivers System. http://www.rivers.gov/new-jersey.php. Accessed 15 October 2015.

U.S. Fish & Wildlife Service [USFWS]. Endangered Species: Northern Long-Eared Bat (*Myotis septentrionalis*), Counties in Northern Long-eared Bat Range. http://www.fws.gov/midwest/endangered/mammals/nleb/. Accessed 26 October 2015.

5.5 LIST OF PERMITS OBTAINED

Final Compliance Review: 93-101 14th Avenue, Block 274, Lot 2

Scope: This review granted by the Newark Zoning Board of Adjustment confirms that the proposed project's revised site plan is in compliance.

Issue Date: 10/21/2015

Board of Adjustment of the City of Newark, NJ, Appeal No.: 18-12-C

Scope: This resolution grants the variance required for the proposed project to allow shelters within the B-2 Second Business District.

Issue Date: 10/25/2012

Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System
Unrestricted Use- No Further Action Letter and Covenant Not to Sue

Scope: This determination states that no further action is required in regards to the underground storage tank.

Issue Date: 02/05/2013

6.0 PUBLIC OUTREACH [24 CFR 50.23 & 58.43]

A public notice will be published in the local newspaper in both English and Spanish as part of the “Finding of No Significant Impact” (FONSI), in accordance with HUD regulations. The local papers to be used are the Star-Ledger for English and Reporte Hispano for Spanish.

7.0 CUMULATIVE IMPACT ANALYSIS [24 CFR 58.32]

The subject property is located in the central ward of the City of Newark and is comprised of a vacant parcel of land (Appendix A - Figure 4: Aerial Map). The site fronts Camden Street and a commercial/residential building to the east, 14th avenue to the south, the Naim Islamic Center and corresponding parking lot to the east and the parking lot for the New Community Corporation Workforce Development Center to the north. Due to the development around the site the only foreseeable development with in the vicinity of the subject property would be on the vacant lot on the western side of Camden Street. Therefore the only cumulative impacts caused by the proposed project and possible future action on the vacant property would be minor and temporary and occur during construction phases.

8.0 ALTERNATIVES ANALYSIS

8.1 ALTERNATIVES [24 CFR 58.40(E); 40 CFR 1508.9]

Alternatives analyses typically consider other onsite alternatives, as well as off-site alternatives for the project in question. The proposed project includes a landscaped garden which helps mitigate the impervious coverage of the subject property. If the subject property were to not be developed with the proposed subsidized housing, it would still be eligible for development with a permitted use in the Second Business (Dwelling) District, such as a Single family dwelling, Two, three and four family dwellings, Townhouses and row houses, Low and mid-rise Multi-family dwellings, Apartment dwelling above first story commercial units, Artist live/work spaces, Public parks, playgrounds, gardens and open space, Places of worship, Philanthropic institutions and fraternal organizations, Colleges and universities, Finance, insurance and real estate, Government and municipal uses, Retail, supermarket and department stores, Banks, Restaurants, Health clubs, gyms, indoor recreation, Bars, taverns, lounges, Funeral homes, Automobile sales, service, repairs, Self-storage facilities, Day care facilities and/or Senior centers. The environmental impacts associated with the proposed project are minimal, but the benefit of the provision of 24lsubsidizedhousing units and medical office space in this neighborhood is vast. Environmental impacts associated with the other potential uses for the site would be similar, given the little ecological value the site currently has. The proposed subsidized housing would be a preferred alternative for the site.

If the subsidized housing project was to be proposed on another site in the City of Newark, or within this section of Essex County, there could be greater ecological impacts, depending upon the types of land available, the previous development on the parcels and suitability for such development. Adverse ecological impacts associated with the development of this property are minimal, if any, given its previous development in a mixed use environment. Furthermore, the subject property has convenient access to public transportation, religious centers, food stores, retail areas, and public parks. Access to such amenities is ideal for a subsidized housing development. Other locations in the region may not provide convenient access to all of these resources.

8.2 NO ACTION ALTERNATIVE [24 CFR 58.40(E)]

Inaction will result in a vacant parcel of land in the City of Newark being left as vacant. As vacant land, this parcel does not contribute to the economic growth of the community. Furthermore, a new apartment facility for homeless individuals with special needs will not be constructed, continuing the deficiency of subsidized housing for such individuals.

9.0 SUMMARY OF FINDINGS AND CONCLUSIONS

The proposed subsidized housing project will provide 20 apartment units to homeless individuals with special needs from the City of Newark and surrounding communities. Along with one (1) unit for a superintendent and the three (3) remaining units and medical office space leased to University of Medical and Dentistry of New Jersey (UMDNJ), a commercial kitchen and recreational activity area. This construction will help meet the demand for subsidized housing in Essex County. Additionally, the project is proposed on a vacant piece of land in the City of Newark. The site is ideal for such redevelopment, as it is within the vicinity of residential and busy commercial neighborhoods, is in a section of Newark that is zoned to permit low and mid-rise multi-family dwellings, and has convenient access to a number of community amenities and resources including the New Community Corporation Workforce Development Center. In its current state, the subject property is vacant and is not contributing to the economic growth of the area. The project clearly complies with all above-listed Federal Statutes, and ecological impacts associated with the redevelopment of this property are minimal, if any. Minor impacts relating to site clearance and construction include Noise Abatement and Control (Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B), Utilities and Public Safety, Health Care and Social Services.

No noise mitigation in necessary, in regards to the Day Night Noise Level (DNL) Assessment for Route 510, due to the DNL being calculated below the 65 decibels limit (Appendix N - DNL Calculator – Route 510). In addition the proposed project is not expected to result in a significant increase in broadband and octave noise during daily operations. During the construction phase of the project, Best Management Practices (BMPs) will be implemented to mitigate potential noise impacts. These may include but are not limited to restricting construction to work hours as required by the City of Newark, implementing a no-vehicular idling policy within the project area and abiding by the local noise ordinance where applicable.

The proposed project will create a minor increase in solid waste disposal, sanitary sewer use and water supply, however the subject property is currently serviced the Newark sanitary sewer system, storm water sewer system and the portable water system (Appendix E - Phase I: Section 3.4, p.9). Additionally, there may be a slight increase in demand regarding health care, social services and public safety due to the addition of 24 units to the area. There will not be a notable increase in the local population and the medical office space within the first floor of the proposed building will help mitigate the increase in health care and social services. The increase in demands will not be large enough to require mitigation (Appendix C - Real Estate Appraisal: City and Neighborhood Data, p.14-16, Description of Improvements, p.19 & Overview of Project, p.65-66).

10.0 MITIGATION MEASURES AND CONDITIONS [40 CFR 1505.2(C)]

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

Law, Authority, or Factor	Mitigation Measure
N/A	N/A

Determination:

☒ **Finding of No Significant Impact** [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.

Preparer Signature: _____ Date: 11/03/15

Name/Title/Organization: Joseph P. Layton, Assistant Department Manager, Maser Consulting P.A., 331 Newman Springs Rd., Suite 203, Red Bank, NJ 07701

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

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

APPENDIX A

SITE FIGURES

Corporate Headquarters
331 Newman Springs Road
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www.maserconsulting.com

Figure 1. Tax Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: City of Newark Tax Map, January 1, 2001
Sheet 46

Scale: Not to Scale

Date: October 21, 2015

MC Project No. 15000769A

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Figure 2. County Road Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NJDOT - Essex County

Scale: Not to Scale

Date: October 21, 2015

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Figure 3. USGS Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: USGS 7.5 Minute Series
Elizabeth Quadrangle

Scale: Not to Scale

Date: October 20, 2015

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Figure 4. Aerial Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NJ-GeoWeb, 2015

Scale: Not to Scale

Date: October 15, 2015

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Figure 5. Airport Locations Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NJ Division of Aeronautics Facilities, 2014

Scale: Not to Scale

Date: October 19, 2015

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Figure 6. Coastal Barrier Resources Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: USFWS Coastal Barrier Resources System Mapper 2015

Scale: Not to Scale

Date: October 21, 2015

MC Project No. 15000769A

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

Notes:

- The subject property does NOT lie within a floodplain
- This is the most recent floodplain map as of October 19, 2015. There is no new preliminary flood map.

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Figure 7. Flood Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: FEMA Flood Insurance Rate Map
Map Number 34013C0152F, 06/04/2007

Scale: Not to Scale

Date: October 20, 2015

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NOTE: All of New Jersey is located in an 8-hour Ozone nonattainment Area

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Figure 8. 8-Hr Ozone Nonattainment Areas

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: USEPA, 2015

Scale: Not to Scale

Date: August 28, 2015

MC Project No. 15000769A

LEGEND

- County Designated Nonattainment or Maintenance for 8 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 7 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 6 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 5 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 4 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 3 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 2 NAAQS Pollutants
- County Designated Nonattainment or Maintenance for 1 NAAQS Pollutants

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Figure 9. "Nonattainment" or "Maintenance" Areas Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: USEPA, 1/30/2015

Scale: Not to Scale

Date: September 28, 2015

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Figure 10. Coastal Zone Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: Source: NJ-GeoWeb - CAFRA

Scale: Not to Scale

Date: October 29, 2015

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Figure 11. Contamination and Toxic Substances Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NJDEP HUD Environmental Review Tool 2.1

Scale: Not to Scale

Date: September 25, 2015

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Figure 12. Radon Potential Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NJDEP 2015 New Jersey Radon Potential Map

Scale: Not to Scale

Date: October 22, 2015

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Figure 13. Critical Habitat Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NJ-GeoWeb - Landscape Project - Piedmont Plains

Scale: Not to Scale

Date: October 15, 2015

MC Project No. 15000769A

LEGEND

Approximate 1 Mile Boundary

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Figure 14. Explosive and Flammable Operations Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: Google Maps

Scale: Not to Scale

Date: October 2015

MC Project No. 15000769A

LEGEND

BowrB: Boonton - Urban land, Boonton substratum complex, red sandstone lowland, 0 to 8 percent slopes

URBOOB: Urban land, Boonton substratum, 0 to 8 percent slopes, red sandstone lowland

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Figure 15. Soil Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NRCS, Web Soil Survey

Scale: Not to Scale

Date: October 15, 2015

MC Project No. 15000769A

LEGEND

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Aggregation Method: No Aggregation Necessary

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Figure 16. USDA NRCS Farmland Classification

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NRCS, Web Soil Survey

Scale: Not to Scale

Date: October 15, 2015

MC Project No. 15000769A

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Figure 17. Historical Areas Map

Block 274, Lot 2

Newark City, Essex County, New Jersey

Source: NJDEP HUD Environmental Review Tool 2.1

Scale: Not to Scale

Date: November 2, 2015

MC Project No. 15000769A

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Figure 18. Newark International Airport Distance Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: Google Earth, 2015

Scale: Not to Scale

Date: October 19, 2015

MC Project No. 15000769A

Corporate Headquarters
331 Newman Springs Road
Suite 203
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T: 732.383.1950
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www.maserconsulting.com

Figure 19. Linden Airport Distance Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: Google Earth, 2015

Scale: Not to Scale

Date: October 22, 2015

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Figure 20. Morristown Municipal Airport Distance Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: Google Earth, 2015

Scale: Not to Scale

Date: October 22, 2015

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Figure 21. Essex County Airport Distance Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: Google Earth, 2015

Scale: Not to Scale

Date: October 22, 2015

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Figure 22. Teterboro Airport Distance Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: Google Earth, 2015

Scale: Not to Scale

Date: October 22, 2015

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Figure 23. Little Ferry/ Ridgefield Park Seaplane Base Distance Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: Google Earth, 2015

Scale: Not to Scale

Date: October 22, 2015

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Figure 24. Airport Noise Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: The Port Authority of New York & New Jersey Web Trak—Snapshot on October 26, 2015 at 7:19:10 AM

Scale: Not to Scale

Date: October 26, 2015

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Figure 25. Distance to Major Roads, Railroads and Airports

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: Google Earth 2015

Scale: Not to Scale

Date: October 21, 2015

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Figure 26. Sole Source Aquifer Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NJ-GeoWeb - Sole-Source Aquifers

Scale: Not to Scale

Date: October 15, 2015

MC Project No. 15000769A

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Suite 203
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Figure 27. Wetlands Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NJ-GeoWeb - Wetlands

Scale: Not to Scale

Date: October 15, 2015

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Figure 28. Wild & Scenic Rivers Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: USFWS, National Wild & Scenic Rivers System, 2009

Scale: Not to Scale

Date: October 15, 2015

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Figure 29. Poverty Demographics Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: EJSCREEN - 2008 - 2012 American Community Survey (ACS)
Pct. Population Below Poverty Level by Tract

Scale: Not to Scale

Date: October 21, 2015

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Figure 30. Minority Population Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: EJSCREEN - 2008 - 2012 American Community Survey (ACS) Pct. Minority Population by Block Group - 2008-2012

Scale: Not to Scale

Date: October 21, 2015

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Figure 31. Population Density Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: EJSCREEN - 2008 - 2012 American Community Survey (ACS)
Population Density (per sq. mile) by Block Group

Scale: Not to Scale

Date: October 21, 2015

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Corporate Headquarters
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Figure 32. State Plan Map

Block 274, Lot 2
Newark City, Essex County, New Jersey

Source: NJ-GeoWeb—State Planning Areas

Scale: Not to Scale

Date: October 15, 2015

MC Project No. 15000769A

APPENDIX B

COLOR PHOTOGRAPHS

Characterizing the commercial/residential structure located adjacent to the southwestern portion of the site. Photo taken from the western side of Camden Street looking toward the southeast of the subject property.

Characterizing the northern portion of the site. Photo taken from the western side of Camden Street looking toward the east.

Characterizing the parking lot for the New Community Corporation Workforce Development Center to the north of the site. Photo taken from the western side of Camden Street looking toward the northeast.

Characterizing the vacant lot to the west of Camden Street and the subject property. Photo taken from the western portion of the site looking toward the southwest.

Characterizing the vacant lot to the west of Camden Street and the subject property. Photo taken from the western portion of the site looking toward the northwest.

Characterizing the northern portion of the site. Photo taken from the western portion of the site looking toward the east.

Characterizing the parking lot and the New Community Corporation Workforce Development Center to the north of the site. Photo taken from the northern portion of the site looking toward the north.

Characterizing the western portion of the site and the commercial/residential structure located adjacent to the southwestern corner of the site. Photo taken from the northern portion of the site looking toward the south.

Characterizing the central and southeast portion of the site. Photo taken from the northern portion of the site looking toward the southeast.

Characterizing the northeast portion of the site. Photo taken from the northern portion of the site looking toward the east.

Characterizing the northern portion of the site. Photo taken from the central portion of the site looking toward the north.

Characterizing the eastern portion of the site and the Naim Islamic Center located adjacent to the western border of the site. Photo taken from the central portion of the site looking toward east.

Characterizing the southern portion of the site. Photo taken from the central portion of the site looking toward south.

Characterizing the northeastern portion of the site adjacent to the Naim Islamic Center parking lot. Photo taken from the central portion of the site looking toward the northeast.

Characterizing the central and northwestern portion of the site. Photo taken from the southeastern portion of the site looking toward the northwest.

Characterizing southern portion of the site and the commercial/residential structure located adjacent to the southwestern corner of the site. Photo taken from the eastern portion of the site looking toward west.

APPENDIX C

REAL ESTATE APPRAISAL FOR A BETTER LIFE

APPRAISAL ASSOCIATES, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

REAL ESTATE APPRAISAL OF

A BETTER LIFE
93-101 Fourteenth Avenue
City of Newark
Essex County, New Jersey
HMFA #: 02660

APPRAISAL ASSOCIATES, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

JOSEPH E. BALDONI, MAI
PRESIDENT
Member: APPRAISAL INSTITUTE

JOSEPH C. BALDONI, MAI
VICE PRESIDENT
Member: APPRAISAL INSTITUTE

August 10, 2015

Ms. Donna Spencer, Credit Officer
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, New Jersey 08650

Re: Real Estate Appraisal
A Better Life
93-101 Fourteenth Avenue
City of Newark, Essex County, New Jersey
NJHMFA #02660

Dear Ms. Spencer:

In accordance with your request, we are pleased to submit the following "Appraisal Report" on the above-identified property. Appraisal Associates, Inc. has previously appraised the subject property for the New Jersey Housing and Mortgage Finance Agency (NJHMFA) on August 5, 2011, July 3, 2013 and June 10, 2014. The subject property consists of a 16,694± square foot, vacant parcel of land on which the property owner, New Community Corporation, intends to construct a 24,427± square foot, two-story building. The proposed use will contain twenty four (24) one-bedroom apartments on the second floor, 4,027± square feet of office space for doctors and administrative use, and an additional 12,072± square feet of space for commercial kitchen and recreational activities. Twenty (20) one-bedroom apartments are to be occupied by homeless individuals with special needs and the remaining four (4) one-bedroom respite units along with medical office space will be leased to UMDNJ (University of Medical and Dentistry of New Jersey). The purpose of the appraisal is to estimate the property's "As Is", "As Complete" and "Stabilized" Market Values as of the date of our most recent inspection of the realty on August 5, 2015.

An additional consideration affecting the value of the property is the value of the tax benefits to which the property owner is eligible to either retain or sell via the Low Income Housing Tax Credit Program created by the Federal Tax Reform Act of 1986.

524 SOUTH AVENUE EAST, CRANFORD, NJ 07016 - PHONE (908) 276-0992 - FAX (908) 276-5941

In order to prepare the appraisal, a complete inspection of the property was performed, as well as a thorough investigation and analysis of all pertinent data affecting the value of the subject property. This appraisal employs generally accepted appraisal practices as set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) as developed, published, interpreted and amended by The Appraisal Standards Board of The Appraisal Foundation. More specifically this Appraisal Report complies with the reporting requirements of Standard 2-2(a) of USPAP. No Extraordinary Assumptions were use in the valuation of the subject property. Hypothetical Conditions were utilized to conclude "As Complete" and "Stabilized" Market Values of the subject property.

Contained in the following report, of which this letter is a part, is a complete description of the property, the methods of approach utilized to estimate its value, an analysis of the data gathered and the reasoning and conclusions utilized to support our concluded property values. After careful consideration, we have concluded that as of August 5, 2015, the date of our inspection, the requested values of the subject property are:

"AS IS" MARKET VALUE

TWO HUNDRED THOUSAND DOLLARS
($200,000)

"AS COMPLETE" MARKET VALUE

TWO MILLION SIX HUNDRED SIXTY FIVE THOUSAND DOLLARS
($2,665,000)

"STABILIZED" MARKET VALUE

ONE MILLION TWO HUNDRED NINETY THOUSAND DOLLARS
($1,290,000)

"AS STABILIZED" MARKET VALUE INLCUDING TAX CREDITS

TWO MILLION TWO HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED DOLLARS
($2,227,700)

Respectfully submitted,

APPRAISAL ASSOCIATES, INC.

Joseph C. Baldoni, MAI, SCGREA 1977
Vice President

Joseph E. Baldoni, MAI, SCGREA 339
President

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SUMMARY

Location:	93-101 Fourteenth Avenue City of Newark Essex County, New Jersey 07102
Legal Identification:	Block 274, Lot 2 – (93 - 101 Fourteenth Avenue)
Ownership:	New Community Urban Renewal Corporation
Description:	The subject property presently consists of a 16,694± square foot, vacant parcel of land on which the property owner intends to construct a 24,427± square foot, two-story elevator building containing twenty four (24) one bedroom apartments out of which only twenty (20) units will be available for rent. The building will also include 4,027± square foot of office space for doctors and administrative use, and an additional 12,072± square foot of space for commercial kitchen and recreational activities. Twenty (20) one bedroom apartments on the second floor are to be occupied by homeless individuals with special needs whereas the four (4) one bedroom respite units along with medical office space will be leased to UMDNJ for a long term.
Land Area:	16,692± square foot (.3832± acres)
Zoning:	B-2 Second Business District
Highest and Best Use:	Multi-Family Rental Apartments
Effective Date of Valuation:	August 5, 2015
Date of Report:	August 11, 2015
Date of Inspection:	August 5, 2015

Value Indications:

	"As Is"	"As Complete"	"Stabilized"
Cost Approach	$200,000	$2,665,000	N/A
Income Approach	N/A	N/A	$1,290,000
Market Data Approach	N/A	N/A	N/A
Tax Credits	N/A	N/A	$2,227,700

Concluded Value:

"As Is"	"As Complete"	"Stabilized"	"Stabilized" Value Plus Tax Credits
$200,000	$2,665,000	$1,290,000	$2,227,700

SUBJECT PHOTOGRAPHS

View of Subject Property

View of Subject Property

SUBJECT PHOTOGRAPHS

Street Scene – Looking North Along Camden Street

Street Scene – Looking South Along Camden Street

SUBJECT PHOTOGRAPHS

Street Scene – Looking West Along Fourteenth Avenue

Street Scene – Looking East Along Fourteenth Avenue

SUBJECT PHOTOGRAPHS

View of Subject Property

View of Subject Property

GENERAL LOCATION MAP

SCOPE OF THE ASSIGNMENT

Appraisal Associates, Inc. (AAI), has been engaged by the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to estimate the "As Is", "As Complete" and "Stabilized" Market Values of the subject property, as of the date of our most recent inspection of the property on August 5, 2015. Additionally, AAI, appraised the subject property for NJHMFA on August 5, 2011, July 3, 2013 and June 10, 2014. In addition, an analysis of the intangible value associated with federal low income housing tax credits as identified in the project description was performed. The subject property consists of 16,694± square feet of vacant land on which a 24,427± square foot, two-story building is to be constructed containing twenty (20) one-bed room apartments on the second floor to be occupied by homeless individuals with special needs. The remaining four (4) one-bedroom respite units on the second floor will be leased to UMDNJ for an anticipated amount of $80,000 annually. The building will also include commercial kitchen, dining and common areas for residents and non-residents and offices for supportive staff.

A personal inspection has been made of the subject property, and an analysis has been made of the market and economic conditions as they affect the subject. Data was researched and analyzed to provide the basis used in formulating our estimates of value. Data sources included exhibits and information provided by New Community Corporation, the owner of the property and local and county governmental agencies. In conclusion, the indicated values from the approaches utilized were reconciled to determine which approach was best supported by the market and which most accurately reflected the subject's current value.

Consideration was given to the application of the Cost Approach, Income Approach and Market Data Approach in order to estimate the values requested. With the exception of the Market Data Approach, two approaches were utilized. The Market Data Approach was not utilized because of the absence of sales of affordable multi-family housing projects in the subject area and neighboring communities.

Approximately 50% of the subject building's 24,427± square feet will be occupied by twenty (20) one bedroom apartments, which will receive rent subsidies from New Jersey Department of Community Affairs (DCA) and four (4) respite non-rentable units UMDNJ will also compensate. In the following Income Approach, the property's sources of income are DCA's rental subsidy and UMDNJ's compensation, whereas the only building expenses are those which are necessary to maintain the building improvements.

SCOPE OF THE ASSIGNMENT (Continued)

The financial analysis in the Income Approach was performed on the Argus Financial Software . In order to complete the appraisal, the general demographics of the City of Newark and Essex County were researched and analyzed for the purpose of formulating our estimate of value. Data sources included employees of the property owner, municipal personnel and reference sources applicable to sales activity in the subject area. The subject property was physically inspected by the appraisers in order to complete this appraisal and all comparable properties were inspected to the extent permitted.

MARKETING TIME

It is the opinion of the appraisers that if the property were exposed to the market for the purpose of obtaining a purchaser and professionally marketed following its construction as proposed, it would require an indefinite period of time to consummate a sale. This indefinite time frame is based upon the special services for which the building is designed to provide, which will occupy approximately 50% of the building's 24,427± square feet, leaving 12,355± square feet of the building's space for living quarters for residents. It is unclear how adaptable the building would be for an alternate marketable use.

EXPOSURE TIME

It is the opinion of the appraisers that if the subject property was exposed to the marketplace prior to the effective date of this appraisal as a vacant 0.3832± acre site, even if professionally marketed, it would require an indefinite period of time to consummate a sale. The indefinite time frame is based on the availability of 3,000 or more abandoned properties in the City which far exceeds the demand for buildable sites for either personal use or investment purposes.

CONTINGENT AND LIMITING CONDITIONS

The appraiser(s) assumes no responsibility for those matters legal in character, nor render any opinion as to the title, which is assumed to be good. The legal description, if any furnished, is assumed to be correct. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

A personal inspection of the property has been made. Areas and dimensions of the property were not physically measured but were furnished by the principal. Maps or sketches, if any included in this report, are to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility for the accuracy of any survey supplied to us and subsequently used. The appraisers have not been supplied with a survey.

No assessment of the soil or subsoil conditions has been made or is hereby implied. The appraisers have not reviewed any soils report, if any exists. Further it is assumed that the sites are in conformance with all requirements of all governmental agencies having such jurisdiction. Specifically, this appraisal is made with the understanding that the subjects can obtain a negative declaration from the New Jersey Department of Environmental Protection pursuant to the regulation and requirements of the Environmental Cleanup Responsibility Act of 1983 (ECRA) as amended and the Industrial Site recovery Act of 1993 (ISRA). The appraiser(s) are not qualified to determine the existence of any such hazardous material and, therefore, have expressed value of the subject property as if free and clear of any such substances.

In conjunction with the preceding paragraph, the appraiser(s) have not been apprised of or are qualified to ascertain the existence of Radon, a radioactive gas which occurs naturally in the soil of certain identified areas. This gas, in concentrated form, has been shown to be detrimental and its existence would create a negative impact on value. As in the above instance, the value estimate assumes the subject is free and clear of Radon Gas.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the

requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the ACT. If so this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issued, possible noncompliance with the requirements of the ADA in estimating the value of the property has not been considered.

An analysis of local conditions and all relevant data has been made to the extent deemed practical. The appraiser(s) certifies that to the best of his knowledge and belief, such factual matters are true and correct and that no important factors affecting the value of this property were knowingly overlooked or withheld. Market data has been taken from sources deemed to be reliable but which could not be verified in all cases. The resultant estimate of market value is predicated on the financial structure prevailing as of the date of value.

This appraisal report sets forth all of the limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analysis, opinions and conclusions contained in this report.

Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may all or any part of the contents of this report be conveyed to the public through advertising, public relations, news, sales or other media, without written consent and approval of the authors, particularly as to value conclusions and the identity of the appraisers or firm with which they are connected.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

The appraiser(s) shall not be required to give testimony or appear in court by reason of this appraisal, unless specific arrangements for these services are otherwise arranged.

All of the facts, conclusions and observations contained herein are consistent with information available as of the date of valuation. The value of real estate is affected by many related and unrelated economic conditions, local and national. We, therefore, assume no liability for any unforeseen precipitous change in the economy.

CONTINGENT AND LIMITING CONDITIONS (Continued)

In order to complete this report, Appraisal Associates, Inc. has partially relied upon information provided to the appraisers by personnel involved in the development of the subject. Among the information provided is that the project's sponsor has yet to negotiate a payment in lieu of taxes (PILOT) agreement but is confident one will be approved by municipal officials, as it has on many of the project's sponsor's affordable housing projects in the city. The terms of the agreement in this appraisal are based on similar agreements with city officials for non-profit properties, including properties owned and managed by the sponsor of the subject property. We assume all of the information provided the appraisers to be correct and that it accurately reflects the status of the subject as of the effective date of this report and upon completion of the building. In the event information is subsequently provided the appraisers which are inconsistent with the data provided, the appraisers reserve the right to review and revise the conclusions stated in this report.

APPRAISAL PROCESS

An appraisal is an estimate of value. In order to arrive at this estimate, the appraisers follow an orderly procedure by which the appraisal problem is defined; the work necessary to solve the problem is planned; and the data involved is acquired, classified, analyzed, interpreted and translated into an estimate of value. The entire process is referred to as the appraisal process.

In determining the value estimate of a parcel of real estate, the appraisers consider three separate but interrelated approaches to value. These are the Cost, Income and Market Data Approaches. In the Cost Approach, the appraisers estimate either the reproduction cost-new or the replacement cost-new of the improvements and then the accrued depreciation (physical deteriorations, functional and economic obsolescence) is deducted to arrive at a depreciated cost to which is added the value of the land.

In the Income Approach, the appraisers first determine the gross potential income for the property from which are deducted allowances for vacancy and credit losses, as well as operating expenses, in order to arrive at a net income. This net income is then converted into value through a process known as capitalization.

The Market Data Approach is primarily a comparative method, whereby the appraisers extract from the market similar properties that have sold. These properties or comparables are then adjusted to the subject and a final interpretation is then made in order to arrive at a value for the subject. Since the Market Data Approach is based upon the reaction of informed buyers and sellers, it is this methodology that is used to ascertain components in both the Cost and Income Approaches.

Only under optimum conditions when all factors affecting value are in balance will the value estimates arrived at by the three approaches be equal. In this instance the Cost Approach will not be used as it has less relevance the Income and Comparison Approaches. More than likely each approach will produce different values all falling within an acceptable range of each other.

MARKET VALUE DEFINITION

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair-sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."[1]

[1]The Appraisal Institute, *The Appraisal of Real Estate*, c. 2013, Fourteenth Edition, p. 59

PURPOSE OF THE APPRAISAL

The appraisal was made for the purpose of estimating the “As Is”, “As Complete” and “Stabilized” Market Values of the subject property, as well as the Stabilized Market Value Including Tax Credits, as of the date of our inspection of the subject on August 5, 2015

INTENDED USE/USERS

The intended use of this appraisal by the New Jersey Housing and Mortgage Finance Agency (NJHMFA) is to evaluate the subject’s value for obtaining both construction and permanent mortgage financing.

PROPERTY RIGHTS APPRAISED

The property rights are all rights existing in the fee simple estate as of the appraisal date. These rights are the legal and economic properties of the owner that may rightfully be exchanged for money or equivalent goods. Property rights inherent in the ownership of tangible personal property with the exception of any on-site fixtures and equipment essential to the operation of the property as a multi-family residential rental project plus any intangible benefits of the property itself are not the subject of this report.

OWNERSHIP

New Community Corporation
201 Bergen Street
Newark, NJ 07102

HISTORY OF THE PROPERTY

The subject property was conveyed to New Community Urban Renewal Corporation by the City of Newark on March 26, 1998 via Deed Book 5528 Pages 366.

ASSESSMENTS AND TAXES

According to the tax rolls of the City of Newark, the subject property is legally identified as Block 274, Lot 2. This parcel incurs the following assessments and taxes:

Land Assessment:	$138,000
Improvements Assessment:	$ - 0 -
Total Assessment:	$138,000
2015 Tax Rate:	$3.309 per $100 Assessed Value
2015 Equalization Ratio:	92.04%
2015 Taxes:	$4,566.42 (Preliminary) – See Income Approach Section for more details on the Real Estate Tax PILOT

TAX MAP

ZONING DATA

The subject property is located in the City's B-2 Second Business (Dwelling) District. Permitted uses and bulk area requirements within this district are as follows:

Permitted Uses:

- Single family dwelling
- Two, three and four family dwellings
- Townhouses and row houses
- Low and mid-rise Multi-family dwellings
- Apartment dwelling above first story commercial units
- Artist live/ work spaces
- Public parks, playgrounds, gardens and open space
- Places of worship
- Philanthropic institutions and fraternal organizations
- Colleges and universities
- Finance, insurance and real estate
- Government and municipal uses
- Retail, supermarket and department stores
- Banks
- Restaurants
- Health clubs, gyms, indoor recreation
- Bars, taverns, lounges
- Funeral homes
- Automobile sales, service, repairs
- Self-storage facilities
- Day care facilities
- Senior centers

ZONING DATA (Continued)

The bulk area requirements of this zone are as follows:

Minimum Lot Size (Existing)	-	2,500 square feet
Minimum Lot Size (Subdivision)	-	3,500 square feet
Minimum Lot Width (Existing)	-	25 feet
Minimum Lot Width (Subdivision)	-	35 feet
Minimum Lot Width (Townhouse)	-	20 feet
Maximum Number of Stories	-	3
Maximum Height	-	35 feet
Minimum Front Yard	-	Prevailing or 20% of street width
Minimum Side Yard (Existing)	-	2 feet (one side) 3 feet (other side)
Minimum Side Yard (Subdivision)	-	3.5 feet
Minimum Side Yard (Townhouse)	-	N/A
Minimum Rear Yard	-	17 feet
Maximum Lot Coverage	-	N/A

ZONING MAP

AREA DATA

The subject property is located in the City of Newark, Essex County, New Jersey.

State of New Jersey

New Jersey, the Garden State, is one of the smallest states in the nation. The State of New Jersey is located in the center of the great metropolitan complex that forms the eastern seaboard, extending from Boston Massachusetts, to Norfolk Virginia, making New Jersey one of the most important commercial centers nationwide.

New Jersey contains an area of 7,414 square miles of land area and approximately 8,997,700 persons according to the 2015 ESRI forecasts. This is an increase of 2.29 percent or 205,802 people over the 2010 Federal Census figure of 8,791,898. There is a density of 1,214 persons per square mile, which is one of the highest of any of the other 50 states. The state's population resides in the 3,562,553 housing units located throughout New Jersey's 21 counties.

In 2010, New Jersey's median income was $72,519, compared to the national average of $52,029. New Jersey is ranked second in the nation, behind New Hampshire at $65,028. ESRI estimated that by 2015, New Jersey's median household income will be $83,186. The data showed that New Jersey's median home value rose by 84%, from $171,988 in 2000 to $316,812 in 2010.

New Jersey has some of the nation's busiest seaports and airports. The Port Authority of New York and New Jersey is the world's most complete port and handles more cargo than any other port in the United States. The Delaware River Port stretches 135 miles along the New Jersey, Pennsylvania and Delaware coasts. Newark Liberty International Airport is one of the fastest growing airports in the world, servicing over 32 million passengers in the year 2010.

In addition to its commercial assets, New Jersey also boasts superb recreational attractions. Excellent beaches stretch for 127 miles, from Sandy Hook to Cape May, making New Jersey a popular summertime resort. Other recreational facilities include Sussex County's ski resorts, Atlantic City's casinos, professional sports arena at the Meadowlands, and the Great Adventure theme and water park. The Garden State's theaters, and museums, plus its proximity to New York and Philadelphia, provide easy access to a full range of cultural activities.

AREA DATA (Continued)

Essex County

Essex County is the thirteenth largest of the 21 counties in the State of New Jersey and occupies a land area of approximately 127± square miles including 3.3± square miles of waterways. It is bounded by Passaic County to the north, Union County to the south, Hudson and Bergen Counties to the east and Morris County to the west. Essex County is the home of the first County Park System created in United States, which was organized in 1895 and includes 20 parks, five reservations and various facilities 5,985± acres of parkland.

Population: According to 2010 data, the county has an estimated population of 783,969± residents making it the third most populated county, behind Bergen and Middlesex Counties, in New Jersey with a density of 11,400 persons per square mile. Essex County is the second most densely populated county in New Jersey behind Hudson County. This figure represents a population increase of 1.83% since 2000 when 792,302 people resided in the county.

Population Growth Year over Year 2000 to 2010

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Population	792,302	793,099	792,992	790,601	785,389	778,819	772,090	769,139	767,075	769,644	783,969
% Increase		0.10%	-0.01%	-0.30%	-0.66%	-0.84%	-0.86%	-0.38%	-0.27%	0.33%	1.86%

AREA DATA (Continued)

Essex County (Continued)

Essex County Quick Facts		
Land Area (Square Miles):	127	3rd Largest in NJ
No. of Municipalities:	22	13th Largest in NJ
Population (2010 Census):	783,969	3rd Largest in NJ
Total Housing Units:	312,960	2nd Most in NJ
Average Household Size:	2.68	10th Largest in NJ
Median Age:	36.4	3rd Youngest in NJ
Median Housing Value:	$374,000	7th Most expensive in NJ
Unemployment Rate:	7.80% (as of 12/2013)	5th Highest in NJ

* Information compiled by AAI from The New Jersey Municipal Data Book – 2003 Edition, U.S. Census Bureau, American Community Survey and the Bureau of Labor Force Statistics of New Jersey.

Housing: According to the most recent data available, the median age of a county resident is 36.4 years (11.5% or 90,287± of the county's residents are age 65 or over) and is a member of a family with a median household income of $52,394 per annum. There are 312,954 housing units in the county of which 45.2% are owner occupied and 54.8% are renter occupied with 9.3% vacant. The median value of an owner occupied unit in the county is $374,000.

Employment: Between 2004 and 2009, total private sector employment in Essex County fell by 5.3 percent. By comparison, the state realized an employment decline of 3.5 percent over the same time period. Jobholding in Essex County showed moderate growth from 2004 through 2007. However, employment declined by 6.1 percent since 2007 as the county was impacted by the most recent recession which began in December of 2007.

AREA DATA (Continued)

Essex County (Continued)

Essex County's recessionary employment loss since 2007 was slightly higher than the statewide decline over the same period (-6.1% vs. -5.7%, respectively). The supersectors which experienced the greatest employment declines during the five-year period were manufacturing (-5,394 jobs), information (-3,719), trade, transportation and utilities (-2,606) and professional and business services (-2,558).

Essex County payrolls in trade, transportation and utilities advanced at a more rapid rate than their statewide counterpart from 2004 through 2007 (+6.6% vs. +0.8%, respectively). However, employment in the county declined by 9.5 percent since 2007 while statewide jobholding dropped by 6.8 percent.

Due to the continuous changes in technology over the past several years, the information sector has experienced downward pressure on payrolls. Between 2004 and 2009, employment in this sector in Essex County lost 39.9 percent of its workforce (-3,719 jobs). A majority of the losses were in the telecommunications carriers and printing and publishing segments.

In 2009, like the nation and state, Essex County was impacted by the economic recession, which began in December 2007. In 2009, the county's annual average unemployment rate increased by 3.9 percentage points to 10.5 percent whereas the state's rate increased by 3.7 percentage points to 9.2 percent during the same period. Essex County residents employed in the manufacturing and trade, transportation, and utilities industries were particularly affected.

AREA DATA (Continued)

Essex County (Continued)

Major Employers Located in Essex County, New Jersey

	Company
1.	Newark Liberty International Airport
2.	Verizon Communications
3.	Prudential Financial, Inc.
4.	Continental Airlines
5.	University of Medicine/Dentistry
6.	Public Service Enterprise Group
7.	Prudential Insurance
8.	City of Newark
9.	Horizon Blue Cross & Blue Shield of NJ

Transportation: There are also many buses that operate around the county, with New Jersey Transit headquarters located just behind Newark Penn Station, a transit hub in the eastern part of the county. NJ Transits Northeast Corridor, New Jersey Coastline, Raritan Valley, Montclair Boonton and Morris and Essex Lines all pass through Newark Penn Station and Newark Broad Street Station as well as other stations throughout the county, with most terminating or offering connections to New York Penn Station and Philadelphia's 30th Street Station. The PATH and Newark Light rail also operate out of Newark Penn Station as well as many bus lines that form a web network around the county.

Newark Liberty International Airport is located in the Southeast section of the county and is one of the three New York Metropolitan airports operated by Port Authority of New York and New Jersey Port Newark-Elizabeth Marine Terminal is a major component of the Port of New York and New Jersey. Located on the Newark Bay it serves as the principal container ship facility for goods entering and leaving New York-Newark metropolitan area, and the northeastern quadrant of North America. It consists of two components – Port Newark and the Elizabeth Marine Terminal (sometimes called "Port Elizabeth") – which exist side-by-side and are run conjointly by the Port Authority of New York and New Jersey. The facility is located within the boundaries of the two cities of Newark and Elizabeth, New Jersey, just east of the New Jersey Turnpike and Newark Liberty International Airport.

AREA DATA (Continued)

Essex County (Continued)

Conclusion: Although the current recession has created a situation of greater competition for the available jobs, the long-run situation remains as noted in the North Jersey Partners research. Essex County's plans for the use of stimulus funds recognize many of the underlying issues and attempts to increase skill levels and basic work readiness for adults, dislocated workers and youth served through the One Stop Career Center and youth employment systems.

AREA MAP

Subject
Newark
Jersey City
New York
Brooklyn
Staten Island
Paterson
Passaic
Elizabeth
Bayonne
Hoboken
Hackensack
Teaneck
Bergenfield
Dumont
Paramus
Hawthorne
Fair Lawn
Haledon
Totowa
Elmwood Park
Rochelle Park
Maywood
Garfield
Lodi
Clifton
Little Falls
North Caldwell
Cedar Grove
Wallington
Teterboro
Hasbrouck Heights
Little Ferry
Wood-Ridge
Moonachie
East Rutherford
Rutherford
Nutley
Lyndhurst
Fairview
Ridgefield
Leonia
South Hackensack
Bogota
Pequannock
Lincoln Park
Taylortown
Wayne
Towaco
Montville
Boonton
Lake Hiawatha
Fairfield
Pine Brook
Troy Hills
West Caldwell
Caldwell
Verona
Essex Fells
East Hanover
Roseland
Hanover
Livingston
Florham Park
Northfield
West Orange
Orange
East Orange
Montclair
Glen Ridge
Bloomfield
Belleville
North Arlington
Secaucus
North Bergen
West New York
Union City
Kearny
Chelsea
Chatham
South Orange
Maplewood
Short Hills
Vauxhall
Millburn
Summit
Springfield
Union
New Providence
Irvington
Hillside
Kenilworth
Mountainside
Garwood
Scotch Plains
Westfield
Cranford
Roselle Park
Roselle
Fanwood
Clark
Linden
Rahway
Avenel
Iselin
Colonia
Carteret
Port Reading
Woodbridge
Sewaren
Metuchen
Fords
Huguenot
Richmondtown
Todt Hill
Great Kills Park
Newark Bay
Upper New York Bay
Kill Van Kull
Lower Bay
Liberty SP
Newark Liberty Intl
Garrett Mountain Reservation
Eagle Rock Reservation
South Mountain Reservation
Tamaques Reservation
Ash Brook Reservation
Edison State Park
Clay Pit Ponds State Park Preserve
Fdr Boardwalk And Beach
McLean Blvd
Garden State Pkwy
John F Kennedy Pkwy
Gardenia State Pkwy
New Jersey Turnpike
New Jersey Turnpike Ext
Holland Tunl
Miles St
Broad St
N Stiles St
Bayonne Brg
Staten Island Expy
West Shore Expy
Richmond Pk Wy
Gowanus Expy
Belt Pkwy
Rahway River
Passaic River

CITY AND NEIGHBORHOOD DATA

The City of Newark is located in the southeastern portion of Essex County, New Jersey. The city comprises a land area of 23.8± miles and is both the largest city in New Jersey and as well as the most populated city. According to the 2010 U.S. Census Bureau, the city has a current population of 277,140 residents, an increase of 3,594 residents (1.31%), since the 2000 census, which had a population of 273,546. The median age of a resident is 32.3 years, is a member of a household with two plus persons living with a median family income of $35,659. Twenty five percent of residents have an income at or below the poverty level. The city has 109,500± housing units of which 20,909± (19%) are single family owner-occupied homes. The average value of a typical single family home is $226,970.

Residential properties account for approximately 62% of the real property in Newark, while commercial properties account for approximately 11% and industrial properties account for approximately 1.9%. In 2011, the City of Newark issued 1 building permit for the construction of 1 single family dwelling, as compared with year end 2010, when it issued 2 building permits for 2 single family dwellings.

Despite Newark's loss of permanent residents and reduced economic base as a result of the downsizing and/or relocation of the city's major employers, the city has been experiencing a major revitalization in recent years. Some of the more recent and prominent projects in the city's revitalization include (i) the $200 million New Jersey Performing Arts Center which opened in October 1997, (ii) the University of Medicine and Dentistry of New Jersey for a 52 acre "Science Park" that will transfer academic research into the private sector, (iii) an $11.2 million bond agreement with the Essex County Improvement Authority which will be the financial

vehicle to obtain sites to construct 549 new homes, a community shopping center and recreation and education facilities in the city's central ward and (iv) a $300 million sports arena opened in October 2007 which is within walking distance of the city's central business district and NJ Transit's rail and bus terminal.

Newark Quick Facts	
Land Area (Square Miles):	23.8± square miles
Population (2010 Census):	277,140
Total Housing Units:	109,520
Total Occupied Housing Units:	94,542
Average Household Size:	2.76
Median Age:	32.3
Median Household Income:	$35,659
Unemployment Rate:	8.4

The City of Newark is the transportation hub for New Jersey and is headquarters for New Jersey Transit, which is the State's rail and bus transportation operating agency. New Jersey Transit is one of the nation's largest metropolitan transit systems, with Newark's Penn Station handling on a daily basis, 251 trains and more than 34,000 passengers and Newark's Broad Street Station handling 189 trains and 1,800 passengers daily. Additional rail servicing Newark includes Amtrak and Port Authority Trans-Hudson (PATH) Trains providing access to Hudson County and New York City. The city's subway system, opening in 1935 in the bed of the Morris Canal, carries two million passengers per year. New Jersey Transit also operates the bus transportation system, with 39 bus lines making 4,500 trips carrying 135,000 passengers on a daily basis. Newark is also the home to Newark Liberty International Airport, which is the first municipal commercial airport of the United States, and one of the busiest today. The airport is owned by the city of Newark and operated by the Port Authority of New York and New Jersey. In 2010, Newark Airport handled 33.1 million passengers, compared with JFK International's 46.5 million and LaGuardia's just under 24.0 million.

CITY AND NEIGHBORHOOD DATA (Continued)

The subject property is located in the central ward of Newark on Fourteenth Avenue, one block south of South Orange Avenue and one block west of Bergen Street, two of the major commercially improved roads in this part of the City. Prominent residential improvements in the immediate area include several low and high-rise city-owned housing projects. Major improvements include the New Jersey University of Medicine and Dentistry, fronting for several blocks on South Orange Avenue, and New Community's Work Force Development Center, Rehabilitation Center and Gardens Nursing Home. The subject property's proximity to the aforementioned health and employment related facilities is an obvious advantage in providing services and guidance to future residents of the proposed project. Both, neighborhood convenience stores and public transportation are available on Bergen Street and South Orange Avenue.

RESIDENTIAL MARKET OVERVIEW

The subject property is located in the City of Newark, Essex County, New Jersey. Newark is considered to be the most populous city in the state. According to a study on housing market conducted by Bloomberg, a financial media company, Newark and the surrounding neighborhood towns such as Irvington and Elizabeth, have the highest percentage of foreclosures in the state. The above presented U.S. Census Bureau's survey of housing market with the City of Newark indicates that out of 109,016 housing units approximately 15% are vacant of which 9.7% consists of rental units. Median rent in the City of Newark is $927.00 per month which all types of apartment units.

The City of Newark is highly affected by the most recent recession. The home sales in Newark have reduced drastically from previous three years including the median selling price of homes which has been reducing over prior years.

The subject property is located between the busy commercial neighborhood and highly affected residential neighborhood. Our market review indicated that all the vacant properties in the subject's neighborhood market area are either owner occupied or foreclosed properties. This suggests that the housing market is significantly affected in the subject's neighborhood due to high unemployment rate and sudden loss in jobs. The appraisers also did a search of vacancy rate in the residential developments which receives government subsidies or low income housings. It was revealed that there is a huge demand for subsidized housing in the City of Newark with minimal vacant units in the market. (A detailed analysis of the affordable housing is found in "Absorption of renovated rental units" in this report)

From the above presented analysis, it can be concluded that the overall housing market is not strong in the subject market area; however, low income housing are expected to rise in the future based on its current high demand.

NEIGHBORHOOD MAP

SITE DATA

The subject property is known as Block 274 Lot 2 within the City of Newark, Essex County, New Jersey. According to the City of Newark's tax map, the subject property consists of six (6) abutting parcels of vacant land of which Lots 2, 3, 4 and 5 are fronting Fourteenth Avenue and Lots 40 and 41 front Camden Street. The subject property was formerly a six (6) lots parcel, which is now combined to one lot. In all, the site contains a total of 16,694± square foot or .3832± acres of land area.

The site is a level, irregular shaped parcel of land with 116± feet frontage on Fourteenth Avenue and 50± feet frontage on Camden Street. There are no know easements, encroachments or adverse conditions existing, which negatively impact the use or marketability of the site.

FLOOD ZONE DATA

According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Newark, Community Panel No. 34013C0156F, dated June 4, 2007, the subject site is situated in a Zone "X", defined as an area determined to be outside the 500 year flood plain.

DESCRIPTION OF IMPROVEMENTS

The appraisers were not supplied with most recent specifics and plans of the subject property and the description is based upon the older plans and current Form 10. The subject improvements will consist of a two-story elevator building, 24,427± square feet in size, containing twenty four (24) one bedroom apartment units and common amenities including library, community room, laundry room, dining room and quiet room. The apartments, including common residential areas, will occupy approximately 12,355± square feet of the building's area. The remaining 12,072± square feet on the first floor will consist mainly of office areas for administrative and supportive staff plus storage of food and a commercial kitchen area. The basement will contain all the mechanicals of the building. A landscaped garden and patio area plus sensory garden and allotment garden will be located at the rear of the building. No on-site parking is provided.

The apartment units will be 364± square feet in size and will contain a handicapped size bathroom; kitchenette including a refrigerator, sink with overhead wood cabinets, two burner oven and microwave and dining area, living room and a bedroom. All units will be for single occupants and will be equipped with smoke and carbon monoxide detectors and sprinklers.

HIGHEST AND BEST USE

Highest and best use, as it relates to the land and improvements, is defined as follows:

> "The most probable use of a property which is physically possible, appropriate justified, legally permissible, financially feasible, and which results in the highest value of the property being valued."[2]

The concept of highest and best use represents the premise upon which value is based and the most fundamental and significant stage in the valuation process, as it is the basis of all subsequent procedures. The study of highest and best use takes into consideration the analysis of the land or site as though vacant and the analysis of the property as improved.

The analytical process entails four criteria which are considered sequentially. The criteria are as follows:

> Physically Possible – those uses which are possible from a purely physical standpoint. Property uses that are within the realm of possibility, but are not speculative in nature or otherwise improbable, are considered.
>
> Legally Permissible – those legally permitted uses not limited by such factors as zoning, environmental or deed restrictions.
>
> Financially Feasible – a determination of which among those physically possible and legally permitted utilization is expected to produce a positive return.
>
> Maximally Productive – a determination of which among those financially feasible uses will produce the highest rate of return of value is the highest and best use.

[2] The Appraisal Institute, *The Dictionary of Real Estate*, 5th ed. (Chicago: Appraisal Institute, 2010).

HIGHEST AND BEST USE (Continued)

Highest and Best Use "As Vacant"

Physically Possible

Factors affecting the development potential of a particular site may include such items as size, shape, area and topography. For example, irregular shaped parcels may have less utility than regularly shaped parcels containing the same area. Parcels that have rough topography or poor soil conditions may make development cost prohibitive. As discussed in the site description section of this appraisal, the subject consists of a 16,694± square foot which is suitable for development with improvements consistent with their respective zoning designations.

Legally Permitted

The subject sites are located in the B-2 Second Business District which permits variety of residential and commercial developments. Please refer to the section of this appraisal entitled "Zoning Data" for details regarding the permissible uses and bulk area requirements of the subject's zoning district.

Financially Feasible

Development of the subject site for a multi-family residential use at this time is considered to be both economically feasible and compatible with existing residential improvements in the subject area. Multifamily Residential development, particularly to satisfy a strong demand for affordable housing rental units in the community, appears, in the opinion of the appraisers, to be both financially feasible and a productive use of the land.

Maximally Productive

The maximally productive use of the sites, as if vacant, would be to develop them with a multifamily residential use permitted within the zone to the maximum density permitted by zoning and produces the highest net return.

As vacant, the highest and best use of the subject property would be for development with a use permitted by the zone, with a leaning toward multi-family rental apartments.

COST APPROACH

One of the major approaches to value is the Cost Approach, which is based upon the premise that the cost to reproduce or replace is an indication of value. Inherent to this approach is the principle of substitution which holds that no person will pay more for a property than the amount for which they can obtain, by purchase of a site and construction of a building, without undue delay, a property of equal desirability and utility.

In the application of the Cost Approach, the appraisers first estimate either the reproduction cost-new or the replacement cost-new of all improvements. They then estimate in dollars the varying amounts of physical deterioration, functional obsolescence and economic obsolescence. These items represent total depreciation, which is subtracted from the reproduction cost-new or the replacement cost-new estimate in order to arrive at a depreciated cost estimate. The depreciated cost estimate is then added to the land value to arrive at a total indicated value.

An additional factor which should be considered in the Cost Approach is entrepreneurial overhead and profit. This factor is not included, nor accounted for, in any construction cost figures developed by the major cost manuals. Entrepreneurial overhead and profit is an amount that the entrepreneur should expect to receive above his costs. Market information indicates that it is the variance between the total of direct costs, indirect costs and the current market value of the land in relationship to the sales price. This entrepreneurial profit can be expressed as a percentage of the total direct and indirect costs.

Following an analysis of the land value is a cost analysis of the subject improvements. In determining the cost of the improvements, the appraisers have utilized the nationally accepted pricing manual, Marshall and Swift's Marshall Valuation Service.

Subsequent to the cost analysis is a discussion of the factors contributing to physical deterioration and functional/economic obsolescence. This discussion outlines the reasoning employed in arriving at respective deductions.

Land Valuation

Primary to the appraisal of a property is an analysis of the land valuation. Although land and buildings are physically joined, and most market sales and rental data of properties are for land and buildings combined, it is, nevertheless, required that a separate land value be allocated for the subject. This is necessary in the Cost Approach and in certain capitalization techniques in the Income Approach where land and building values are separated.

Although the land value is an allocation of the total property value and the overriding concern is, therefore, the value of the land and buildings combined, the comprehension of the appraisal problem generally becomes easier when the contributions of land and buildings to the total value are realized.

The method most often used in determining the value of a parcel of land is a direct comparison of the subject site with sales of vacant land used for the same or similar purpose.

An investigation was made in the vicinity of the subject in search of comparable land sales subsequently improved with residential housing projects containing low income rental units. Our inquiries revealed there were no sales fitting these parameters that have occurred in the subject area within a reasonable amount of time. In the absence of those sales, the appraisers utilized other land sales in the immediate area that were developed with, or permit residential development. The sales utilized in the analysis appear on the following pages of this appraisal.

COST APPROACH (Continued)

Land Valuation (Continued)

Comparable Land Sale No. 1

Location:	194 Parker Street Newark, Essex County, New Jersey
Block/Lot:	538/28
Sale Date:	October 16, 2013 Book/Page: 12465/6268
Grantor:	Oak Style Developers
Grantee:	Housing and Urban Development
Lot Size:	2,500± square feet
Zoning:	R4 – Fourth Residence District
Sale Price:	$22,500
Unit Price:	$9.00 per square foot

Comments: A level, rectangular shaped site located in a residential zone. Located within a mile of the subject property, improvements in the immediate neighborhood consists of two to five-family dwellings of various ages, walk-up apartment buildings and some retail uses on Bloomfield Avenue. The lot is located in R4 zone and lot meets the minimum lot area requirement and can be developed with a maximum of two-family development.

COST APPROACH (Continued)

Land Valuation (Continued)

Comparable Land Sale No. 2

Location:	561 North Sixth Street Newark, Essex County, New Jersey
Block/Lot:	697/45
Sale Date:	September 12, 2013 Book/Page: 12462/9347
Grantor:	Esther Adesina
Grantee:	AY CEE Associates LLC.
Lot Size:	2,500± square feet
Zoning:	R-2 Second Residence District
Sale Price:	$22,500
Unit Price:	$9.00 per square foot
Comments:	The sale is a level, rectangular shaped site currently vacant. Improvements nearby are older single family and two family dwellings. The zoning permits two-family residential dwelling on a 2,500± square feet lot.

COST APPROACH (Continued)

Land Valuation (Continued)

Comparable Land Sale No. 3

Location:	18 Halleck Street Newark, Essex County, New Jersey
Block/Lot:	774/18
Sale Date:	August 26, 2013 Book/Page: 12457/346
Grantor:	Crown Real Estate HO.
Grantee:	Home Star LLC.
Lot Size:	2,500± square feet
Zoning:	R-2 Second Residence District
Sale Price:	$28,000
Unit Price:	$11.20 per square foot
Comments:	A level, rectangular shaped single developable lot that is to be developed with a two-family home. Located just south of the Belleville border, improvements in the immediate neighborhood consists of two to five-family dwellings of various ages, walk-up apartment buildings and some commercial buildings.

COST APPROACH (Continued)

Land Valuation (Continued)

Comparable Land Sale No. 4

Location:	120 Wright Street Newark, Essex County, New Jersey
Block/Lot:	2806/29
Sale Date:	March 27, 2013 Book/Page: 12426 / 3858
Grantor:	Hernandez Jesus
Grantee:	Rocha Mariane
Lot Size:	3,300± square feet
Zoning:	R4 – Fourth Residence District
Sale Price:	$25,000 plus demolition ($15,000)
Unit Price:	$12.12 per square foot

Comments: The sale is a level, rectangular shaped site previously improved with a 1,500± square foot old commercial building which is to be demolished by the buyer. It is located one short block from Route 21. Improvements nearby are older multi-family dwellings, recently built three family dwellings and some light industrial. The site had approvals to be developed with a multi-family residential building and meets the minimum lot area requirement of the zone. The demolition cost is estimated to be $15,000 or $10.00 per square foot of the building.

SUBJECT PROPERTY AND COMPARABLE LAND SALES LOCATION MAP

COST APPROACH (Continued)

Comparable Land Sales Adjustment Grid

Sale No.	1		2		3		4	
Date of Sale	10/16/2013		9/12/2013		8/26/2013		3/27/2013	
SF Area	2,500		2,500		2,500		3,300	
Sale Price	$22,500		$22,500		$28,000		$40,000	
Unadj. Price/SF	$9.00		$9.00		$11.20		$12.12	
Property Rights	Sim.	0%	Sim.	0%	Sim.	0%	Sim.	0%
Adjusted Price/SF	$9.00		$9.00		$11.20		$12.12	
Financing	Sim.	0%	Sim.	0%	Sim.	0%	Sim.	0%
Adjusted Price/SF	$9.00		$9.00		$11.20		$12.12	
Conditions of Sale	Sim.	0%	Sim.	0%	Sim.	0%	Sim.	0%
Adjusted Price/SF	$9.00		$9.00		$11.20		$12.12	
Time/Demand	Sim.	0%	Sim.	0%	Sim.	0%	Sim.	0%
Adjusted Price/SF	$9.00		$9.00		$11.20		$12.12	
Location	Sim.	0%	Sim.	0%	Sim.	0%	Sim.	0%
Size (SF)	Sup	-5%	Sup	-5%	Sup	-5%	Sup	-5%
Zoning	Inf	20%	Inf.	20%	Inf.	20%	Inf.	20%
Physical Characteristics	Inf.	5%	Inf.	5%	Inf.	5%	Inf.	5%
Net Adjustment	20%		20%		20%		20%	
Adjusted Price/SF	$10.80		$10.80		$13.44		$14.55	

Land Valuation Analysis

The land sales cited and adjusted in the grid above are considered a good reflection of the land sales in the subject's market area, and provides the basis of our valuation of the subject site. In order to use the comparable land sales for estimating the subject's "As Is" and "As Complete" Market Values, the appraisers considered the following adjustments to account for dissimilarities between the subject parcel and the comparable sales.

As best as we can determine, there were no special financing terms that affected the purchase price of the comparable sales. All parcels were conveyed in fee simple and there were no known conditions motivating either the buyers or sellers in these transactions which impacted on the sale prices of the transactions.

COST APPROACH (Continued)

Land Valuation Analysis (Continued)

Time/Demand

No adjustment for time or demand is considered justified at the present time, since all the comparable land sales occurred within a similar market conditions and are considered recent as of the date of appraisal.

Location

This adjustment reflects either favorable or unfavorable influences impacting on the location of the subject property versus the comparable land sales based on the appraisers' inspection of the sites. Major considerations in this adjustment were a comparison of the quality and type of improvements in the subject's location and that of the comparable sales and their proximity to neighborhood services and amenities. In the opinion of the appraisers, the location of the subject property and Comparable Sales are similarly located in primarily residential neighborhood and no adjustments were made.

Size

The site consists of 16,694± square feet of land area. On the basis that larger parcels sell at lower unit prices and smaller parcels sell at higher unit prices, adjustments are applied accordingly to the comparable sales, all of which are smaller than the subject, to reflect the difference in size when compared to the subject site.

Zoning

This subject and all comparable sales are located in zoning districts that permit residential development; however, the zoning permitted different types of development for larger lots. The subject lot consists of 16,694± square feet of land area and can be developed with an additional variety of residential and commercial buildings. All the sales had restrictions of zoning due to their smaller sizes and required adjustments.

Physical Characteristics

The physical characteristics of a residential site include such items as topography, shape, access, and road frontage. The subject site can be accessed from two roadways whereas all comparable sales have access thorough a single roadway, hence positive adjustments were made.

COST APPROACH (Continued)

Land Valuation Analysis (Continued)

Conclusion

Based on the adjustments to the comparable land sales, a square foot value of $10.80 to $14.55 is indicated with most support being at the middle range of value. In the opinion of the appraisers, a reasonable and supportable value for the subject site is $12.00 per square foot or as follows:

16,694 SF	x	$12.00/ SF	=	$200,328

Indicated Land Value (Rounded)	$200,000
INDICATED "AS IS" MARKET VALUE	$200,000

COST APPROACH (Continued)

"As Completed" Valuation

Residential Improvements

Marshall Valuation Service
Multiple Residences
Class D Construction, Average Quality
Section 12, Page 16 - Dated August 2014

Base cost/ SF – Handicapped			$72.54	
Add: Sprinklers			$ 2.89	
			$75.43	
Adjustments				
Current Cost Multiplier	1.040			
Local Multiplier	1.320			
Height Multiplier	1.000			
Area Multiplier	1.132			
Composite Multiplier	1.554	x	$75.43	$117.22
Building Reproduction				
Building Area	12,355± SF	@	$117.22/ SF	$1,448,253

Plus Refinements					
Appliances/ Cabinets	$1,750	x	24 units	= $42,000	
Elevator				$69,190	
Landscaping				$15,450	
Total					$ 119,640
Total Cost					$1,567,893
Entrepreneurial Profit (10%)					$ 156,789
Cost New of Apartments					$1,724,682

Less: Depreciation				
Physical Depreciation	@	0%	($-0-)	
Functional Obsolescence	@	0%	($-0-)	
Economic Obsolescence	@	30%	($517,405)	($ 517,405)
Depreciated Value of Apartment Improvements				$1,207,277

COST APPROACH (Continued)

"As Completed" Valuation (Continued)

Office Improvements

Marshall Valuation Service
Office Buildings
Class D Construction, Average Quality
Section 15, Page 17 - Dated November 2013

Base cost/ SF (includes $3.47/ SF for Sprinklers)				$ 103.48
Adjustments				
Current Cost Multiplier	1.040			
Local Multiplier	1.320			
Height Multiplier	1.000			
Area Multiplier	0.952			
Composite Multiplier	1.307	x	$103.48	$ 135.25
Building Reproduction				
Building Area	12,072± SF	@	$135.25/ SF	$1,632,738
Plus Refinements				
Entrepreneurial Profit (10%)				$ 163,274
Total Cost New				$1,796,012
Less: Depreciation				
Physical Depreciation	@	0%	($-0-)	
Functional Obsolescence	@	0%	($-0-)	
Economic Obsolescence	@	30%	($538,804)	($ 538,804)
Depreciated Value of Office Building Improvements				$1,257,208

Summation

Depreciated Value of Building Improvements

Residential Improvements	$1,207,277
Office Improvements	$1,257,208
Plus Land Value	$ 200,000
Total Value	$2,664,485

INDICATED "AS COMPLETE" MARKET VALUE VIA COST APPROACH (rnd.) $2,665,000

COST APPROACH (Continued)

Justification of Depreciation

Physical deterioration is most often a matter of observation by the appraisers. Many factors are observed, weighed and considered to arrive at a final judgment of the percentage of depreciation from new conditions: physical condition of floors, walls, ceilings, roofs, operating equipment, settlement rate, action of the elements on the structures, etc. As new construction, no physical depreciation is considered applicable to the proposed improvements.

Functional and Economic Obsolescence

Functional Obsolescence reflects such flaws as poor design and layout, inadequate room sizes, inadequate HVAC systems, etc. Based upon the quality of the proposed building improvements and floor plans of the subject units, it is the opinion of the appraisers, that no functional obsolescence is applicable to the improvements and that the subject units, common areas and supportive facilities, are well designed for their future occupants.

The deduction of Economic Obsolescence was considered applicable to the subject property because of external influences both physical and social, which negatively impact on property values in the subject area and throughout the City of Newark.

INCOME APPROACH

In utilizing the Income Approach to value, the appraiser is concerned with the present worth of the future potential benefits of a property. This is generally measured by net income which a fully informed person is warranted in assuming the property will produce during a foreseeable period. The typical buyer of income property invests in the anticipation of future benefits which includes cash flows, income tax advantages and capital gains at time of sale. The quantity, quality and durability of the net income is analyzed and then processed into an estimate of value. Therefore, the Income Approach requires the assembling and processing of various income and expense data, to wit:

1. Estimating a rent schedule and percentage of occupancy for the subject property. This generally provides gross rental data and trends in rental and occupancy.

2. Obtaining rent schedules, occupancy and expense analyses of comparable properties.

3. Estimating expense data and operating costs for the subject property, if possible.

4. Selecting the appropriate capitalization rate and/or the applicable technique for processing the net income.

The subject property presently consists of a vacant parcel of land on which a two-story, 24,427± square foot building is to be constructed containing twenty (20) one bedroom apartments for homeless individuals plus common amenities (library, community room, dining room, etc.) and office space for supportive staff. The subject property will receive a rent subsidy of $211,920, ($883 per unit), which will be funded New Jersey Department of Community Affairs (DCA). Since the subject's one-bedroom units will be assigned to very low income homeless individuals, they will be required to pay the difference in rents after the subsidy. Based on U.S. Department of Housing and Urban Development (HUD) fair market rental summary, the subject units can collect overall rent of $1,022 per month, including subsidies and all utilities. The remaining four (4) one bedroom respite units along with office space will be leased to UMDNJ with an anticipated amount of $80,000. The project is the first of Newark's Safe Haven projects intended to, over a ten year time frame, eliminate homelessness in the city. Each project is limited to overnight occupancy by twenty (20) individuals for an unspecified duration in private or semi-private accommodations and supportive services (social and medical) for both "eligible" residents and non-residents.

NEW JERSEY COUNCIL ON AFFORDABLE HOUSING
2014 AFFORDABLE HOUSING REGIONAL INCOME LIMITS

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8 Person	Max. Increase** Rents	Max. Increase** Sales	Regional Asset Limit***
Region 1	*Median*	$59,095	$63,317	$67,538	$75,980	$84,422	$87,799	$91,176	$97,930	$104,683	$111,437	1.8%	0.00%	$163,245
Bergen, Hudson, Passaic and Sussex	*Moderate*	$47,276	$50,653	$54,030	$60,784	$67,538	$70,239	$72,941	$78,344	$83,747	$89,150			
	Low	$29,548	$31,658	$33,769	$37,990	$42,211	$43,899	$45,588	$48,965	$52,342	$55,719			
	Very Low	$17,729	$18,995	$20,261	$22,794	$25,327	$26,340	$27,353	$29,379	$31,405	$33,431			
Region 2	*Median*	$63,430	$67,961	$72,492	$81,553	$90,614	$94,239	$97,864	$105,113	$112,362	$119,611	1.8%	0.00%	$173,844
Essex, Morris, Union and Warren	*Moderate*	$50,744	$54,369	$57,993	$65,242	$72,492	$75,391	$78,291	$84,090	$89,890	$95,689			
	Low	$31,715	$33,980	$36,246	$40,777	$45,307	$47,120	$48,932	$52,556	$56,181	$59,806			
	Very Low	$19,029	$20,388	$21,747	$24,466	$27,184	$28,272	$29,359	$31,534	$33,709	$35,883			
Region 3	*Median*	$73,500	$78,750	$84,000	$94,500	$105,000	$109,200	$113,400	$121,800	$130,200	$138,600	1.8%	0.00%	$199,936
Hunterdon, Middlesex and Somerset	*Moderate*	$58,800	$63,000	$67,200	$75,600	$84,000	$87,360	$90,720	$97,440	$104,160	$110,880			
	Low	$36,750	$39,375	$42,000	$47,250	$52,500	$54,600	$56,700	$60,900	$65,100	$69,300			
	Very Low	$22,050	$23,625	$25,200	$28,350	$31,500	$32,760	$34,020	$36,540	$39,060	$41,580			
Region 4	*Median*	$64,830	$69,461	$74,091	$83,353	$92,614	$96,319	$100,023	$107,432	$114,841	$122,250	1.8%	0.00%	$174,209
Mercer, Monmouth and Ocean	*Moderate*	$51,864	$55,568	$59,273	$66,682	$74,091	$77,055	$80,018	$85,946	$91,873	$97,800			
	Low	$32,415	$34,730	$37,046	$41,676	$46,307	$48,159	$50,012	$53,716	$57,421	$61,125			
	Very Low	$19,449	$20,838	$22,227	$25,006	$27,784	$28,896	$30,007	$32,230	$34,452	$36,675			
Region 5	*Median*	$57,050	$61,125	$65,200	$73,350	$81,500	$84,760	$88,020	$94,540	$101,060	$107,580	1.8%	0.00%	$151,043
Burlington, Camden and Gloucester	*Moderate*	$45,640	$48,900	$52,160	$58,680	$65,200	$67,808	$70,416	$75,632	$80,848	$86,064			
	Low	$28,525	$30,563	$32,600	$36,675	$40,750	$42,380	$44,010	$47,270	$50,530	$53,790			
	Very Low	$17,115	$18,338	$19,560	$22,005	$24,450	$25,428	$26,406	$28,362	$30,318	$32,274			
Region 6	*Median*	$51,085	$54,734	$58,383	$65,681	$72,979	$75,898	$78,817	$84,656	$90,494	$96,332	1.8%	0.00%	$136,680
Atlantic, Cape May, Cumberland and Salem	*Moderate*	$40,868	$43,787	$46,707	$52,545	$58,383	$60,719	$63,054	$67,725	$72,395	$77,066			
	Low	$25,543	$27,367	$29,192	$32,841	$36,490	$37,949	$39,409	$42,328	$45,247	$48,166			
	Very Low	$15,326	$16,420	$17,515	$19,704	$21,894	$22,769	$23,645	$25,397	$27,148	$28,900			

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

** This column is used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:97-9.3. However, low income tax credit developments may increase based on the low income tax credit regulations.

*** The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

Since the COAH Regional Income Limits for 2013 were higher than 2014 figures, the 2013 income limits, shown above, will remain in force for 2014 and until Regional Income Limits surpass the 2013 Regional Income Limits.

FY 2015 Income Limits Documentation System

HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database

FY 2015 Income Limits Summary

FY 2015 Income Limit Area	Median Income Explanation	FY 2015 Income Limit Category	Persons in Family 1	2	3	4	5	6	7	8
Newark, NJ HUD Metro FMR Area	$91,500	Very Low (50%) Income Limits ($) Explanation	32,050	36,600	41,200	**45,750**	49,450	53,100	56,750	60,400
		Extremely Low Income Limits ($)* Explanation	19,250	22,000	24,750	**27,450**	29,650	32,570	36,730	40,890
		Low (80%) Income Limits ($) Explanation	46,100	52,650	59,250	**65,800**	71,100	76,350	81,600	86,900

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

The **Newark, NJ HUD Metro FMR Area** contains the following areas: Essex County, NJ; Morris County, NJ; Sussex County, NJ; and Union County, NJ.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2015 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2015 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

FY2014 Median Family Income and Income Limits for Newark, NJ HUD Metro FMR Area

INCOME APPROACH (Continued)

In order to be eligible as a tenant, prospective tenant(s) must have an income that does "not" exceed income guidelines established by the U.S. Department of Housing and Urban Development (HUD) or the New Jersey Council on Affordable Housing (COAH). The guidelines of these two agencies are almost identical. Within a state, income guidelines vary from county to county and are based upon median income levels within the county in which the rental units are located. The general rule states that "very low" income tenants in qualifying housing cannot pay more rent than the equivalent of 30% or less of the median income in the county in which the rental unit is located for its size household. The "very low" income is now identified as "extremely low income" in the City of Newark and follows the same rules 30% or less of the median income. The above percentages reflect maximum rents which these tenants can pay including utilities for heat, cooking, hot and cold water and electric. Where any of these utilities are not provided by the landlord in the rent, an appropriate adjustment for the utility (is) paid by the tenant must be deducted from the permissible rental amount. The amounts of the deductions for utilities paid by tenants are based on allowances for utilities provided by the New Jersey Department of Community Affairs Division of Housing.

All twenty (20) apartment units of the subject property are allocated to very low income homeless individuals. Using the council's Guidelines for very low income units, a monthly rent for a unit was established and then reduced by the cost of any utilities being paid by the tenants, if applicable. These guidelines are for informational purposes only, as the subject property's rents are established by the Department of Housing and Urban Development (HUD) Supportive Housing Program (SHP).

2014 Newark City Income Limits	**1 Person**	**2 People**	**3 People**	**4 People**
Maximum Income For Eligibility	$18,450	$21,050	$23,700	$26,300
Maximum Annual Rent	$5,535	$6,315	$7,111	$7,890
Maximum Monthly Rent Including Utilities per Bedroom	1 BR	2BR	3 BR	4 BR
	$461	$526	$593	$658
Deduction for Utilities (Water/Sewer)	($76)	($84)	($93)	($98)
Allowable Rent	$385	$442	$500	$560

On the following pages is rental information from several multi-family projects within a reasonable proximity of the subject property.

INCOME APPROACH (Continued)

Rent Comparable No. 1

Location: Packard Lofts

1002-1004 Broad Street
Newark, Essex County, New Jersey

Description: This comparable is a three-story, masonry constructed elevator building. The building, a residential conversion of a former automobile showroom, contains 20,000± square feet of ground level retail/commercial space and one and two-bedroom rental units on the upper floors. Originally built as condominium units, they have been converted into rental units due to the current real estate market.

Rental Data:

Type of Unit	SF Area/Rooms	Gross Rent Per Month	Average Rent Per Room/Per SF
One Bedroom/ One Bath	1,078 / 3.5	$1,350	$386 / $1.25

Units have dishwashers, refrigerators and microwaves. Building has laundry room and rooftop terrace. Tenants pay electric, gas, heat and hot water. Shared parking is available on adjacent lot. This is a market property that does not accept rent subsidies.

INCOME APPROACH (Continued)

Rent Comparable No. 2

Location: Renaissance Towers

111 Mulberry Street
Newark, Essex County, New Jersey

Description: This comparable is a multi-story, masonry constructed elevator building containing both one and two-bedroom apartment units. The property is a residential conversion from an office/light industrial use and is a market rate property.

Rental Data:

Type of Unit	SF Area/Rooms	Gross Rent Per Month	Average Rent Per Room/Per SF
One Bedroom/ One Bath	990 / 3.5	$1,200	$343 / $1.21

Units have hook-ups for washer and dryers, dishwashers, and refrigerators. The building has a fitness center and on-site parking is available. Tenants pay electric, gas and heat. This is a market property that does not accept rent subsidies.

INCOME APPROACH (Continued)

Rent Comparable No. 3

Location: Cottage Place Apartments

643 Martin Luther King Boulevard
Newark, Essex County, New Jersey

Description: This comparable is a 10± year old rental project in good condition. It contains one hundred and one (101) units, of which sixty-three (63) are two-story townhouse units and thirty-eight (38) are one-story units in a three-story building with street level office/retail units and apartments on the upper two floors.

Rental Data:

Type of Unit	SF Area/Rooms	Gross Rent Per Month	Average Rent Per Room/Per SF
One Bedroom/ One Bath	778 / 3.5	$847-868	$245 / $1.10

Units have hook-ups for washer and dryers, dishwashers, hardwood floors and free parking. Tenants pay for all utilities. This is a market property and does not accept rent subsidies. Project is fully leased with no vacancies.

INCOME APPROACH (Continued)

Rent Comparable No. 4

Location: Montgomery Heights Apartments

671 Martin Luther King Boulevard
Newark, Essex County, New Jersey

Description: This comparable is a 5± year old five-story masonry elevator building containing a total of eighty (80) rental units in very good condition. The building contains approximately 10,000± square feet of street level retail space.

Rental Data:

Type of Unit	SF Area/Rooms	Gross Rent Per Month	Average Rent Per Room/Per SF
One Bedroom/	805 / 3.5	$909	$259 / $1.13

Units have hook-ups for washer and dryers, dishwashers, hardwood floors and free parking. The building has a fitness center and children's playground. Tenants pay utilities less cold water. Subject to minimum income requirements, Section 8 tenants are welcome. Building is fully leased with a waiting list for new tenants.

SUBJECT PROPERTY AND COMPARABLE RENTALS LOCATION MAP

INCOME APPROACH (Continued)

COMPARABLE RENTAL ANALYSIS

All of the comparable rentals described on the preceding pages are located in the subject's general vicinity and market and consist of one and two-bedroom units. The comparable rentals included recently constructed, renovated or converted units that will be similar in effective age to the subject property, upon rehabilitation. A comparison of the subject's rent schedule and the rent comparables reveal the following rents:

One-Bedroom Units

Comparable No.	Monthly Rent	Unit SF	No. of Rooms	Rent/SF	Rent/Room
1	$1,350	1,078	3.5	$1.25	$386
2	$1,200	990	3.5	$1.21	$343
3	$847-868	778	3.5	$1.10	$245
4	$909	805	3.5	$1.13	$260
Subject	$1,022	364	3	$2.80	$340

Considering the differences such as location, surrounding neighborhood, parking, expenses and overall appeal/condition, the appraiser concluded the subject's subsidized rents are within the range of competing properties and do not represent market rent as the subject rents are within the parameters set by the comparable rents.

There is a strong apartment rental market in the area of the subject property. Inquiries with several superintendents in the immediate neighborhood revealed that there are minimal vacancies currently and they were not inclined to advise what the rents are in their respective buildings. However, success was had in gathering apartment rental data as presented on the previous pages, which also had several similarities with the subject, such as unit type and neighborhood.

Gross Income

The potential annual gross income of the subject's rent along with subsidies is shown below. All utilities are paid by the property owner.

Apartment Rental Income

Type of Unit	No. of Units	Rents Collected	Annualized Rental Income
1 Bedroom	20	$1,022.00/month	$245,280
Other Income	4		$ 80,000
Total Gross Potential Income			$325,280

Absorption of Rental Units

It is the opinion of the appraisers, that upon completion of the building it will quickly become fully occupied due to pre-qualifying eligible occupants and the increasing demand for housing units for the homeless. This is a reasonable assumption and is based upon the modest number of units available and the demand for housing among the estimated 938 homeless individuals in the City, including children, who on a daily basis are trying to obtain food and shelter. Accordingly, it is concluded that full occupancy of the units will occur shortly following completion of the final units.

The apartment rental market of the City of Newark may be categorized as a rental market subject to a rent control ordinance that has a large inventory of older, multi-family dwellings of varying sizes and in various stages of physical condition, which also includes government subsidized housing and very low-to-moderate income housing complexes. It also includes a number of well-maintained high-rise apartment buildings and privately owned condominium units.

As a result of our enquiries with both municipal officials including the Housing Authority of the City of Newark, we have concluded that the demand for affordable rental units in the City is very strong. Major reasons for this situation are (i) the reduced inventory of affordable rental housing units due to the conversion of many former rental projects into condominiums in recent years, (ii) the almost total lack of construction of new rental projects, (iii) the deteriorating physical condition of many older rental projects in particularly economically distressed urban areas, (iv) conditions in the economy which have increased the disparity between the affluence of many suburban

INCOME APPROACH (Continued)

Absorption of Rental Units (Continued)

communities versus their more heavily populated urban neighbors and the increasing number of elderly citizens on fixed or modest income who require not only affordable housing but housing that provides some form of financial assistance.

These statements are clearly illustrated by the most recent U.S. Census data which reported that 6,479 people in the City of Newark, or 24.7%, had incomes below the poverty level and 41.5% of families with children less than five years old had incomes below the poverty level.

Based on current U.S. Census data, there are 104,829 housing units in the City of Newark of which 3.4% (3,600±) are vacant, abandoned buildings. Among the occupied buildings are 13,570 low income affordable housing units consisting of 6,230 public units managed by the Newark Housing Authority and an additional 7,340 privately owned non-profit assisted care facilities. The majority of the units are occupied by families followed by senior citizens. A total of 369 units are via the Hope VI program in rehabilitated buildings. There are six homeless shelters in the City which provide “temporary” shelter and food, unlike the above identified affordable housing units which provide “permanent” housing. There are no public housing projects which the appraisers are aware of which have been approved or are, with the exception of a privately owned twelve (12) unit project at 577-583 Martin Luther King Boulevard and the subject, in the process of being built in the city at this time specifically for homeless individuals or families.

According to Point in Time Count (PITC), the estimated number of homeless persons in Essex County in 2012 was 1497. Approximately 90% are in Newark. Based on a biannual head count required by HUD conducted 2012, an estimated 151 homeless individuals on a typical day are on the City’s streets trying to find food and shelter. Social workers and experts involved with the homeless, question the accuracy of the headcount which is conducted in one day and estimate the actual number of homeless could be as much as four times the headcount. The most top ranking reason for contribution to homelessness in Essex County was loss of job and inability to find work. Following is the ranking of the contribution factors of homelessness:

INCOME APPROACH (Continued)

Absorption of Rental Units (Continued)

Contributing Factors to Homelessness	%
Lost job/cannot find work	30.0%
Eviction or at risk of Eviction	29.2%
Relationship/family breakup/death	26.8%
Alcohol or drug abuse problems	24.4%
Incarceration	18.8%
Housing costs too high	16.9%
Mental illness/emotional problems	10.9%
Medical problems/physical or developmental disability	10.7%
Utility costs too high	7.8%
Lost job due to lack of transportation	7.5%
Have work but wages are too low	7.4%
Domestic violence	4.7%
House condemned	3.4%
Loss of child support	1.3%
Foreclosure or at risk of Foreclosure	1.0%
Natural disaster	0.6%

Source: Point in Time Count (PITC) for Essex County, 2012.

Considering the present economy and total lack of existing or proposed permanent housing units specifically for homeless individuals and families, the demand for the subject's 20 units is self-evident and the reason why DCA is already committed to the subject property. Below are calculations for a capture rate.

Number of Existing Affordable Housing Units	13,570	
Additional Multi-family Units Approved	133	
Total Units	13,703	
Less Senior Citizen Units	(3,763)	
Less Units for Disabled, Low-income families	(9,443)	(1)
Potential Applicants for Subject Units	695	(2)
Number of Applicants Less Available Units	216	(3)
Subject Units	20	
Recapture Rate (20÷ 216)	0.0926	

INCOME APPROACH (Continued)

Absorption of Rental Units (Continued)

Remarks

(1) Number of affordable units less seniors is 9,940. The adjusted number of 9,443 reflects a 5% vacancy allowance for 479 vacated units.
(2) Used average homeless per day. Actual number could be higher.
(3) 695 homeless less 479 available units: 216

Sources: NJ Department of Community Affairs, Newark Commission on Homeless, Newark Housing Authority, Newark's Department of Housing and Economic Development and U.S. Census.

Vacancy and Collection Less

A vacancy and rent loss factor of 5% was deducted from the subject's potential gross income. The five percent (5%) vacancy rate assumes competent management and maintenance of the subject building and should be adequate to reflect bad debts and rental loss from tenant turnover, which should be minimal.

Expense Analysis

In order to estimate the subject property's operating expenses, the appraisers referred to actual operating expense data from several mid-rise apartment projects with which the appraisers are familiar and also utilized operating cost guidelines for low-rise buildings by the Institute of Real Estate Management (IREM) and HUD. In estimating the subject's expenses, the appraisers have not credited the expenses with savings attributable to the developer owning several affordable housing apartment projects whose personnel may be available to provide services at the subject property. In estimating the property's expenses, no allowance was made for the salaries or expenses of supportive staff, most of whom are employees of University Behavioral Health Care. Our expenses solely reflect the cost of properly maintaining and managing the property's physical improvements. Our estimated expenses for the subject as of the effective date of this appraisal are as follows:

Labor/Security

The project is to be staffed by two full-time porters who will reside elsewhere. The porters will perform mainly manual chores keeping the building's common areas in good condition and making minor repairs. The total annual cost of the porters' services is $55,000. The building will have security which will cost $81,000 annually.

INCOME APPROACH (Continued)

Expense Analysis (Continued)

Administrative Expenses

Included in this category are miscellaneous fees, supplies, telephone and equipment charges and professional fees including, but not limited to, accounting and legal expenses. An allowance of $7,500 for these expenses is considered adequate.

Utilities

Included in this expense category are heat, electricity for both the interior and exterior of the building, hot and cold water and sewer charges, including the landlord owned laundry equipment. Projected initial energy costs for the above utilities is $48,000 or $200±/unit/year. Our estimate of these expenses for these utilities is based on HUD utility allowance guideline for low rise residential buildings. (See Addenda)

Management Fee

A management fee of 4% of effective gross rental income ($12,360) should be adequate to attract competent and professional management to this project. Management responsibilities include qualifying prospective tenants, collection of monthly revenues, supervision of on-site maintenance personnel and contractors providing services to the project and providing periodic reports and recommendations regarding the project to its ownership.

Real Estate Taxes

The owner of the subject property owns and manages 1,700± affordable housing units in the City of Newark, most of which are in projects which receive tax abatements commonly referred to as payments in lieu of taxes (PILOT). According to New Community Corporation personnel, no agreement with the City of Newark has been requested at this time but will be as development of the project progresses. The owner fully expects a PILOT agreement to be approved consistent with prior approvals. The projected terms of a PILOT agreement for the subject property include a 30 year term, to run concurrently with the project's 30 year mortgage term, and 6.28% of the project's effective net income less the cost of landlord paid utilities. The subject's first year payment in lieu of taxes is estimated as follows:

Gross Income	$325,280
Vacancy/ Loss Revenue Allowance (5%)	$ 16,264
Effective Gross Income	$309,016
Landlord Paid Utilities	$ 48,000
Adjusted Effective Gross Income	$261,016
PILOT @ 6.28% (rounded)	$ 16,392

INCOME APPROACH (Continued)

Expense Analysis (Continued)

General Maintenance and Repairs

This category of expense includes normal maintenance (snow removal, exterminating, etc.) and repairs of all building improvements including rental units and equipment. Also included is the cost of supplies necessary to maintain the project. As new construction, the project's initial maintenance expenses will be minimal and most equipment that requires adjustment or even replacement will be covered by manufacturer's warranties. An estimate of $10,000/ year or approximately $500/unit/year is projected.

Insurance

This item represents the annual expenses to provide insurance for fire, liability and extended coverage. The expense is stabilized at $400/ unit/ year or $8,000.

Miscellaneous Expenses

These expenses include miscellaneous fees for permits, licenses and professional organizations. An estimate of $1,500 for these expenses should be adequate.

Reserve for Replacements

Included in this expense category is an annual reserve for the replacement of appliances within each unit over their estimated economic lifetime.

20 Exhaust Fans/ Hoods @ $250 Each ÷ 15 Years	=	$ 330
20 Refrigerators @ $800 Each ÷20 Years	=	$ 800
20 Ovens/ Ranges @ $400 Each ÷ 20 Years	=	$ 400
2 Commercial Washers and Dryers @ $750 Each ÷ 15 Years	=	$ 100
Total Annual Reserve for Replacements (Rounded)		$1,630

A summation of the subject's expense categories is as follows:

Labor/Security	$136,000
Administrative	$ 7,500
Insurance	$ 8,000
Utilities	$ 48,000
Management Fee (4% EGI)	$ 12,360
Real Estate Taxes (PILOT)	$ 16,392
General Maintenance and Repairs	$ 10,000
Miscellaneous	$ 1,500
Reserve for Replacements	$ 1,630
Total Estimated Expenses	$241,382

Expenses as Percentage of Gross Income: 74%
Expenses as Percentage of Effective Gross Income: 78%

INCOME APPROACH (Continued)

Expense Analysis (Continued)

Discount Rates

Real estate requires rate adjustments for the additional risk of realty as an investment vehicle because of the generally single purpose nature of most forms of realty, its non-liquidity, the uncertainty of the impact of future economic cycles upon the investments, and the importance of competent management to preserve and maximize the return on the investment. The impact of rent restraints resulting from 100% of the units being reserved for low income residents must also be considered in the case of the subject.

Prime	3.25%
1-10 Year Treasuries	2.81%
10+ Year Treasuries	4.86%
Corporate Aaa	2.59%
Corporate Baa	3.98%
High Yield Corporates	6.32%

Source: The Wall Street Journal, August 6, 2015

An additional guide to determining the discount rate applicable to the subject is an examination of anticipated IRR's for typical apartment projects. The Valuation Insights and Perspectives published by the Appraisal Institute, which utilizes the PWC Company as a source, conducts a survey of financial institutions and investors to determine their anticipated demands on prime real estate purchases. As of the first quarter of 2015, yield rates for profit oriented apartment projects ranged from 5.50% to 10.00% and averaged 7.33%.

INCOME APPROACH (Continued)

Based upon our previous discussion of market interest rates, anticipated internal rates of return by current investors, a discount rate of 8.0% is considered adequate to attract equity capital to the subject property and appropriate to reflect the risks associated with the ownership of the project. In selecting the 8.0% discount rate, one of the appraiser's considerations was that the subject property shall have an on-going waiting list of prospective tenants wait to occupy any vacant apartments.

PwC Real Estate Investor Survey
First Quarter 2015

	Regional Mall		CBD Office		Warehouse		Apartment	
	1st Qtr 2015	4th Qtr 2014	1st Qtr 2015	4th Qtr 2014	1st Qtr 2015	4th Qtr 2014	1st Qtr 2015	4th Qtr 2014
Discount Rate (IRR)								
Range (%)	5.50%-12.00%	5.50%-11.00%	5.50%-11.00%	5.50-11.00%	5.75%-9.00%	5.75%-9.00%	5.50%-10.00%	5.50%-10.00%
Average (%)	8.19%	8.15%	7.46%	7.45%	7.17%	7.17%	7.33%	7.34%
Change (b.p)		4		1		0		-1
Overall Cap Rate (OAR)								
Range (5)	4.00%-9.00%	4.00%-10.00%	3.50%-8.00%	3.75%-8.00%	4.50%-7.00%	4.50%-7.00%	3.50%-8.00%	3.50%-8.00%
Average (%)	6.38%	6.21%	6.11%	6.16%	5.77%	5.82%	5.36%	5.36%
Change(b.p)		17		-5		-5		0
Residual Cap Rate								
Range (%)	4.75%-10.00%	4.75%-10.00%	5.00%-9.00%	5.00%-9.00%	5.50%-7.25%	5.50%-8.00%	4.25%-8.50%	4.25%-9.00%
Average (%)	6.96%	6.79%	6.59%	6.59%	6.38%	6.49%	5.96%	6.03%
Change(b.p)		17		0		-11		-7

Reversion

In addition to discounting the future income stream, the reversionary value of the subject property is estimated after the 15 year holding period expires. This reversionary value is then discounted at the appropriate yield rate and added to the present worth of the income stream in order to arrive at the value by the Income Approach.

INCOME APPROACH (Continued)

The reversionary value was obtained by capitalizing the property's net income by an overall capitalization rate. Recent residual capitalization rates in Valuation Insights and Perspectives published by the Appraisal Institute utilizing PWC Real Estate Investor Survey as a reference source for apartment projects as of the end of the first quarter of 2015 indicated that apartment projects are selling at overall capitalization rates of between 3.50% and 8.00% and averaging 5.36% . Because of the age of the subject project and the end of the projected holding period and that 100% of the units will experience little if any vacant, a rate of 8.00% seems appropriate for the subject.

A selling expense that included brokerage, legal engineering and inspection fees has been deducted from the reversionary value in order to estimate the "net" reversionary benefit. A 5% transaction cost is deemed reasonable for these expense items.

INCOME APPROACH (Continued)

Conclusion

After careful analysis of all of the factors having an effect on the projected income and expenses of the subject units over the holding period, the appraisers estimated the subject's net operation income for each year which was then discounted at the selected rate of 8.00%. In addition, the net reversionary value was estimated by capitalizing the subject's fifteenth year net operating income of 8.00% and deducting five percent of the gross sale price for selling expenses. A Schedule of Prospective Cash Flow for the subject property over the fifteen year income and expense cycle appears on the following page of the appraisal.

Cash Flow Parameters

Item	Explanation
Rent	Per Gross Income Summation
Vacancy Allowance	Five Percent (5%)
Management Fee	Four Percent (4%)
Rate of Inflation	Four Percent (4%)
Typical Lease Term	One Year
Rent Concessions	None
Discount Rate	Eight Percent (8%)
Reversionary Rate	Eight Percent (8%)
Income/Expense Projection	15 Years

INCOME APPROACH (Continued)

Cash Flow Analysis

The Income Approach in based upon a 15-year, pre-tax cash flow analysis whereby the subject's income and expense fluctuations are detailed and analyzed throughout the investment term. The software utilized is the "Argus" Financial Software. Income is based upon the actual rents for the subject units. Expense amounts are based upon the estimated expense data submitted by the owner, as well as from data obtained from the existing low-rise multi-family projects in the Newark, New Jersey area.

Discounting Process

The process of discounting income is based on the concept of time preference which holds that future income benefits are worth less than the same income or benefits now and that they decrease in value systematically as their time for receipt is further deferred into the future. In this analysis, annual income and expenses are estimated to determine net operation over the projection period. Next, a discount rate is selected which represents the rate of return necessary to attract the typical investor. Finally, the anticipated income stream is discounted in order to develop a present value estimate.

Gross Income

Unit Type	No. of Units	Monthly Rent	Annual Rent
1 Bedroom	20	$1,022	$245,280
Other Income	4		$ 80,000
Total Gross Income Potential Income			$325,280

Vacancy and Collection Loss

A vacancy and rent loss factor of 5% was taken against the total gross income of the subject property. While in most probability there will be a continual waiting list of qualified, future residents and the vacancy factor exceeds the current vacancy rate of the comparable rental properties, the 5% vacancy factor is considered adequate to reflect fluctuations in demand for rental units in local market place over the fifteen year cash flow projection.

INCOME APPROACH (Continued)

In order to estimate the subject's present value via the Income Approach, its income stream was discounted at a 8.00% rate using the end of year for receipt of cash and its reversionary value capitalized at a 6.50% overall rate using the end of year for receipt of cash. The cumulative discounted value, of these two sources of revenue, is as follows:

Year	Cash Flow	X	PW Factor	=	Net Present Value
1	$67,633		0.9259		$62,621
2	$70,338		0.8573		$60,301
3	$73,152		0.7938		$58,068
4	$76,078		0.7350		$55,917
5	$79,121		0.6806		$53,850
6	$82,286		0.6302		$51,857
7	$85,579		0.5835		$49,935
8	$89,002		0.5403		$48,088
9	$92,562		0.5002		$46,299
10	$96,264		0.4632		$44,589
11	$100,114		0.4289		$42,939
12	$104,116		0.3971		$41,344
13	$108,283		0.3677		$39,816
14	$112,613		0.3405		$38,345
15	$117,118		0.3152		$36,916
16(NOI)	$121,803				

Discounted Value of Cash Flows			$730,885
Reversion *	$1,873,890		
Less Selling Costs (5%)	$ 93,695		
Net Reversion Value	$ 1,780,195 x 0.3152		$ 561,117
Total Net Present Value			$1,292,002
Indicated Value via the Income Approach (rounded)			$1,290,000

*NOI Year 16	$121,803
Capitalization Rate	6.50%
Reversionary Value (rounded)	$1,873,890

TAX CREDIT

Estimated Tax Credit

One of the basic, inherent features of a low income property investment is the Low-Income Housing Tax Credit Program created by the Federal Tax Reform Act of 1986. The program replaced existing tax shelters such as accelerated depreciation. At the option of the developer, the tax credits may be retained by the developer over a 15 year holding period upon completion of the housing units or sold to an investor. If sold, the term of the tax credits to an investor is at a discount that will use them to shelter income from federal taxes.

The program is administered by the New Jersey Housing and Mortgage Finance Agency (NJHMFA). AS a direct write-off, tax credits are an attractive alternative to the previously allowed passive losses for housing. Each state is allocated tax credits by the federal government on an annual per capita basis of $2.30 per person. The credits are disbursed by that agency when the housing/apartment units are place in service. In the case of the subject project, a 4.0% tax credit percentage is applicable to the value of the property, less non-depreciable assets, such as land value. In accordance with this valuation, the annual tax credit applicable to the subject property on a preliminary basis are estimated at $98,600 per year. Based on recent similar marketable tax credits which the appraisers are familiar with, it is assumed that the subject's tax credits could be sold at 90% of their face value. At 90% of their face value, the value of the tax benefits to the developer total $937,700 (rounded).

As explained above, a developer of an affordable housing project has a choice of retaining the tax credits upon completion of the housing units or selling them to an investor. If retained, the value of the tax credits is determined by discounting them at a rate considered adequate for the risks associated with the realty. In the case of the subject, a rate of 8.00% is considered appropriate. At a 8.00% discount rate, over the projected holding period of fifteen years, the discounted value of the tax credits is $843,960 (see following page for calculations).

TAX CREDITS (Continued)

Present Value to Developer of Tax Credit

Discounted at 8.00%

Year	Cash Flow	X	PW Factor	=	Net Present Value
1	$98,600		0.9259		$91,294
2	$98,600		0.8573		$84,530
3	$98,600		0.7938		$78,269
4	$98,600		0.7350		$72,471
5	$98,600		0.6806		$67,107
6	$98,600		0.6302		$62,138
7	$98,600		0.5835		$57,533
8	$98,600		0.5403		$53,274
9	$98,600		0.5002		$49,320
10	$98,600		0.4632		$45,671
11	$98,600		0.4289		$42,289
12	$98,600		0.3971		$39,154
13	$98,600		0.3677		$36,255
14	$98,600		0.3405		$33,573
15	$98,600		0.3152		$31,079

Summary of Values of Tax Credits

To Developer (if retained)	$843,960 (rounded)
To Developer (if sold at 90% of Par)	$937,700 (rounded)

The property's current value over the projected 15 year holding period including both realty ($1,290,000) and tax benefits sold at 90% of their face value totals $2,227,700.

RECONCILIATION AND VALUE CONCLUSION

The result of application of the three conventional approaches to value is:

	"As Is"	"As Complete"	"Stabilized"
Cost Approach	$200,000	$2,665,000	N/A
Income Approach	N/A	N/A	$1,290,000
Market Data Approach	N/A	N/A	N/A
Value of Tax Credits	N/A	N/A	$2,227,700

The arrival at a value conclusion has been forged by the following principle:

> "Reconciliation is the process of reducing a range of value indications into an appropriate conclusion for that analysis."[3]

In arriving at the value indication via the Cost Approach, the estimated land value of the realty was added to the estimated cost new of the building and site improvements. This approach is often a reliable indicator of a property's value, particularly in the case of a recently or to be constructed project. Typically however, a potential investor in a property such as the subject is mainly concerned with a property's location and demographics, the quality and physical condition of improvements and both the quality of the potential income the project is capable of producing. The Cost Approach, while addressing some of the concerns of a typical investor, does not focus on all the risks of this type of investment.

The indication of value from the application of the Income Approach is considered most reflective of the subject's value and was heavily relied upon for the concluded value. Unlike the Cost Approach, the Income Approach focuses on an investor's primary concerns about a property's potential for generating income over a sustained period of time and for value appreciation. This approach is considered to closely parallel the expectations of well-informed investors of income producing properties when evaluating this type of investment. Among its advantages versus other forms of analysis is its ability to more accurately reflect the impact of the subject's potential rent terms on the value of a property. It is the opinion of the appraisers that the Income Approach, in conjunction with its marketable tax benefits, is the primary and most meaningful indication of the rental project's current value under prevailing market conditions.

[3] Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010)

RECONCILIATION AND VALUE CONCLUSION (Continued)

Therefore, based on the Cost and Income Approaches, it is the opinion of the appraisers that the "As Is" Market Value of the appraised property and its "As Complete" and "Stabilized" Values, as of August 5, 2015 are as follows:

"AS IS" MARKET VALUE

TWO HUNDRED THOUSAND DOLLARS
($200,000)

"AS COMPLETE" MARKET VALUE

TWO MILLION SIX HUNDRED SIXTY FIVE THOUSAND DOLLARS
($2,665,000)

"STABILIZED" MARKET VALUE

ONE MILLION TWO HUNDRED NINETY THOUSAND DOLLARS
($1,290,000)

"STABILIZED" MARKET VALUE INCLUDING TAX CREDITS

TWO MILLION TWO HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED DOLLARS
($2,227,700)

CERTIFICATION

Joseph E. Baldoni, MAI, and Joseph C. Baldoni, MAI, the undersigned, have personally inspected and have appraised the subject property known as A Better Life located in the City of Newark, Essex County, New Jersey identified on the tax rolls as Block 274, Lot 2. We have analyzed and taken into consideration all of the factors affecting its value.

We certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice.
- we have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved.
- Appraisal Associates Inc. has previously provided appraisal services, as an appraiser, on the property that is the subject of this report on August 5, 2011, July 3, 2013 AND June 10, 2014.
- we have no bias with respect to the property that is the subject of this report or to the parties involved.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- we have made a personal exterior inspection of the property that is the subject of this report.
- Doug Patten, Associate Analyst, has provided significant professional assistance to the person signing this report.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

CERTIFICATION (Continued)

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

As of date of this report, Joseph E. Baldoni, MAI and Joseph C. Baldoni, MAI have completed the requirements of the continuing education program of the Appraisal Institute and/or the State of New Jersey.

It is the opinion of the undersigned that the "As Is" Market Value of the appraised property and its "As Complete" and "Stabilized" Values as of August 5, 2015 are:

"AS IS" MARKET VALUE

TWO HUNDRED THOUSAND DOLLARS
($200,000)

"AS COMPLETE" MARKET VALUE

TWO MILLION SIX HUNDRED SIXTY FIVE THOUSAND DOLLARS
($2,665,000)

"AS STABILIZED" MARKET VALUE

ONE MILLION TWO HUNDRED NINETY THOUSAND DOLLARS
($1,290,000)

"AS STABILIZED" MARKET VALUE INCLUDING TAX CREDITS

TWO MILLION TWO HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED DOLLARS
($2,227,700)

Joseph E. Baldoni, MAI
SCGREA 339

Joseph C. Baldoni, MAI
SCGREA 1977

ADDENDA

OVERVIEW OF PROJECT

A Better Life
Essex County
Newark, NJ
Developer: New Community Corporation

The project will be approximately 20,000 square feet of new construction located in the Central Ward of Newark, on 14th Avenue between Bergen and Camden Streets. The site is approximately one block from the clinical site of the project's service partner: University Behavioral HeathCare (on the UMDNJ campus). The lot is currently vacant and owned by NCC.

Description of the project:
A "Safe Haven" is a form of permanent supportive housing funded and administered under HUD's Supportive Housing Program (SHP), serving hard-to-reach homeless persons with severe mental illness and other debilitating behavioral conditions who are on the streets and have been unwilling or unable to participate in supportive services. Safe Havens provide more than just shelter, they close the gap in housing and services for those homeless individuals who, perhaps because of their illness, have refused help or have been denied or removed from other homeless programs.[1]
The McKinney Act specified several characteristics of Safe Haven facilities:

-24-hour residence for eligible persons who may reside for an unspecified duration;
-private or semiprivate accommodations;
-overnight occupancy limited to 25 persons;
-low-demand services and referrals; and
-supportive services available to eligible persons who are not residents, on a drop-in basis.

The proposed Newark Safe Haven project complies with all of these McKinney-specified elements. The project is the result of a dynamic partnership that includes: New Community Corporation (Housing Developer/Operator); New Jersey Housing and Mortgage Finance Agency (Primary Construction Financing); University Behavioral HealthCare (Primary Service Provider); and the City of Newark (Shelter Plus Care rental subsidies, per a separate 2010 CoC Application). In addition, the project intends to leverage additional resources for tenants through partnerships with: Greater Newark Healthcare Coalition (Drop In Center Health Services); Goodwill Industries of Northern New Jersey (vocational assessment and training); and G.I. Go Fund (Services for tenants who may be Veterans).
The project will offer consumers non-time-limited supportive housing that is characterized as "low-demand, high expectation". Often, housing providers using traditional models require that those who have mental health and chemical addictions be under treatment and clean and sober prior to entering housing. Yet, for many individuals who are homeless and have special needs, this expectation acts as a barrier to stable housing; therefore, they are unable to access any shelter and often go to the only other options available to them, including jails or hospitals, which cost far more for taxpayers than stabilized housing.

As the crucial first step in the long-term recovery from myriad vulnerabilities, the Newark Safe Haven will serve a mix of populations (severely mentally ill and those with co-occurring disorders) through the provision of access to safe housing. The Safe Haven site will include twenty spacious studio apartments, with kitchenettes and private bathrooms. There will also be a dining room/community space, library with computers and internet access, several smaller TV and quiet rooms for tenants, for socializing, meetings, and other activities designed to discourage tenants from isolating within their apartments. A drop-in center, intended as a first-stop for engagement of consumers who have historically been resistant to services and/or housing previously offered to them will be on the first floor and open to non-residents. Access to the residential part of the building, on the upper floors, will be separate from this drop in center.

In addition to housing, the site will include office space for services staff to provide counseling, healthcare treatment, and perform administrative functions. The Safe Haven model anticipates significant service staffing. Many individual who are long-term homeless and suffering from mental illness and/or addiction have had previous unsuccessful interactions with the housing and service systems, often due to a failure to comply with program rules that were beyond their functional capacity. By design, staff in the Newark Safe Haven will invest time to gain an individual's trust, in order to show that this housing and service experience will be different than prior encounters and more tailored to the individual's own capacity, timing, and needs.

The Newark Safe Haven site will also include a commercial kitchen that provides meals to the drop-in community and a medical office for basic clinical care. The Newark Safe Haven will provide residents access to a variety of support services, including but not limited to: supportive housing case management, psychiatric nursing, crisis intervention, counseling, financial literacy, wellness and recovery supports, vocational assessment and training, and daily living skills development. The social service provider will also work with other community agencies to develop outreach and other programs that will promote integration and coordination with Newark Safe Haven community.

The Newark Safe Haven project will demonstrate that stable housing can serve as an effective first step in the journey out of long-term homelessness, debilitating mental illness, and substance abuse. In addition, one of the project's main goals is to reduce the over-usage of the emergency healthcare system and the uncompensated care burden placed upon University Hospital of Medicine and Dentistry of NJ, as well as decrease impact and staffing burdens related to other public systems (e.g., jails, train stations and other public spaces, courts).

Finally, the Newark Safe Haven will promote more efficient use of public services and funding. A significant contributing factor leading to the unsustainable pattern of growth in healthcare spending is the avoidable use of the most costly services by a small subset of individuals with complex health and behavioral health challenges who, despite their repeated encounters with emergency and inpatient health care services, experience little to no progress in their health and clinical conditions. These individuals are typically very poor, homeless or unstably housed and living alone, and have multiple, co-occurring chronic medical conditions and behavioral health disorders. For people with disabilities or serious health problems who experience long-term homelessness, supportive housing provides an essential, cost-effective foundation for access to primary health care and chronic disease management services.

Background Data:

On January 27, 2010 there were 1,725 homeless men, women and children counted in Essex County according to the official U.S. Department of Housing and Urban Development (HUD) McKinney-Vento Act definition of homelessness. The actual number of people who are homeless over the course of the year may be between two to four times larger than the number counted at one point in time. Using the statistical formula developed in the publication "Estimating the Need," it is projected that *over the course of a year,* ***3,264*** *adults and children are homeless in Essex County.*[2] One hundred and ninety persons were unsheltered on the night of the homeless count and, again using the statistical formula cited above, a projected 352 adults are unsheltered over the course of a year.

Over 39% of the unsheltered homeless had been homeless in excess of one year. Males represent 56% of the population and females represent 41%. Over 50% of the population is represented by the age range of 30-49. The breakdown of the homeless subpopulations in the 2010 count indicate that the largest homeless subpopulation was those with mental health issues (23.7%). This group was closely followed by those with substance use issues (22.0%) and then those with a medical disability (17.9%). The Newark Safe Haven serves the goals of the Essex-Newark Ten Year Plan to End Homelessness, which seeks to significantly increase the number of permanent supportive housing units designated for those who are long-term homeless with mental health and/or addiction substance abuse issues. The Newark Safe Haven will provide 25 units of permanent supportive housing towards this Ten Year Plan goal.

[1] The National Center on Homelessness and Mental Illness; Developing and Operating Safe Havens; Policy Research Associates

UTILITY ALLOWANCE - HUD
ADD NEW ONE

Allowance for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 4/30/2014)

Locality	Unit Type	Effective / Expires
New Jersey Department of Community Affairs NJ Averages	**Low Rise**	Effective **07/01/2014** Expires 06/30/2015

Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	32	42	56	69	83	95
	b. Electric	43	57	76	94	113	130
	c. Bottle Gas	104	137	182	225	271	311
	d. Oil	100	131	175	216	260	299
Cooking	a. Natural Gas	6	7	10	12	15	16
	b. Electric	10	13	17	21	26	28
	c. Bottle Gas	19	24	32	40	50	54
Other Electricity		34	43	58	71	88	95
Air Conditioning		10	12	17	20	24	27
Water Heating	a. Natural Gas	7	9	12	15	19	21
	b. Electric	14	18	24	30	37	40
	c. Bottle Gas	24	30	41	50	63	67
	d. Oil	20	26	35	43	54	58
Water		28	36	43	52	58	65
Sewer		52	52	52	52	52	52
Trash Collection							
Range/Microwave		4	4	5	5	6	6
Refrigerator		4	4	4	5	5	6
Other -- specify							

Actual Family Allowances To be used by the family to compute allowance.
Complete below for actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	$

© HAPPY Software, Inc.
www.happysoftware.com

*HUD 50058 Unit Type in Parenthesis

form **HUD-52667** (12/97)
ref. Handbooks 7420.8

QUALIFICATIONS OF APPRAISERS

Qualifications - Joseph E. Baldoni, MAI

Business:

APPRAISAL ASSOCIATES, INC.
524 South Avenue East
Cranford, New Jersey 07016

Designations and Professional Affiliations:

- Designated Member, MAI, Appraisal Institute of Real Estate Appraisers (#5671) - Currently Re-Certified
- State Certified General Real Estate Appraiser - New Jersey License No. RG 00339 - Currently Re-Certified
- State Certified General Real Estate Appraiser - Pennsylvania License No. GA-001202-R - Currently Re-Certified
- Licensed Real Estate Broker - State of New Jersey

- Currently 2014 President of Metro New Jersey Chapter of the Appraisal Institute

Education:

- Attended Seton Hall University

- American Institute of Real Estate Appraisers:

Course I	-	Appraisal Theory and Practice (University of Connecticut)
Course II	-	Urban Properties (University of Connecticut)
Course VI	-	Investment Analysis
Course VII	-	Residential Appraising
Course	-	Real Estate Valuation in Litigation
Course	-	Business Valuation and Partial/Minority Interest

- Graduate School of Michigan State University
  Certificate in Advanced Income Property Valuation. Courses included Income Property Finance and Advanced Income Property Finance.

- Society of Real Estate Appraisers Report Writing Seminar (Hofstra University)

- Attended numerous lectures and seminars on real estate appraising, financing, construction techniques, construction cost, management and business valuations methods.

Lecturer and Expert Witness:

- Somerset County College - "Appraisal Techniques" - Guest Lecturer
- Glen Rock Community School - "Real Estate as an Investment" - Lecturer
- Accepted and testified as expert witness - Tax Courts of New Jersey, California and Missouri; Iowa; New York; Superior Court of New Jersey and Federal Bankruptcy Courts, Manhattan District, Philadelphia District and New Jersey, (Trenton District).

Experience:

Present: President - Appraisal Associates, Inc., which is actively engaged in the appraising of all types of real estate for all purposes. Studies performed to determine projects' feasibility and viability, as well as highest and best use analyses and consultation on total real estate portfolios.

Experience:

Past: Vice President - Appraisal Department Manager and Chief Appraiser of International Appraisal Co., a nationwide appraisal company with emphasis on corporate appraisal needs.

Income Loan Originator - Jersey Mortgage Company. Main duties to originate, underwrite, appraise and negotiate loans on income-producing properties.

Associate Appraiser - Van Syckle Agency. Appraised all types of properties in New Jersey. Performed zoning studies and land utilization analyses.

Assistant Vice President - Porter Company, Ltd. Supervised appraisal staff in performance of appraisals for all purposes.

Appraisals of Special Note:

- 32-story luxury high-rise apartment complex
- 4,750,000 S/F Office Tower – Chicago, IL
- Integrated Steel Mill – Cleveland, OH
- 11,000,000 S/F industrial manufacturing – Rochester, NY
- 470 unit proposed condominium project
- Alumina Refining Facility - St. Croix
- 2,400,000 S/F automobile assembly plant
- Hollywood film studio, Sound Stages and Back Lot Production Area
- Lumber and Pulp Mill facilities
- Proposed 690-room center city luxury hotel and 27-story office building
- Proposed multiple-building office park
- 2,600,000 S/F airline overhaul base
- 800 unit garden apartment complex
- Enclosed regional shopping malls
- Aluminum Smelting Facility
- 3,800,000 S/F Aluminum Rolling Mill
- Hydroelectric Power Dam
- Portfolios 85, 40, 15, Industrial, Office Facilities

Prepared for:

- Acquisition and disposal
- Mortgage financing
- Tax appeals
- Condemnation proceedings
- Allocation of purchase price for Internal Revenue reporting
- Estate matters
- Partnership dissolution
- Investment tax credit analysis
- Component depreciation studies
- Land utilization and marketability studies
- Zoning analysis

Qualifications – Joseph C. Baldoni, MAI

Business:

APPRAISAL ASSOCIATES, INC.
524 South Avenue East
Cranford, NJ 07016

Designation and Licenses:

- Designated Member, MAI, The Appraisal Institute
- State Certified General Real Estate Appraiser
  - New Jersey License No. 42RG 00197700 – Expires December 31, 2013
  - New York License No. 46000049207 – Expires July 27, 2014

Professional Affiliations, Activities and Developments:

- Leadership Development & Advisory Council Participant (LDAC) – 2010 and 2012
- Board of Directors Metro New Jersey Chapter of Appraisal Institute 2007-2008, 2012-Present
- Program Co-Chair and Associate Member Committee Chairperson – Metro New Jersey Chapter of the Appraisal Institute 2012
- Communication and Technology Chairperson - Metro New Jersey Chapter of Appraisal Institute 2008-2011
- Yellow Book Certified
- Green Acres Certified
- Complete Professional Development Programs offered by the Appraisal Institute:
  - Valuation of the Components of a Business Enterprise
  - SBA Going Concern

Education:

- Masters of Science in Real Estate
  New York University, New York, NY
  Graduated August 2003

- Bachelor of Science in Finance
  University of Scranton, Scranton, PA.
  Graduated May 1999

- Appraisal Institute and State of New Jersey
  Numerous courses, lectures and seminars

Experience:

Present: Vice President – Appraisal Associates, Inc., which is actively engaged in the appraisal of all types of real estate for all purposes.

Past: American International Group, New York, New York (6/99 – 9/00)
Claims Analyst I – Fidelity Bonds Department

Expert Witness:

- Qualified expert witness before New Jersey Tax Court
- Qualified expert witness before various County Tax Boards

Appraisals of Special Note:

- A 91,450± S/F, 848-unit self-storage facility
- A 108 room extended stay style hotel
- A 54 room motel/hotel
- An 83 room suites style hotel
- A 430 bed, 134,723± square foot, seven (7) story nursing home facility
- A 121,428± square foot senior living facility
- A 180 bed/98,250± square foot nursing home facility
- A 276,498± square foot multi-building ink and coating manufacturing building
- A 200,144± square foot industrial building proposed for residential conversion
- A 44 lot residential subdivision
- Class “A” Marquee Office Buildings
- A 423,438± square foot Class “A” corporate headquarters and data facility
- A 138 door distribution facility
- A 1,139,342± square foot warehouse and refrigerated warehouse facility
- Multiple nationally recognized fast food, pharmacy and restaurant chains

Prepared for:

- Acquisition and disposal
- Mortgage financing
- Tax appeals
- Condemnation proceedings
- Allocation of purchase price for Internal Revenue Service Reporting
- Estate matters
- Partnership dissolution
- Investment tax credit analysis
- Component depreciation studies
- Land utilization and marketability studies
- Zoning analysis

PARTIAL LIST OF CLIENTS SERVED

(Served By The Firm Or Its Associates)

Corporate

Acco Corporation
Alcan Aluminum
Alcoa Aluminum
Allied Stores
Amicor, Inc.
American Cancer Society
American Chromalloy
Amex Specialty Metals
A T & T
Bethlehem Steel
Borden's, Inc.
Borg Warner
Boyle Midway Corp.
Brick Church Appliances
Bucyrus –B Erie
CBS, Inc.
Cyclops Steel
Daido Corporation
Digital Equipment Corporation
Entenmann's Bakery
Eastman Kodak
Fluid Packaging Corporation
FMC Corporation
Ford Motor Company
Gannett, Inc.
General Foods Corporation
H. J. Heinz Corporation
Honeywell Corporation
Howard Johnson's Company
IBM Corporation
Industrial Industries
Ingersoll Rand Corporation
ITT Corporation
Jones & Laughlin Steel
Kentucky Fried Chicken
Keuffel & Esser Company
Kinney Shoe Corporation
Kitty Kelly Company
Kraft, Inc.
Lemar Apparel Group, Inc.
Martin Marietta Aluminum
Maxwell House Coffee
Oscar Mayer Corporation
Otis Elevator
Pfizer, Inc.
Prentice Hall
Qume Corporation
Rapid Industrial Plastics
Red Roof Inn
Reynolds Metal Company.
Rockwell International
Singer Company
Sun Chemical
Toresco Enterprises
Transnet Corporation
T W A
Uddeholm
United Technologies
Valcor Engineering
Vorelco, Inc
W. W. Grainger, Inc.
Warner Lambert
Westinghouse
White Chemical
William Steinen Mfg.

Banks and Financial Institutions

Amboy National Bank
American Savings Bank
Amerifederal Savings
Bank Asiana
Bank of India
Bankers Life
Bell Savings
Buchbinder-Silverstein & Solove
C & C Income Property Services
Carteret Savings Bank
Cenlar Capital Corporation
Chemical Bank
Coldwell Banker
Colonial National Mortgage
Columbia Savings & Loan
ComFed Realty Credit Co., Inc.
ComFed Savings Bank
Commonwealth Eastern Mtg. Corp.
Crestmont Federal Savings & Loan
DRG Financial Corp.
East Bank
Financial Corp.
East River Savings Bank
Eastern Savings Bank
E. B. Mortgage Corp.
Equitable of Iowa
First Nat'l Bank of Central Jersey
Frank Holland Mortgage Co.
Gibraltar Savings Bank
GMAC Mortgage Corp.
Harmonia Savings Bank
Home Life Insurance Corp.
Howard Savings Bank
Hudson United Bank
Investors Bank
Irving Trust Company
Larson Financial Resources, Inc.
Lehigh
Maplewood Bank and Trust Co.
Meridian Asset Services
Meritor Credit Corp.
Metropolitan Life Insurance
Metuchen Savings Bank
Morris County Savings Bank
Morsemere Federal Savings and Loan
Mortgage Personnel Services
Mutual Benefit Life Insurance Bank of America
National Westminster Bank
NewBank
New Brunswick Savings Bank
New England Mutual Life Ins.
New York Life Insurance Co.
New York Urban
Paine Webber Mtg. Financial.
Phoenix Mutual Life Ins,.
PNC Bank
Provident Mutual Life Ins.
Provident Savings Bank
Punia Mortgage Company
Rahway Savings Institution
The Bank of Tokyo
The Canada Life Assurance
The Greater New York Saving Bank
Shinhan Bank
Spencer Savings Bank
Sterling National Bank
Streetlinks
The Summit Trust Co.
Union Carbide Pension
Union County Savings Bank
Valley National Bank
Wilshire State Bank

Builders / Developers / Investors

Adian Corporation
American Management
Bellemead Development Corp.
Briar Hill Construction
Dowell Associates, Inc.
East Meadow Corporation
Equity Restorations
Evans Partnership
Fairchild Equity Corporation
Fox Financial
Garibaldi Realty
Hartz Mountain Industries, Inc.
HOWCO Company
Jos. L. Muscarelle, Inc.
Kenbee Management Company
Kent Associates
Klein Industries, Inc.
Krantz & Son Realty
Krupp Bros.
Lan Associates
LCL Equities
M. Alfieri Company
Metropolitan Properties
Murray Construction Co.
Oldnick & Fischer Develop
Oxford Properties, Inc.
Palm Development Group
Pond View Associates
Rotwein & Blake
Summit Associates, Inc.
William Krupp

Others

Borough of Montvale
Cranbury Township
Government Service Administration
The Trust for Public Lands
Township of Cranford
Washington Township

Borough of Kenilworth
Redevelopment Agency Clifton
Homes Now, Inc.
Borough of Garwood
Redevelopment Agency Paterson
County of Union
Borough Carteret
NJHMFA Agency
Home First

APPENDIX D

NJDEP DE MINIMIS THRESHOLDS AIR QUALITY LETTER

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF AIR QUALITY
Mail Code 401-02
P.O. Box 420
Trenton, NJ 08625-0420
TEL (609) 984-1484
FAX (609) 633-8236

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

MEMORANDUM

TO: Donna Mahon, Director
Sandy Recovery Environmental and Historic Preservation Review Program

FROM: William O'Sullivan, Director CMA for WOS
Division of Air Quality

RE: Community Development Disaster Recovery Block Grants for Hurricane Sandy Recovery Efforts

DATE: January 23, 2014

The Division of Air Quality (DAQ) has revised the General Conformity Applicability Analysis for the New Jersey Department of Community Affairs (DCA), U.S. Housing and Urban Development (HUD) Community Development Block Grant for Disaster Recovery (CDBG-DR) for the Hurricane Sandy recovery efforts. The general conformity analysis is required by the Clean Air Act and Federal Regulation (40 CFR Part 93, (Subpart B)). The original environmental assessment, which includes the Reconstruction, Rehabilitation, Elevation and Mitigation (RREM) and the Landlord Rental Repair (LRR) residential programs, can be found at http://www.state.nj.us/dca/divisions/sandyrecovery/review/. This revision is due to updated information received from you regarding commercial construction activities associated with the CDBG-DR, which were not assessed in the original environmental assessment. The revised estimated air emissions, including the air emissions related to commercial construction activities, continue to remain well below the Federal General Conformity regulation's de minimis thresholds and are presumed to conform to the State Implementation Plan (SIP).

To avoid adverse air quality impacts, compliance with the regulatory requirements of New Jersey's Air Rules continue to remain in effect. Activities must still meet the State's Air Pollution Control requirements, e.g. obtaining permits when necessary, adherence to idling limitations, implementation of all reasonable measures to mitigate dust and fugitive emissions from demolition and construction and complying with all state and federal rules for demolition of structures which may contain asbestos.

The Department of Community Affairs /HUD Action Plan appropriates $1.8 billion to New Jersey for Community Development Block Grants – Disaster Recovery (CDBG-DR) for the

Hurricane Sandy recovery efforts. The Action Plan details DCA's housing and commercial grant programs that will benefit from these CDBG-DR grants. The Action Plan is found at: http://www.state.nj.us/dca/divisions/sandyrecovery/pdf/CDBG-DisasterRecoveryActionPlan.%20non.substantial.amendments.%2011.14.13.pdf

c: Jane Kozinski
Mary Jo Aiello
Chris Salmi
Francis Steitz
Joel Leon
Sharon Davis
Greg John
Angela Skowronek
Linda Miller

APPENDIX E

PHASE I ENVIRONMENTAL ASSESSMENT

INDUSTRIAL WASTE MANAGEMENT, INC.

August 18, 2015

Douglas Angoff
New Community Corporation
233 West Market Street
Newark, New Jersey
07103

Re: Invoice #150818-139 Net 30 Days
Phase I Environmental Assessment
93-101 14th Avenue & 224-226 Camden Street
Newark, New Jersey

For the work completed at the above referenced site as follows:

Phase I Environmental Assessment	$2100.00
Balance Due	$2100.00

All past due balances will have a late fee of one and one-half percent per month or the highest percentage permitted by law, whichever is lower.

135 Lincoln Blvd., Middlesex, New Jersey 08846
732-271-1490 Fax 732-271-1458

INDUSTRIAL WASTE MANAGEMENT, INC.

PHASE I ENVIRONMENTAL ASSESSMENT FOR:

Block 274, Lots 2, 3, 4, 5, 40 and 41
93-101 14th Avenue & 224-226 Camden Street
Newark, Essex County
New Jersey

CONDUCTED FOR:

New Community Corporation
233 West Market Street
Newark, New Jersey
07103

CONDUCTED BY:

Industrial Waste Management
135 Lincoln Boulevard
Middlesex, New Jersey
08846

August 18, 2015

135 Lincoln Blvd., Middlesex, New Jersey 08846
732-271-1490 Fax 732-271-1458

PHASE I ENVIRONMENTAL ASSESSMENT:

Facility Name/Operator:	Vacant land
Owner:	New Community Industrial Urban Renewal New Community Corporation
Address:	Block 274, Lots 2, 3, 4, 5, 40 and 41 93-101 14th Avenue & 224-226 Camden Street Newark, Essex County New Jersey
Inspector:	William Nehls
Date of Inspection:	August 5, 2015
Weather:	Sun
Temperature:	80's F
Written By:	William Nehls

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part (40 CFR Part 312) and I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

William F. Nehls, CHMM
Director of Operations

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1.0 SUMMARY

Industrial Waste Management Incorporated, at the request of New Community Corporation, completed a Phase I Environmental Assessment on the property located at Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey. The investigation was conducted in accordance with the standards established by the American Society for Testing and Materials (ASTM), Standard E1527-13, and the due diligence requirements of New Community Corporation.

Information on the site inspection, historical review, governmental record review, interviews with knowledgeable personnel and radius review is contained in the following report. Based on our review of this information and based on our professional judgment the following recognized environmental concerns were identified at the subject site:

1. Potential for off-site contamination

2.0 INTRODUCTION

2.1 Purpose

Industrial Waste Management Incorporated, at the request of New Community Corporation, completed a Phase I Environmental Assessment on the property located at Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey (See Appendix A). The Assessment was triggered as part of New Community Corporation's standard operating procedures in connection with the financing of the above noted property.

The purpose of this assessment is to identify recognized environmental conditions as defined under the American Society for Testing and Materials (ASTM), Standard E1527-13. A recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

2.2 Scope of Work

The Phase I Environmental Assessment consisted of an on-site inspection to determine areas of recognized environmental conditions, including:

1. the presence or potential presence of hazardous materials and wastes on-site and signs of contamination,
2. the presence of above ground and/or underground storage tanks and waste disposal facilities,
3. the use and presence of chemicals on-site including suspected asbestos containing materials, lead-based paint, or other materials,
4. the presence of electrical and/or other equipment on-site that has the potential of being contaminated with polychlorinated biphenyls (PCBs).

In addition, the following information was reviewed:

1. the identification of past and present uses and conditions of the property and adjoining properties,
2. the review of records regarding previous environmental actions/litigations, spill incidents, violations, environmental permits, and compliance status of current environmental permits held by current owners/operators,
3. the review of real estate use activities of all adjacent businesses, land owners or tenants to assess the potential for migration of contaminants to the subject property,
4. radius review of sites which may have an environmental impact on the subject property.

On August 5, 2015, IWM personnel conducted an on-site investigation to determine if any areas of environmental concern were associated with the property known as Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey.

The investigation was conducted in accordance with the standards established by the ASTM, Standard E1527-13, and the due diligence requirements of New Community Corporation.

2.3 Significant Assumptions

A recognized environmental condition does not include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action.

This practice as outlined by ASTM Standard E1527-13 is site specific in that it relates to the assessment of environmental conditions on a specific parcel of commercial real estate. Consequently, this practice does not address other additional issues raised in transactions such as purchases of business entities, or interests therein, or of their assets, that may well involve environmental liabilities pertaining to properties previously owned or operated or other off-site environmental liabilities.

2.4 Limitations and Exceptions

The scope of this report is limited to the matters expressly covered herein. The report reflects observations made solely on the date and time of the inspection and is not intended to cover any areas of environmental concern subsequent to the day and time of the inspection. Any reuse of this report without the written authorization of Industrial Waste Management, Incorporated for purposes other than the specific purpose for which it was requested will be at the owner's sole risk and without liability to Industrial Waste Management, Incorporated.

Non-scope issues, with the exception of asbestos and lead-based paint, are not addressed in this report. Specifically, these additional non-scope issues include, lead in drinking water, wetlands, radon, urea formaldehyde foam insulation, regulatory compliance, ecological resources, endangered species, indoor air quality (including but not limited to vapor intrusion), cultural and historic resources, industrial hygiene issues, mold and mildew, non-point source pollution, health and safety, controlled substances and high voltage power lines.

It should be noted, that no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property.

No soil, water, ground water, air or any other sampling and/or subsurface evaluation was completed at the subject property during IWM's time on-site. Therefore, no absolute statement can be made as to the presence and/or absence of contamination, underground storage tanks, and/or any other environmental concern located on the subject property. The finding and conclusions presented in this report are based solely on professional judgment of visual observations, information reported by persons during our interview process, and materials obtained from governmental and other outside sources. No warranty is made, expressed, or implied concerning the presence and/or absence of contaminants, underground storage tanks,

and/or any other environmental concern on the subject property based upon the results of this investigation.

It should be noted that this assessment complies with ASTM Standard E1527-13 and may not comply with any other Federal and/or State requirement.

All recommendations, findings and conclusions stated in this report are based upon observations made at the facility on the day and at the time of the inspection. No sampling and/or subsurface evaluation was done on the day of inspection. Our recommendations are also based on information provided by and/or record reviews with:

Environmental Protection Agency
New Jersey Department of Environmental Protection
Newark Municipal Departments
Essex County Departments
Environmental Data Resources

2.5 Special Terms and Conditions

As requested by New Community Corporation, several environmental issues were addressed which are outside the scope of ASTM Standard E1527-13. Those issues which were addressed during this assessment include suspected asbestos containing materials and lead-based paint.

No other special terms and/or conditions are associated with this assessment.

2.6 Reliance

IWM has relied upon the information provided by the owner, occupants and/or governmental agents and has not verified said information independently unless IWM has obtained actual knowledge that the information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained during the environmental assessment.

This environmental site assessment was undertaken at the request of New Community Corporation and no party other than New Community Corporation can rely on this environmental site assessment for any reason without the written authorization of Industrial Waste Management.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

During the inspection, it was determined that the subject property is currently located at 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey.

According to tax records, the property is identified as Block 274, Lots 2, 3, 4, 5, 40 and 41 for tax purposes. The site is designated as vacant land.

3.2 Site and Vicinity General Characteristics

On the day of inspection it was determined that the general topography of the area sloped upward to the north and west and sloped downward to the south and east.

Currently, vacant land is located on the subject property.

3.3 Current Uses of Property

The subject property is vacant land.

3.4 Descriptions of Structures, Roads & Improvements and Utilities

The area in which the subject property is located is provided with natural gas which is supplied by PSE&G. Electricity to the area is supplied by PSE&G.

Based on the on-site inspection it was determined that the area in which the site is located is supplied with potable water by the Newark potable water distribution system. During the on-site inspection, there were no visible indications of a potable well on-site.

Currently, the subject site is serviced by the Newark sanitary sewer system. During the on-site inspection, there was no visible evidence of a septic system on-site.

Based on the on-site inspection it was determined that the area is serviced by the Newark storm water sewer system. During the inspection, there was no visible storm water drainage problem associated with the site.

3.5 Current Uses of Adjoining Properties

All adjacent properties are residential, commercial and vacant buildings. Manufacturing and/or industrial entities were not noted in the immediate area surrounding the subject property.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

Title Records have not been provided by the user to IWM.

4.2 Environmental Liens or Activity and Use Limitations

To the best of the user's knowledge, there are no environmental liens or activity use limitations encumbering the subject property.

IWM personnel have reviewed an Environmental Lien Search Report completed for the subject property in 2011. Based on information contained within this report no environmental liens and/or activity use limitations were identified on the subject property. It is IWM's understanding that ownership of the property has not changed since this last lien search was completed (see Appendix F).

4.3 Specialized Knowledge

To the best of the user's knowledge, there is no information available regarding prior owners or the prior uses of the subject property that may be material to identifying recognized environmental conditions.

4.4 Commonly Known or Reasonably Ascertainable Information

No additional information has been provided to IWM by the user with respect to the subject property.

4.5 Value Reduction for Environmental Issues

The user has not provided IWM with any information regarding the valuation of the subject property and how it relates to environmental issues.

4.6 Owner, Property Manager, and Occupant Information

The current property owner is New Community Industrial Urban Renewal Corporation and New Community Corporation. The subject property is currently vacant land.

4.7 Reason for Performing Phase I

The Phase I is being performed because the subject property is being financed, and it is the user's standard operating procedure to require Phase I Environmental Assessments on transactions such as these.

4.8 Other

IWM personnel completed a Phase I Environmental Assessment (Phase I) for the subject property which was dated October 24, 2011. Based on the on-site inspection a fill pipe was identified in the sidewalk in front of the subject property on Camden Street and which was suspected to be to an underground storage tank (UST). IWM recommended that this UST be properly closed according to all applicable state and local regulations. IWM personnel also identified off-site facilities which have contamination and might impact the subject property.

However IWM did not recommend any further investigation with respect to these off-site facilities (see Appendix G).

IWM personnel reviewed a February 8, 2012 letter from Atlas Disposal Options (ADO) to New Community Corporation. Based on information provided in this letter ADO completed a subsurface investigation which identified an UST on the subject property. ADO recommended that this UST be properly closed (see Appendix G).

IWM and Goldstar Environmental Services personnel completed the closure of one 550 gallon unregulated #2 heating oil UST. This tank was closed by removal on March 23, 2012. During the closure of this unregulated UST soil contamination was identified and removed. This contaminated soil was disposed of at an off-site facility permitted to accept this waste stream. Based on the analytical results of suspected clean soil, no contaminants were detected at concentrations that exceeded the NJDEP soil remediation standard for the petroleum hydrocarbons. In addition it was noted that ground water was not present within two feet of the base of the clean excavation. On January 14, 2013 a Remedial Investigation/Remedial Action Report was submitted to the NJDEP which recommended no further action for this unregulated UST closure (see Appendix G).

IWM personnel reviewed a no further action (NFA) letter dated February 5, 2013for this UST closure. This letter was issued to New Community Corporation (see Appendix G).

No other environmental information regarding the subject property has been made available from the user.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources, Federal and State

A compliance check was made with the New Jersey Department of Environmental Protection (NJDEP) and the United States Environmental Protection Agency (USEPA). A USEPA database search did not reveal any permits for the subject property. As of this date, the NJDEP has not yet responded to this inquiry. Any applicable information from this department received subsequent to the submittal of this report will be supplied in an addendum report.

5.2 Standard Environmental Record Sources, Local

A compliance check for the subject property was undertaken with the Newark Municipal Departments and the Essex County Departments. As of this date, these Departments have not responded to this inquiry. Any applicable information from these departments received subsequent to the submittal of this report will be supplied in an addendum report.

5.3 Environmental Database Record Search

A computer database search of Federal and State Environmental Records was completed by EDR on August 11, 2015 based on ASTM-specified minimum search distances. A copy of the report is provided in Appendix C.

Based on information provided in the Radius Search Report the subject property was identified on the NJ SHWS and NJ Release databases. Based on information provided in the NJ SHWS database the case identified for the subject property was noted to be closed. With respect to the NJ Release database entry a discharge was reported from an unregulated UST and assigned case number 12-3-23-0953-43. The responsible party was identified as New Community Corporation. This discharge number is the same number as identified on the NFA letter discussed previously in Section 4.8 (see Appendix C).

Database	Search Distance (mile)	# of Locations	Target Site?	Potential to Affect Site?
National Priority Listing	1.0	0	No	No
CERCLIS List	0.50	0	No	No
CERCLIS NFRAP	0.25	1	No	No
RCRA CORRACTS TSD	1.0	1	No	No
RCRA non-CORRACTS TSD	0.50	0	No	No
RCRA Generators	0.25	3	No	No
ERNS	TP	0	No	No
Landfill and/or solid waste disposal sites	0.50	2	No	No
LUST	0.50	26	No	Yes

UST	0.25	7	No	No
SHWS	1.0	145	No	Yes
VCP	0.5	46	No	Yes
INST & ENG Controls	0.5	4	No	No
Brownfields	1.0	16	No	Yes

KEY:
CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS NFRAP = No Further Remedial Action Planned
RCRA CORRACTS-TSD = Environmental Protection Agency's list of treatment, storage, or disposal facilities subject to corrective action under the Resource Conservation and Recovery Act
RCRA non-CORRACTS TSD = those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by the Resource Conservation and Recovery Act
RCRA Generators = those persons or entities that generate hazardous waste as defined & regulated by the Resource Conservation & Recovery Act
ERNS = Environmental Protection Agency's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center
LUST = leaking underground storage tanks
UST = registered underground storage tanks
SHWS = State Hazardous Waste Site as recognized by the State of New Jersey
TP= Target Property

A summary and explanation of the database review follows:

5.3.1 National Priorities List

The National Priorities List is EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Superfund Program. To be included on the NPL, a site must either meet or surpass a predetermined hazard ranking systems score, be chosen as a state's top priority site, or meet all three of the following criteria:

1. The U.S. Department of Health and Human Services issues a health advisory recommending that people be removed from the site to avoid exposure.
2. The EPA determines that the site represents a significant threat.
3. The EPA determines that remedial action is more cost effective than removal action.

Based on the review of this listing, no Superfund sites were identified to be within a one mile radius of the site. The subject property is not listed on this database.

5.3.2 CERCLIS

The CERCLIS list is a compilation by the EPA of those sites that the EPA has investigated or is at present investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

Based on the review of this list, no CERCLA sites were identified to be within a one-half mile radius of the site. The subject property is not listed on this database.

5.3.3 CERCLIS NFRAP

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. As per ASTM Standards, such a facility was not identified as being located on the subject property or on any adjoining properties.

5.3.4 Resource Conservation and Recovery Act (RCRA)

The EPA's Resource Conservation and Recovery Act program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of reporting facilities that generate, transport, treat, store, or dispose of hazardous waste.

5.3.4.1 Treatment, Storage, and Disposal Facilities Subject to Corrective Action

This database contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSDs) which have conducted, or are currently conducting, a corrective action as regulated under the Resource Conservation and Recovery Act. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, no sites were identified to be in the projected hydrogeologic upgradient direction within a 1 mile radius of the site. The subject property is not listed on this database.

5.3.4.2 TSD's not Subject to Corrective Action

A one-half mile radial search was conducted to determine the presence of any treatment, storage, and/or disposal facilities located in the area. Based on a review of this database, no facilities were identified to be within this distance from the subject site. The subject site is not listed on this database.

5.3.4.3 RCRA Generators

RCRA large quantity generators are facilities which generate at least 1000 kg per month of non-acutely hazardous waste or 1 kg per month of acutely hazardous waste. As per ASTM Standards, such a facility was not identified as being located on the subject property or on any adjoining properties.

RCRA small quantity generators are facilities which generate less than 1000 kg per month of non-acutely hazardous waste. As per ASTM Standards, such a facility was not identified as being located on the subject property or on any adjoining properties.

5.3.5 Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center, and the Department of Transportation. As per ASTM Standards, such a facility was not identified as existing on the subject property.

5.3.6 Solid Waste Facilities

The Solid Waste database lists those solid waste landfills, incinerators, and transfer stations permitted to operate in the State. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, no solid waste facilities were identified to be in the projected hydrogeologic upgradient direction within a one-half mile radius of the site. The subject property is not listed on this database.

5.3.7 Leaking Underground Storage Tanks

The Leaking Underground Storage Tank (LUST) database lists those facilities known or suspected of having leaking underground storage tanks. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, three active known or suspected discharges were identified to be in the projected hydrogeologic upgradient direction within a one-half mile radius of the site. The subject property is not listed on this database.

1. United Community Corp., 395 10th St. South, Newark, NJ
2. Vic's Amoco, 378 S. Orange Ave., Newark, NJ
3. Engine Co. & 6 & 11, 345 S. 9th St., Newark, NJ

According to the database, the above noted sites have known contamination present. However, no additional information is available with respect to their potential impact on the subject property. Therefore, these sites are suspected to be an environmental concern in relation to the subject property.

5.3.8 Underground Storage Tanks

The Underground Storage Tanks database lists the underground storage tanks that are registered with the Department of Environmental Protection. As per ASTM Standards, no registered underground storage tanks were located on the subject property or adjoining properties.

5.3.9 State Hazardous Waste Sites

Recently, the NJDEP compiled a listing of sites in New Jersey where contamination of soil and/or ground water has been confirmed. A review of this listing was also conducted for entities off-site which may have a potential of impacting the subject site. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, four active SHWS sites were identified to be in the projected hydrogeologic upgradient direction within a one mile radius of the site. Additional sites were identified in the projected hydrogeologic upgradient direction however due to their distance from the subject site they are not suspected to be an environmental concern to the subject site. The subject property is not listed on this database.

1. 204 14th Street, 204 14th Street, Newark, NJ
2. 484 15th Avenue, 484 15th Avenue, Newark, NJ
3. United Community Corp., 395 10th St. South, Newark, NJ
4. 486 15th Avenue, 486 15th Avenue, Newark, NJ

According to the database, the above noted sites have known contamination present. However, no additional information is available with respect to their potential impact on the subject property. Therefore, these sites are suspected to be an environmental concern in relation to the subject property.

5.3.10 Voluntary Cleanup Program

The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the site's productive use. Based on the review of this list and the U.S.G.S topographic map associated with the subject property, thirteen VCP sites were identified to be in the projected hydrogeologic upgradient direction within one-half mile radius of the site. The subject property is not listed on this database.

1. 233 Littleton Ave., 233 Littleton Ave., Newark, NJ
2. 212 Littleton Ave., 212 Littleton Ave., Newark, NJ
3. 210 Littleton Ave., 210 Littleton Ave., Newark, NJ
4. 208 Littleton Ave., 208 Littleton Ave., Newark, NJ
5. 206 Littleton Ave., 206 Littleton Ave., Newark, NJ
6. 204 Littleton Ave., 204 Littleton Ave., Newark, NJ
7. 285 S. 7th St., 285 S. 7th St., Newark, NJ
8. 313-315 South Orange Ave., 313-315 South Orange Ave., Newark, NJ
9. 258-260 S 7th St., 258-260 S. 7th St., Newark, NJ
10. 249 S. 7th St., 249 S. 7th St., Newark, NJ
11. 204-206 14th St., 204-206 14th St., Newark, NJ
12. 365 South Orange Ave., 365 South Orange Ave., Newark, NJ
13. St. Dominick Monastery, 375 13th Ave., Newark, NJ

According to the database, the above noted sites have known contamination present. However, no additional information is available with respect to their potential impact on the subject property. Therefore, these sites are suspected to be an environmental concern in relation to the subject property.

5.3.11 Institutional & Engineering Controls

A one-half mile radial search was conducted to determine the presence of any sites with deed notices in place which restricts the use of a contaminated property. Based on a review of this database and the U.S.G.S. topographic map associated with the subject property, no sites were identified to be in the projected hydrogeologic upgradient direction within this distance from the subject site. The subject site is not listed on this database.

5.3.12 Brownfields

The Brownfields database is a list of sites compiled by the NJDEP that are currently underutilized or vacant and are suspected to have soil or groundwater contamination present on-site that is above the applicable cleanup criteria. Based on a review of this database and the U.S.G.S. topographic map associated with the subject property, five sites were identified to be in

the projected hydrogeologic upgradient direction within one-quarter mile from the subject site. The subject site is not listed on this database.

1. 274-316 Fairmount Avenue, 274-316 Fairmount Avenue, Newark, NJ
2. United Community Corp., 395 10th St. South, Newark, NJ
3. Hazelton Group, 204 Littleton Ave,, Newark, NJ
4. 204-206 14th St., 204-206 14th St., Newark, NJ
5. Brendan Group, 194 12th Ave., Newark, NJ

According to the database, the above noted sites have known contamination present. However, no additional information is available with respect to their potential impact on the subject property. Therefore, these sites are suspected to be an environmental concern in relation to the subject property.

5.3.13 Vapor Encroachment Screening

A vapor encroachment screening was completed for the subject property. The purpose of this screening was to determine if any chemicals of concern may potentially have the ability to migrate onto the subject property as vapors resulting from soil and or ground water contamination on or near the subject property. As defined under the ASTM Standard, Tier 1 screening does not include the evaluation of existing or newly acquired soil, ground water or soil gas data. An evaluation of that data would be conducted during a Tier 2 screening which would only be conducted if a Tier 1 screening could not rule out a vapor encroachment condition.

Based on information obtained through the radius search report regarding contaminated sites in the area of the subject property, the potential for a vapor encroachment condition to exist at the subject property is low.

5.4 Additional Environmental Record Sources

To comply with ASTM Standard E1527, only the required environmental record sources have been requested or reviewed. At this time, additional sources have not been requested or received by IWM.

5.5 Physical Setting Sources

Based on review of the USGS-Current 7.5 Minute Topographic Map associated with the subject property, the subject property appears to be approximately 183 feet above sea level. The projected hydrogeologic downgradient direction is south and east.

5.6 Historical Use Information on the Subject Property and Adjoining Properties

Based on our historical review, the subject property has been used for residences and commercial purposes over the years. Copies of historical research documentation are provided in Appendix D.

To obtain additional information regarding the historical development of the subject site, IWM personnel reviewed a search for the available Sanborn Fire Insurance Maps from the year 1890

to the present. Sanborn Maps for the years 1892, 1908, 1909, 1926, 1930, 1950, 1951, 1973, 1988, 1989, 1994 and 2003 were available. Each of the maps will be discussed below.

Year	Subject Property	Adjoining Properties
1892	Residences and vacant land	Residences and vacant land
1908	Residences	Residential, industrial and commercial entities and vacant land
1909	The subject property is not shown	Residential, industrial and commercial entities and vacant land
1926	The subject property is not shown	Residential, industrial and commercial entities and vacant land
1930	Residences	Residential, industrial and commercial entities and vacant land
1950	Residences	Residential, industrial and commercial entities and vacant land
1951	The subject property is not shown	Residential and commercial entities and vacant land
1973	Residences	Residential and commercial entities and vacant land
1988	The subject property is not shown	Residential and commercial entities and vacant land
1989	Residence and vacant land	Residential and commercial entities and vacant land
1994	Residence and vacant land	Residential and commercial entities and vacant land
2003	Vacant land	Residential and commercial entities and vacant land

IWM personnel reviewed a search for the Aerial Photographs available for the subject property. Aerials for the years 1933, 1946, 1954, 1966, 1970, 1976, 1985, 1991, 1995, 2006 and 2008 were available. Each of the photos will be discussed below.

YEAR	USES
1933	Residential buildings are present on-site.
1946	Residential buildings are present on-site.
1954	Residential buildings are present on-site.
1966	Residential buildings are present on-site.
1970, 1976	Residential buildings are present on-site.
1984	Residential buildings are present on-site.
1991, 1995	Residential buildings are present on-site.
2006, 2008	The subject property is vacant land.

IWM personnel reviewed a search for the Historical Topographic Maps available for the subject property. Maps for the years 1891, 1900, 1905, 1947, 1967, 1981, and 1995 were available. Each of the maps will be discussed below.

YEAR	USES
1891, 1900, 1905	Due to the scale of the maps the subject property could not be determined.
1947	Buildings were shown to be present on-site however their use could not be determined.
1967	Due to the density of buildings only major structures are depicted.
1981	Due to the density of buildings only major structures are depicted.
1995	Due to the density of buildings only major structures are depicted.

IWM personnel reviewed a search for the City Directory available for the subject property. Information for the years 1920 through 2013 was found and will be discussed below. It should be noted that these years are not necessarily inclusive.

YEAR	USES
1922	Residences (95), Residences (97), Residences (99), Residences (101), residences (224), Residences (226)
1927	Residences (224), Residences (226)
1932	Residences (224)
1937	Residences (95), Residences (97), Residences (99), Residences (101), Residences (224), Residences (226)
1942	Sussex Ave. Crosses (93), Residences (224), Residences (226)
1947	Residences (224), Residences (226)
1951	Residences (97), Residences (99), Residences (101), Residences (224), Residences (226)
1955	Residences (224), Residences (226)
1958	Residences (95), Residences (97), De Vita Bakery (99), Residences (101), Residences (224), Residences (226)
1962	Residences (95), Residences (101), De Vita Bakery (99), Residences (226)
1965	Residences (95), Residences (97), Residences (99), De Vita Bakery (99), Residences (101)
1970	Residences (95), Residences (97), Residences (99), Residences (226)
1976	Residences (97), Residences (99), Residences (226)
1998	Residences (224), Residences (226)

6.0 INFORMATION FROM SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Access to the following was not attained on the day of the site inspection: IWM personnel gained full access to the subject property.

6.2 General Site Setting

On August 5, 2015 IWM personnel conducted an on-site investigation to determine if any areas of environmental concern were associated with the property known as Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey. The investigation was conducted in accordance with the standards established by the ASTM, Standard E1527-13, and the due diligence requirements of New Community Corporation.

6.3 Exterior and Interior Observations

The on-site inspection included visual observations for recognized environmental conditions located on the subject property. The following were our visual observations.

6.3.1 Hazardous Substances, Spills, Odors, Stressed Vegetation

Based on our on-site inspection no hazardous materials were identified on-site.

Based on our on-site inspection, it was determined that the subject facility does not generate hazardous waste.

Our inspection of the subject facility and remaining property did not reveal any visible evidence of spills or the illegal disposal of hazardous materials and/or hazardous waste. In addition, there was no visible indication of distressed vegetation on-site. No noxious odors were noted on the day of inspection.

6.3.2 Stains and Corrosion

Our inspection of the subject facility and remaining property did not reveal any visible evidence of staining or corrosion which is suspected of impacting the underlying soil.

6.3.3 Storage Tanks

During the initial on-site inspection, a visual survey was conducted so as to determine the likely presence of any Above Ground Storage Tanks (AGSTs) or Underground Storage Tanks (USTs) on the subject property. No AGST was observed on-site. In addition, there were no obvious visible indications, such as fill or vent pipes, indicating the presence of an UST on the property.

6.3.4 Indications of PCBs

Three pole mounted transformers were observed on 14th Avenue. These transformers were not labeled as to whether they contained PCBs. There were no indications of the transformers leaking.

Transformers which are unlabeled as to whether they contain polychlorinated biphenyls (PCBs) are considered to contain PCBs at a concentration less than 500 parts per million (ppm) but greater than 50 ppm. This concentration permits the owner not to label the transformers with PCB warning labels.

One pole mounted transformer was observed on 14th Avenue. This transformer was labeled as containing no PCBs.

6.3.5 Indications of Solid Waste Disposal

During the inspection, there was no visible indication of the illegal dumping or disposal of solid waste on-site. There was no visible indication of the potential of waste materials being buried on the subject site. Unusual odors were not detected during the site inspection.

It should be noted that tree limbs and other vegetative debris had been placed on the subject property.

No solid waste is currently being generated on-site.

6.3.6 Suspected Asbestos Containing Materials

No buildings are currently located on the subject property. Therefore Presumed Asbestos Containing Materials (PACM) are not suspected of being present.

6.3.7 Lead-Based Paint

No buildings are currently located on the subject property. Therefore lead based paint is not suspected of being present.

6.3.8 Sumps, Dry Wells, Drains, and Pits

Based on our visual inspection, no sumps, dry wells, drains, or pits were identified on-site.

7.0 INTERVIEWS

7.1 Interview with Owner, Site Manager, and Occupants

A site questionnaire was forwarded to the owner however this questionnaire has not been submitted to our offices as of this date.

7.2 Interviews with Local Government Officials

The Newark Municipal Departments and Essex County Departments were issued letters requesting information. Copies of these letters are provided in Appendix E.

7.3 Interviews with Others

No additional personnel were interviewed at this time.

8.0 FINDINGS, OPINIONS, AND RECOMMENDATIONS

8.0 Findings

IWM has completed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM practice E1527-0 on the property known as Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of those areas addressed in the opinions and recommendations section of this report.

8.1.1 On-Site Findings

Based on our observations, the subject property is currently vacant land. The subject property is provided with natural gas and is connected to city supplied water and sewer.

8.1.2 Historical/Records Review Findings

Based on a historical review, the subject property has been used for commercial and residential purposes throughout the years. As of this date, no information has been provided by local, county, and/or state agencies to our request for information on the subject property.

8.1.3 Historical Data Gaps

No significant data gaps were encountered in the historical review of the subject property. The following historical resources were reviewed in order to identify the prior use of the subject property: Sanborn Fire Insurance Maps, aerial photographs, topographic maps, and city directories.

8.1.4 Regulatory Review Findings

Based on a review of the EDR database, the subject property was not on two databases as per ASTM Standard E1527. Based on information provided in the Radius Search Report the subject property was identified on the NJ SHWS and NJ Release databases. Based on information provided in the NJ SHWS database the case identified on the subject property was noted to be closed. With respect to the NJ Release database entry a discharge was reported from an unregulated UST and assigned case number 12-3-23-0953-43. The responsible party was identified as New Community Corporation. This discharge number is the same number as identified on the NFA letter discussed previously in Section 4.8(see Appendix C).

The subject property was not listed as having any environmental violations on-site.

8.2 Opinions/Conclusions/Deviations/ and Additional Services

Potential for Off Site Contamination:

With respect to the listed Leaking Underground Storage Tanks and/or Known Contaminated Sites located in the projected hydrogeologic up-gradient direction from the subject property, no additional information is currently available with respect to the potential impact of these sites on the subject property.

In the event that an off-site property contaminates an aquifer located on a subject site, the subject property should be protected from liability under the Section III - Liability Protection for Contiguous Landowners of the Brownfields Revitalization and Environmental Restoration Act of 2001.

It should be noted that the subject facility is supplied with its potable water through Newark's potable water distribution system. If ground water contamination is present at these sites, it may impact on the subject property. However, IWM is not recommending any further investigation with respect to these off-site facilities.

9.0 APPENDICES

APPENDIX A

Site Map/Site Plan

PHYSICAL SETTING SOURCE MAP - 4379545.2s

0 1/4 1/2 1 Miles

- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data

SITE NAME: Newark/Camden Street ADDRESS: 224-226 Camden Street Newark NJ 07103 LAT/LONG: 40.7381 / 74.1945	CLIENT: Industrial Waste Management CONTACT: Bill Nehls INQUIRY #: 4379545.2s DATE: August 11, 2015 5:13 pm

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APPENDIX B
SITE PHOTOGRAPHS

APPENDIX C
REGULATORY RECORDS DOCUMENTATION

INDUSTRIAL WASTE MANAGEMENT, INC.

APPENDIX D
HISTORICAL REVIEW DOCUMENTATION

Newark/Camden Street
224-226 Camden Street
Newark, NJ 07103

Inquiry Number: 4379545.3
August 11, 2015

Certified Sanborn® Map Report

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

8/11/15

Site Name:
Newark/Camden Street
224-226 Camden Street
Newark, NJ 07103

EDR Inquiry # 4379545.3

Client Name:
Industrial Waste Management
135 Lincoln Boulevard
Middlesex, NJ 08846

Contact: Bill Nehls

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Industrial Waste Management were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Newark/Camden Street
Address: 224-226 Camden Street
City, State, Zip: Newark, NJ 07103
Cross Street:
P.O. # 150811-01
Project: Newark/Camden Street
Certification # ACFB-4466-BFA8

Sanborn® Library search results
Certification # ACFB-4466-BFA8

Maps Provided:

2003	1950
1994	1930
1989	1926
1988	1909
1973	1908
1951	1892

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

2003 Source Sheets

Volume 2, Sheet 219

Volume 2, Sheet 220

Volume 3, Sheet 313

Volume 5, Sheet 506

1994 Source Sheets

Volume 5, Sheet 506

Volume 3, Sheet 313

Volume 5, Sheet 506

Volume 2, Sheet 219

Volume 2, Sheet 220

Volume 2, Sheet 219

Volume 2, Sheet 220

Volume 3, Sheet 313

1989 Source Sheets

Volume 2, Sheet 219

Volume 2, Sheet 220

Volume 3, Sheet 313

1988 Source Sheets

Volume 5, Sheet 506

1973 Source Sheets

Volume 5, Sheet 506

Volume 3, Sheet 313

Volume 2, Sheet 219

Volume 2, Sheet 220

1951 Source Sheets

Volume 5, Sheet 506

1950 Source Sheets

Volume 5, Sheet 506

Volume 3, Sheet 313

Volume 2, Sheet 219

Volume 2, Sheet 220

1930 Source Sheets

Volume 2, Sheet 219

Volume 2, Sheet 220

1926 Source Sheets

Volume 5, Sheet 506

1909 Source Sheets

Volume 5, Sheet 90

1908 Source Sheets

Volume 3, Sheet 52

Volume 2, Sheet 1

Volume 2, Sheet 2

1892 Source Sheets

Volume 1, Sheet 8

Volume 1, Sheet 10

Volume 2, Sheet 151

Volume 2, Sheet 145

2003 Certified Sanborn Map

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Certification # ACFB-4466-BFA8

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 2, Sheet 219
Volume 2, Sheet 220
Volume 3, Sheet 313
Volume 5, Sheet 506

N

1994 Certified Sanborn Map

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0 Feet 150 300 600

Volume 5, Sheet 506
Volume 3, Sheet 313
Volume 5, Sheet 506
Volume 2, Sheet 219
Volume 2, Sheet 220

Volume 2, Sheet 219
Volume 2, Sheet 220
Volume 3, Sheet 313

N

1989 Certified Sanborn Map

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Certification # ACFB-4466-BFA8

Site Name:	Newark/Camden Street
Address:	224-228 Camden Street
City, ST, ZIP:	Newark NJ 07103
Client:	Industrial Waste Management
EDR Inquiry:	4379545.3
Order Date:	8/11/2015 3:12:00 PM
Certification #	ACFB-4466-BFA8
Copyright:	1989

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 2, Sheet 219
Volume 2, Sheet 220
Volume 3, Sheet 313

-N-

1988 Certified Sanborn Map

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This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 5, Sheet 506

N

1973 Certified Sanborn Map

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 5, Sheet 506
Volume 3, Sheet 313
Volume 2, Sheet 219
Volume 2, Sheet 220

N

1951 Certified Sanborn Map

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Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 5, Sheet 506

N

1950 Certified Sanborn Map

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 5, Sheet 506
Volume 3, Sheet 313
Volume 2, Sheet 219
Volume 2, Sheet 220

N

1930 Certified Sanborn Map

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Certification # ACFB-4466-BFA8

Site Name:	Newark/Camden Street
Address:	224-226 Camden Street
City, ST, ZIP:	Newark NJ 07103
Client:	Industrial Waste Management
EDR Inquiry:	4379545.3
Order Date:	8/11/2015 3:12:00 PM
Certification #:	ACFB-4466-BFA8
Copyright:	1930

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 2, Sheet 219
Volume 2, Sheet 220

N

1926 Certified Sanborn Map

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Certification # ACFB-4466-BFA8

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 5, Sheet 506

N

1909 Certified Sanborn Map

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Certification # ACFB-4468-BFA8

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 5, Sheet 90

N

1908 Certified Sanborn Map

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Certification # ACFB-4466-BFA8

Site Name:	Newark/Camden Street
Address:	224-226 Camden Street
City, ST, ZIP:	Newark NJ 07103
Client:	Industrial Waste Management
EDR Inquiry:	4379545.3
Order Date:	8/11/2015 3:12:00 PM
Certification #	ACFB-4466-BFA8
Copyright:	1908

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 3, Sheet 52
Volume 2, Sheet 1
Volume 2, Sheet 2

N

1892 Certified Sanborn Map

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Certification # ACFB-4466-BFA8

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600

Volume 1, Sheet 8
Volume 1, Sheet 10
Volume 2, Sheet 151
Volume 2, Sheet 145

N

Newark/14th Avenue
93-101 14TH AVE
Newark, NJ 07103

Inquiry Number: 3179772.5
October 06, 2011

The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:

Aerial Photography October 06, 2011

Target Property:

93-101 14TH AVE

Newark, NJ 07103

Year	*Scale*	*Details*	*Source*
1933	Aerial Photograph. Scale: 1"=604'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Date: January 01, 1933	EDR
1946	Aerial Photograph. Scale: 1"=500'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Date: June 16, 1946	EDR
1954	Aerial Photograph. Scale: 1"=750'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Date: April 20, 1954	EDR
1966	Aerial Photograph. Scale: 1"=500'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Date: June 22, 1966	EDR
1970	Aerial Photograph. Scale: 1"=500'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Date: February 12, 1970	EDR
1976	Aerial Photograph. Scale: 1"=1000'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Date: October 29, 1976	EDR
1984	Aerial Photograph. Scale: 1"=1100'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Date: March 26, 1984	EDR
1991	Aerial Photograph. Scale: 1"=750'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Date: March 11, 1991	EDR
1995	Aerial Photograph. Scale: 1"=604'	Panel #: 40074-F2, Elizabeth, NJ;/Composite DOQQ - acquisition dates: March 29, 1995	EDR
2006	Aerial Photograph. Scale: 1"=604'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Year: 2006	EDR
2008	Aerial Photograph. Scale: 1"=604'	Panel #: 40074-F2, Elizabeth, NJ;/Flight Year: 2008	EDR

INQUIRY #: 3179772.5
YEAR: 1933
= 604'
N

INQUIRY #: 3179772.5
YEAR: 1946
= 500'
N

INQUIRY #: 3179772.5

YEAR: 1954

= 750'

INQUIRY #: 3179772.5
YEAR: 1966
= 500'
N

INQUIRY #: 3179772.5
YEAR: 1970
= 500'
N

INQUIRY #: 3179772.5
YEAR: 1976
= 1000'
N

INQUIRY #: 3179772.5
YEAR: 1984
= 1100'
N

INQUIRY #: 3179772.5
YEAR: 1991
= 750'
N

INQUIRY #: 3179772.5
YEAR: 1995
= 604'
N

INQUIRY #: 3179772.5
YEAR: 2006
= 604'
N

INQUIRY #: 3179772.5
YEAR: 2008
= 604'
N

Newark/14th Avenue
93-101 14TH AVE
Newark, NJ 07103

Inquiry Number: 3179772.4
October 05, 2011

EDR Historical Topographic Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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Historical Topographic Map

N	TARGET QUAD NAME: STATEN ISLAND MAP YEAR: 1891 SERIES: 15 SCALE: 1:62500	SITE NAME: Newark/14th Avenue ADDRESS: 93-101 14TH AVE Newark, NJ 07103 LAT/LONG: 40.7376 / -74.1942	CLIENT: Industrial Waste Management CONTACT: Bill Nehls INQUIRY#: 3179772.4 RESEARCH DATE: 10/05/2011

Historical Topographic Map

N	TARGET QUAD NAME: PASSAIC MAP YEAR: 1900 SERIES: 30 SCALE: 1:125000	SITE NAME: Newark/14th Avenue ADDRESS: 93-101 14TH AVE Newark, NJ 07103 LAT/LONG: 40.7376 / -74.1942	CLIENT: Industrial Waste Management CONTACT: Bill Nehls INQUIRY#: 3179772.4 RESEARCH DATE: 10/05/2011

Historical Topographic Map

N	TARGET QUAD NAME: STATEN ISLAND MAP YEAR: 1900 SERIES: 15 SCALE: 1:62500	SITE NAME: Newark/14th Avenue ADDRESS: 93-101 14TH AVE Newark, NJ 07103 LAT/LONG: 40.7376 / -74.1942	CLIENT: Industrial Waste Management CONTACT: Bill Nehls INQUIRY#: 3179772.4 RESEARCH DATE: 10/05/2011

Historical Topographic Map

N	TARGET QUAD NAME: PASSAIC MAP YEAR: 1905 SERIES: 30 SCALE: 1:125000	SITE NAME: Newark/14th Avenue ADDRESS: 93-101 14TH AVE Newark, NJ 07103 LAT/LONG: 40.7376 / -74.1942	CLIENT: Industrial Waste Management CONTACT: Bill Nehls INQUIRY#: 3179772.4 RESEARCH DATE: 10/05/2011

Historical Topographic Map

N	TARGET QUAD NAME: ELIZABETH MAP YEAR: 1947 SERIES: 7.5 SCALE: 1:25000	SITE NAME: Newark/14th Avenue ADDRESS: 93-101 14TH AVE Newark, NJ 07103 LAT/LONG: 40.7376 / -74.1942	CLIENT: Industrial Waste Management CONTACT: Bill Nehls INQUIRY#: 3179772.4 RESEARCH DATE: 10/05/2011

Historical Topographic Map

N	TARGET QUAD NAME: ELIZABETH MAP YEAR: 1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Newark/14th Avenue ADDRESS: 93-101 14TH AVE Newark, NJ 07103 LAT/LONG: 40.7376 / -74.1942	CLIENT: Industrial Waste Management CONTACT: Bill Nehls INQUIRY#: 3179772.4 RESEARCH DATE: 10/05/2011

Historical Topographic Map

N	TARGET QUAD NAME: ELIZABETH MAP YEAR: 1981 PHOTOREVISED:1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Newark/14th Avenue ADDRESS: 93-101 14TH AVE Newark, NJ 07103 LAT/LONG: 40.7376 / -74.1942	CLIENT: Industrial Waste Management CONTACT: Bill Nehls INQUIRY#: 3179772.4 RESEARCH DATE: 10/05/2011

Historical Topographic Map

EAST ORANGE
NEWARK
Vailsburg Park
West Side Park
Woodland Cemetery
Lincoln Park
Branch Brook Park
Military Park
Beth Israel Hospital
Weequahic High Sch
Clinton Place Jr High Sch
West Kinney Jr High Sch
West Side High Sch
South Side High Sch
Farmstead Cemetery
Mt Band Medical Center
County Jail
St Michaels Hospital
Rutgers Univ (Newark Campus)
City Hall
Courthouse
Fire Sta
Library
Museum
Park
Hosp
INTERCHANGE 143A
INTERCHANGE 143
Berkeley Terrace Sch
Madison Sch
Maple Ave Sch
Belmont-Runyon Sch
Bloomfield Ave
Broad St
Mulberry St
Washington St
Market St
Orange Rd
Nassau St
Clinton Ave
Avon Ave
Madison Ave
Springfield Ave
Frelinghuysen Ave
Mt Prospect Ave
Lyons Ave
Hawthorne Ave
Sussex Ave
Bergen St
Ridge St

Newark/Camden Street
224-226 Camden Street
Newark, NJ 07103

Inquiry Number: 4379545.5
August 11, 2015

The EDR-City Directory Abstract

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2013	Cole Information Services	-	X	X	-
2008	Cole Information Services	-	X	X	-
2004	Hill-Donnelly City Publishing	-	X	X	-
1999	City Publishing Company, Inc.	-	-	-	-
1998	City Publishing Company, Inc.	-	X	X	-
	City Publishing Company, Inc.	X	X	X	-
1995	Bell Atlantic	-	X	X	-
1993	New Jersey Bell Telephone Co	-	X	X	-
1991	New Jersey Bell	-	X	X	-
1986	New Jersey Bell	-	X	X	-
	New Jersey Bell Telephone Co	-	X	X	-
1981	New Jersey Bell	-	X	X	-
1980	New Jersey Bell Telephone Co	-	X	X	-
1976	New Jersey Bell	-	X	X	-
	New Jersey Bell	X	X	X	-
1975	New Jersey Bell Telephone Co.	-	X	X	-
1970	New Jersey Bell Telephone	-	X	X	-
	New Jersey Bell Telephone	X	X	X	-
1967	The Price Lee Co.	-	-	-	-
1966	New Jersey Bell Telephone Co	-	-	-	-
1965	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1962	New Jersey Bell Telephone Co	-	X	X	-
	New Jersey Bell Telephone Co	X	X	X	-
1961	Price Lee Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1958	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1957	Price Lee Co.	-	-	-	-
1955	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1954	Price & Lee Co.	-	-	-	-
1952	Price Lee Co.	-	-	-	-
1951	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1950	The Price Lee Co.	-	-	-	-
1948	Price Lee Co.	-	-	-	-
1947	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1946	The Price Lee Co.	-	-	-	-
1942	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1937	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1936	Price Lee Co.	-	-	-	-
1932	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1930	Price Lee Co.	-	-	-	-
1927	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1925	Price Lee Co.	-	-	-	-
1922	Price & Lee Co.	-	X	X	-
	Price & Lee Co.	X	X	X	-
1920	Price Lee Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	Type	Findings
93 14th Avenue	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

224-226 Camden Street
Newark, NJ 07103

FINDINGS DETAIL

Target Property research detail.

14th Avenue

93 14th Avenue

Year	Uses	Source

CAMDEN ST

224 CAMDEN ST

Year	Uses	Source
1998	Occupant	City Publishing Company, Inc.
1965	Ferrigino Phillip	Price & Lee Co.
1958	Fiore Charles	Price & Lee Co.
	Mauro Eugenio	Price & Lee Co.
1955	Di Blasi Benoie	Price & Lee Co.
	Hedenburg Clarence E	Price & Lee Co.
1951	Hedenburg Clarence E	Price & Lee Co.
	Valvano A N	Price & Lee Co.
1947	Hedenburg Clarence E	Price & Lee Co.
	Valvano A N	Price & Lee Co.
1942	Hedenburg Clarence E	Price & Lee Co.
	Valvano A N	Price & Lee Co.
1937	Grassi Thomas	Price & Lee Co.
	Hedenburg Clarence E	Price & Lee Co.
1932	Tallaricha Concotta Mrs	Price & Lee Co.
	Vinel Anthony	Price & Lee Co.
1927	Deisanti James	Price & Lee Co.
	Toscano Angelo	Price & Lee Co.
1922	Kautzmann Louis	Price & Lee Co.
	Kull Christian F	Price & Lee Co.

FINDINGS

226 CAMDEN ST

Year	Uses	Source
1998	Occupant	City Publishing Company, Inc.
1976	Council F	New Jersey Bell
	David I	New Jersey Bell
1970	David I	New Jersey Bell Telephone
	Davis Robt Jr	New Jersey Bell Telephone
1965	1 Pusgen Sidney	Price & Lee Co.
	2 Cobb Harry	Price & Lee Co.
	3 Grimsley Suzzie	Price & Lee Co.
	4 Phillips Ernestine	Price & Lee Co.
	5 Vacant	Price & Lee Co.
	6 Jennings Samuel	Price & Lee Co.
	7 David Robert S Jr	Price & Lee Co.
	8 Bonds Sylvia	Price & Lee Co.
1962	Peermon L Miss	New Jersey Bell Telephone Co
1958	1 David Isaiah	Price & Lee Co.
	2 Brook George	Price & Lee Co.
	4 Young Albert A	Price & Lee Co.
	5 Vacant	Price & Lee Co.
	6 Jennings Samuel	Price & Lee Co.
	7 Seminole Angelo	Price & Lee Co.
	8 Armento Angelo	Price & Lee Co.
1955	1 Valenza Stefano	Price & Lee Co.
	2 Hogan Jeanette Mrs	Price & Lee Co.
	3 Patetta Nicholas	Price & Lee Co.
	4 Siscaro Philip	Price & Lee Co.
	5 Colombrito Edward	Price & Lee Co.
	6 Travisano Josephine Mrs	Price & Lee Co.
	7 Seminole Angelo	Price & Lee Co.
	8 Armento Angelo	Price & Lee Co.
1951	Armento Angelo	Price & Lee Co.
	Damiano J S	Price & Lee Co.
	Febbo Dominick J	Price & Lee Co.
	Hogan J Mrs	Price & Lee Co.
	Patanio James	Price & Lee Co.
	Patetta Nicholas	Price & Lee Co.
	Travisano Frank	Price & Lee Co.
	Valenza Stefano	Price & Lee Co.

FINDINGS

Year	Uses	Source
1947	Armento Angelo	Price & Lee Co.
	Armento M Mrs	Price & Lee Co.
	Damiano J S	Price & Lee Co.
	Fabbo Dominick J	Price & Lee Co.
	Hogan J Mrs	Price & Lee Co.
	Patetta Nicholas	Price & Lee Co.
	Travisano Frank	Price & Lee Co.
	Valenza Stefano	Price & Lee Co.
1942	Armento Angelo	Price & Lee Co.
	Armento Michele	Price & Lee Co.
	Damiano J S	Price & Lee Co.
	Fabbo Dominick J	Price & Lee Co.
	Patetta Nicholas	Price & Lee Co.
	Reilly Harry J	Price & Lee Co.
	Travisano Frank	Price & Lee Co.
	Valenza Stefano	Price & Lee Co.
1937	Acker Henry J Rev	Price & Lee Co.
	Armento Angelo	Price & Lee Co.
	Armento Michele	Price & Lee Co.
	Colacurto Michele	Price & Lee Co.
	De Marso Lucia Mrs	Price & Lee Co.
	Patetta Nicholas	Price & Lee Co.
	Travisano Frank	Price & Lee Co.
	Zarello Rose Mrs	Price & Lee Co.
1927	Armento Michele	Price & Lee Co.
	Maccaria Carmelo	Price & Lee Co.
	Manescalco Rosario	Price & Lee Co.
	Novellini Nicola	Price & Lee Co.
	Tangredi Andrea	Price & Lee Co.
	Tangredi Angelo	Price & Lee Co.
	Travisano Francesco	Price & Lee Co.
1922	Ambrosino Angelo	Price & Lee Co.
	Armento Michele	Price & Lee Co.
	Casarella Antonio	Price & Lee Co.
	Feliciani Giovanni	Price & Lee Co.
	Mazzarello Giusepe	Price & Lee Co.
	Novelleni Nicila	Price & Lee Co.
	Solla Gennaro	Price & Lee Co.

FINDINGS

Year	Uses	Source
1922	Tanchredi Andrea	Price & Lee Co.

APPENDIX E
INTERVIEW DOCUMENTATION

CITY OF NEWARK

APPLICATION NO._____

Application Form for Access to Government Records

Office of the City Clerk
Robert P. Marasco, City Clerk
City Hall, Room 415
Newark, New Jersey 07102
Telephone: (973) 733-4118
Facsimile: (973) 733-4893

PART I: REQUESTOR'S INFORMATION

* Date: 8/6/15

* Full Name: Will Nehls

Organization (if applicable): Industrial Waste Management

Mailing Address: 135 Lincoln Blvd

City: Middlesex State: NJ Zip: 08846

Home/Business Phone: 732-271-1490

Fax Number: 732-271-1458

Request Made Via:
☐ Office Visit ☐ Correspondence ☐ Fax ☐ Electronically

* *Circle One:* Under penalty of N.J.S.A. 2C:28-3, have you been convicted of any indictable offense under the laws of New Jersey or any other State of the United States? YES ☐ NO ☒

If your answer is YES, you must comply with N.J.S.A.47:1A-2.2.

* Signature [signature]

Date 8/6/15

PAYMENT INFORMATION

SELECT PAYMENT METHOD:
Cash ☐ (If under $5.00) Certified Check ☐ Money Order ☐

****

FEES: Pages 1 – 10.....$0.75@ _____

Pages 11 – 20.....$0.50@ _____

Pages 21 - .....$0.25@ _____

Deposit $_____
(May be required where the anticipated cost of reproduction exceeds $5.00)

Extra Costs: Extraordinary service fees may be charged depending on extent of work and nature.

Please note that a reproduced document will not be delivered unless the appropriate fee is paid.

PART II: *DESCRIPTION OF GOVERNMENT RECORD(S)

To Expedite Your Request Be as Specific as Possible:

Information pertaining to permits, violations, or documents concerning hazardous material/hazardous waste, right to know, underground or above ground storage tanks or other pertinent environmental issues.

* Address 93-101 14th Ave 224-226 Lincoln St. Block: 274 Lot: 2,3,4,5, 40+41

***NOTICE TO REQUESTORS**

Application is pursuant to NJSA 47:1A-1 Et seq. Copies of said law are available in this office.

APPENDIX F
ENVIRONMENTAL LIEN REPORT

INDUSTRIAL WASTE MANAGEMENT, INC.

Newark/14th Avenue
93-101 14th Ave
Newark, NJ 07103

Inquiry Number: 3179772.7
October 12, 2011

The EDR Environmental LienSearch™ Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

Newark/14th Avenue
93-101 14th Ave
Newark, NJ 07103

RESEARCH SOURCE

Source 1: Essex County Board of Taxation

Source 2: Essex County Clerk

PROPERTY INFORMATION

Deed 1:

Type of Deed: Deed

Title is vested in: New Community Industrial Urban Renewal Corporation

Deed Dated: 03/26/1998

Deed Recorded: 03/31/1998

Book: 5528

Page: 366

Legal Description: Block 274, Lots 2, 3, 4, 5, & 41

Legal Current Owner: New Community Industrial Urban Renewal Corporation

Deed 2:

Type of Deed: Deed

Title is vested in: New Community Corporation

Deed Dated: 07/29/1999

Deed Recorded: 11/16/2000

Book: 5735

Page: 276

Legal Description: Block 274, Lot 40

Legal Current Owner: New Community Corporation

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found ☐ Not Found ☒

EDR Environmental LienSearch™ Report

DEED EXHIBIT

102 — DEED - BARGAIN AND SALE
CORP. TO IND OR CORP — Plain Language
Copyright © 1982 By ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N.J. 07016

DEED

Prepared by (Print signer's name below signature)
Ellen Michelle Harris
Ellen Michelle Harris
Assistant Corporation Counsel

This Deed is made on March 26, 19 98

BETWEEN

CITY OF NEWARK

a corporation of the state of New Jersey
having its principal office at 920 Broad Street, Newark, New Jersey 07102
referred to as the Grantor,

AND

NEW COMMUNITY INDUSTRIAL URBAN RENEWAL CORPORATION

whose post office address is 233 West Market Street, Newark, New Jersey
referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the exchange for Block 252, Lots 7,9,11,13, 19, 21, 22, 24, 25, 28, 38, 44, 45 & 46. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Newark
Block No. Lot No. Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Newark County of Essex and State of New Jersey. The legal description is:

Commonly known as follows:

Block 274	Lot 2	101 Fourteenth Avenue
Block 274	Lot 3	99 Fourteenth Avenue
Block 274	Lot 4	97 Fourteenth Avenue
Block 274	Lot 5	95 Fourteenth Avenue
Block 274	Lot 11	215 Bergen Street
Block 274	Lot 12	213 Bergen Street
Block 274	Lot 13	211 Bergen Street
Block 274	Lot 14	209 Bergen Street
Block 274	Lot 15	205 Bergen Street
Block 274	Lot 27	246 South Orange Avenue
Block 274	Lot 28	248 South Orange Avenue
Block 274	Lot 33	212 Camden Street
Block 274	Lot 34	212½ Camden Street
Block 274	Lot 35	214 Camden Street
Block 274	Lot 36	216 Camden Street
Block 274	Lot 37	218 Camden Street
Block 274	Lot 38	220 Camden Street
Block 274	Lot 39	222 Camden Street
Block 274	Lot 41	226 Camden Street
Block 274	Lot 42	216½ Camden Street
Block 243	Lot 11	271-277 Morris Avenue
Block 243	Lot 21	279-285 Morris Avenue
Block 243	Lot 25	287 Morris Avenue
Block 243	Lot 26	289 Morris Avenue
Block 243	Lot 27	291-293 Morris Avenue
Block 243	Lot 36	202-204 Hunterdon Street
Block 243	Lot 37	200 Hunterdon Street
Block 243	Lot 40	194 Hunterdon Street
Block 243	Lot 41	192 Hunterdon Street
[illegible]	Lot 1	224-226 Bergen Street

Received & Recorded
Register's Office
Essex County, NJ
MAR 31, 03:28 PM'98
Carole A. Graves
B9800109011010107 08
Consideration: $1
R. T. T. : $0.00

Block 244	Lot 6	216 Bergen Street
Block 244	Lot 10	208 Bergen Street
Block 244	Lot 11	204-206 Bergen Street

The above mentioned premises are being conveyed pursuant to a Consent Order for Judgment in a matter bearing Docket No. ESX-L-5785-97 (copy attached hereto)and as authorized by the Newark Municipal Council by Ordinance 6S & Fi adopted on October 20, 1993 and Ordinance 6S & FH adopted November 6, 1997.

BK 5528 PG 368

McKIRDY AND RISKIN, P.A.
Counselors at Law
136 South Street, P. O. Box 2379
Morristown, New Jersey 07962-2379
(201) 539-8900
Attorneys for Defendant New Community Industrial
Urban Renewal Corporation

CITY OF NEWARK , a municipal corporation of the State of New Jersey Plaintiff vs. NEW COMMUNITY INDUSTRIAL URBANRENEWAL CORPORATION (BLOCK 252,LOTS 7,9,11,13,15, 19,21 22,24,25,28, 38,44,45 AND 46 Defendants.	SUPERIOR COURT OF NEW JERSEY LAW DIVISION:ESSEX COUNTY DOCKET NO. L-5785-97 Civil Action CONSENT ORDER FOR JUDGMENT

THIS MATTER having come before the Court by way of Order to Show Cause filed by the Plaintiff, City of Newark, for an Order seeking a judgment authorizing plaintiff to exercise its power of Eminent Domain and appointing three disinterested commissioners to fix the compensation to be paid for the taking of the land and premises described in the Complaint, and the Defendant, New Community Industrial Urban Renewal Corporation, having objected thereto; and the parties having now resolved said objections, and the parties having further resolved the entire matter, and good cause having been shown;

IT IS on this 5th day of ~~February~~ March 1998,

ORDERED as follows:

1. The City of Newark shall, within seventy days of the date of the entry of the within Order, convey good and marketable title by way of Bargain and Sale Deed With Covenant Against Grantor's Acts to the following properties to the Defendant, New Community Industrial Urban Renewal Corporation:

Block	Lot	Address
243	11	271-277 Morris Avenue
243	21	279-285 Morris Avenue
243	25	287 Morris Avenue
243	26	289 Morris Avenue
243	27	291-293 Morris Avenue
243	36	202-204 Hunterdon Street
243	37	200 Hunterdon Street
243	40	194 Hunterdon Street
243	41	192 Hunterdon Street
244	1	224-226 Bergen Street
244	3	222 Bergen Street
244	4	220 Bergen Street
244	6	216 Bergen Street
244	10	208 Bergen Street
244	11	204-206 Bergen Street
274	2	101 14th Avenue
274	3	99 14th Avenue
274	4	97 14th Avenue
274	5	93-95 14th Avenue
274	11-12	213-215 Bergen Street
274	13	211 Bergen Street
274	14	209 Bergen Street
274	15	205-207 Bergen Street
274	27	246 South Orange Avenue
274	28	248 South Orange Avenue
274	33	212 Camden Street
274	34	212 ½ Camden Street
274	35	214 Camden Street
274	36	216 Camden Street
274	42	214-1/2 Camden Street
274	37	218 Camden Street
274	38	220 Camden Street

5. If Plaintiff's title to any of the real property referenced in Paragraph 1 is not marketable and insurable at regular rates by a New Jersey licensed title insurance company, this Order shall be void unless both parties agree to other substitute real property and close title within seventy (70) days of the date hereof.

A COPY OF THIS ORDER SHALL BE SERVED UPON ALL COUNSEL WITHIN 7 DAYS OF THE DATE HEREOF.

LEO YANOFF, J.S.C. T/A (RETIRED, ON RECALL)

HON. LEO YANOFF, J.S.C.

We hereby consent to the form and entry of the within Order.

Michelle Holler-Gregory, Esq.
Attorney for Plaintiff
City of Newark

BY: Ellen Michelle Harris
ELLEN MICHELLE HARRIS, ESQ

McKirdy & Riskin, P.A.
Attorneys for Defendant
New Community Industrial Urban Renewal Corp.

BY: Thomas Ol
THOMAS OLSON, ESQ.

BK 5528 PG 372

BG(A/S) 10657
6FK(A/S) 101597
6PHS+FH 110697

Ordinance

of the

City of Newark, N. J.

No. 6FK(A/S) OCT 15 1997 Reading

No. ..... Public Hearing

No. 6S+F.H. NOV 06 1997 2nd Rdg. and Final Passage

No. ..... Reconsidered

Approved as to Form and Legality on Basis of Facts Set Forth

Corporation Counsel

Date to Mayor 11-10-97

Date Returned 11-12-97

Date Resubmitted to Council .....

Date Advertised 1st Reading .....

Final Reading .....

Factual contents certified to by

Title

Councilman ..... presents the following Ordinance:

97 OCT 15 P 4:38

Ordinance amending Ordinance 6-S & F-I, October 20, 1993, "authorizing Director of Development to enter into and execute contract for acquisition of certain lands owned by New Community Corporation in exchange for certain City-owned lands" by authorizing Corporation Counsel to settle the matter of City of Newark v. New Community Corporation by entering into contract with New Community Corporation for acquisition of Tax Block 252, Lots 7,9,11,13, 15,19,21,22,24,25,26, 38,44,45 & 46, aka 49, 53-55 Bedford St., 280, 296 Springfield Ave., 246-262 Bruce St. and 299-305 Fifteenth Ave. in exchange for Block 274, Lots 2,3,4,5,11,12, 13,14,15,27,28, 32-39, 41 & 42, aka 93-101 Fourteenth Ave., 205-215 Bergen St., 246-248 South Orange Ave. & 210-226 Camden St. and Block 243, Lots 11,21, 25,26,27,36,37, 40 & 41 aka 271-293 Morris Ave., 192-194 Hunterdon St. & 200-204 Hunterdon St. and Block 244, Lots 1,3,4,6,10 & 11 aka 204-208 Bergen St., 216 Bergen St. & 220-226 Bergen St. for the U.S. Postal Service Redevelopment Project.

WHEREAS, the City of Newark desires to utilize City owned property in manner most advantageous to the citizens of the City of Newark; and

WHEREAS, in anticipation of the U.S. Postal Service Redevelopment Project, the Municipal Council pursuant to Ordinance 6S&Fi dated October 2, 1993, authorized the Director of Development to enter into a contract with New Community Corporation for the acquisition of lands owned by them in Tax Block 252 in exchange for lands owned by the City in Tax Blocks 274 and 276 (Attached Exhibit A); and

WHEREAS, the value of the parcels on Block 274 have an appraised value of $232,000.00; and

WHEREAS, pursuant to Ordinance 6S&FV dated October 16, 1996, the Municipal Council authorized the Director of Development to acquire by purchase or condemnation, properties located in the United States Postal Service Redevelopment Area, known as Block 252, Lots 7, 9, 11, 13, 15, 19, 21, 22, 24, 25, 26, 38, 44, 45 & 46 AKA 49, 53-55 Bedford Street, 280-296 Springfield Avenue, 246-262 Bruce Street and 299-305 Fifteenth Avenue, owned by New Community Corporation, the appraised value being $444,000.00 (Attached Exhibit B); and

WHEREAS, the Department of Development was unable to acquire the above stated properties through negotiations and the Corporation Counsel commenced condemnation proceedings to acquire same; and

WHEREAS, the Corporation Counsel has in consideration of all facts and circumstances deemed it to be in the best interest of the City of Newark to a settlement of said litigation pursuant to the terms more specifically identified herein.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY THAT:

Ordinance 6S&Fi adopted October 2, 1993 is amended as follows:

Section 1. The properties identified in Tax Block 276 are deleted and will not be conveyed.

Section 2. The Corporation Counsel is authorized to settle the matter City of Newark v. New Community Corporation, Docket No. ESX-L-5785-97 by entering into a contract with New Community Corporation for the acquisition of Tax Block 252, Lots 7, 9, 11, 13, 15, 19, 21, 22, 24, 25, 26, 38, 44, 45 & 46 AKA 49, 53-55 Bedford Street, 280-296 Springfield Avenue, 246-262 Bruce Street and 299-305 Fifteenth Avenue in exchange for Block 274, Lots 2, 3, 4, 5, 11, 12, 13, 14, 15, 27, 28, 32-39, 41 & 42 AKA 93-101 Fourteenth Avenue, 205-215 Bergen Street, 246-248 South Orange Avenue & 210-226 Camden Street, and Block 243, Lots 11, 21, 25, 26, 27, 36, 37, 40 & 41 AKA 271-293 Morris Avenue, 192-194 Hunterdon Street & 200-204 Hunterdon Street; and Block 244, Lots 1, 3, 4, 6, 10 & 11 AKA 204-208 Bergen Street, 216 Bergen Street & 220-226 Bergen Street. Exhibit C

Section 3. The total exchange value of the properties to be conveyed are equal to the properties to be acquired in Tax Block 252 for the U.S. Postal Service Redevelopment Site.

Section 4. The Director of Development is authorized to excute all documents necessary to convey the city owned properties stated herein to New Community Corporation in accordance with the attached Form of Consent Order For Judgment.

Section 5. This Ordinance shall become effective twenty (20) days after final passage, adoption and publication according to law.

STATEMENT

This Ordinance authorizes the Director of Development to exchange certain City owned lands with lands owned by New Community Corporation for the U.S. Postal Service Redevelopment Project.

CERTIFIED TO BY ME THIS
12th DAY OF NOVEMBER, 1997.

DO NOT USE SPACE BELOW THIS LINE

RECORD OF COUNCIL VOTE ON FINAL PASSAGE

Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB
BRANCH	✓				QUINTANA	✓			
CARRINO				✓	RICE	✓			
CHANEY/FIELD			✓		TUCKER				✓
CRUMP	✓				BRADLEY President	✓			
MARTINEZ	✓								

✓ – Indicates Vote AB – Absent

RECORD OF COUNCIL VOTE FOR RECONSIDERATION

Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB
BRANCH					QUINTANA				
CARRINO					RICE				
CHANEY/FIELD					TUCKER				
CRUMP					BRADLEY President				
MARTINEZ									

NV – Not Voting

Adopted on first reading at a meeting of the Council of the City of Newark, N.J. OCT 15 1997

Adopted on second and final reading after hearing on NOV 06 1997

Approved: Mayor

Council President

This Ordinance will be adopted upon return to the custody of the City Clerk. Certified copies are available.

BK5528 PG 374

6FI 100693
6PHS+FI102093

No. 6FI OCT 06 1993 ...1st Reading

No. ... Public Hearing

No. 6stFI OCT 20 1993 ...2nd Rdg. and Final Passage

No. ... Recommended

Approved as to Form and Legality by Act of Laws Set Forth

Corporation Counsel

Ordinance

of the

City of Newark, N.J.

Date to Mayor 10-22-93

Date Returned 10-26-93

Date Resubmitted to Council

Date Adopted on 1st Reading

Final Reading

Formal correction certified to by

Title

Council member ... presents the following Ordinance:

ORDINANCE AUTHORIZING DIRECTOR OF DEVELOPMENT TO ENTER INTO AND EXECUTE CONTRACT FOR ACQUISITION OF CERTAIN LANDS OWNED BY NEW COMMUNITY CORPORATION IN EXCHANGE FOR CERTAIN CITY OWNED LANDS

WHEREAS, the City of Newark desires to utilize City owned property in a manner most advantageous to the citizens of the City of Newark; and

WHEREAS, New Community Corporation has agreed to exchange certain specified properties for other specified City owned properties; and

WHEREAS, the Director of Development has determined that the properties to be conveyed are not needed for any public purpose and the properties to be acquired are more advantageous to the City for public use than the properties to be conveyed; and

WHEREAS, the Director of Development has determined that the properties to be acquired are of at least equal value to the properties to be conveyed.

NOW, THEREFORE BE IT ORDAINED BY THE MUNICIPAL COUNCIL FOR THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Director of Development is hereby authorized to execute all such documents as are necessary to convey to New Community Corporation the following City owned properties:

BLOCK	LOT	ADDRESS
274	2	101 14th Avenue
274	3	99 14th Avenue
274	4	97 14th Avenue
274	5	93-95 14th Avenue
274	11-12	213-215 Bergen Street
274	13	211 Bergen Street
274	14	209 Bergen Street
274	15	205-207 Bergen Street
274	27	246 South Orange Avenue
274	28	248 South Orange Avenue
274	32	210 Camden Street
274	33	212 Camden Street
274	34	212½ Camden Street

93 SEP 23 PM 4:20
CITY CLERK'S OFFICE
NEWARK, N.J.

274	36	216 Camden Street
274	42	214½ Camden Street
274	37	218 Camden Street
274	38	220 Camden Street
274	39	222 Camden Street
274	41	226 Camden Street

BLOCK	LOT	ADDRESS
276	24	380 15th Avenue
276	25	382 15th Avenue

2. The properties to be conveyed by the City shall only be conveyed upon receipt of deeds conveying the following properties to the City of Newark:

BLOCK	LOT	ADDRESS
252	7	49 Bedford Street
252	11	53 Bedford Street
252	13	55 Bedford Street
252	15,17	280-282 Springfield Avenue
252	19	284 Springfield Avenue
252	21	286 Springfield Avenue
252	22,25	288-294-296 Springfield Avenue
252	24	290-292 Springfield Avenue
252	9,30,32,34,36	254-260 Bruce Street
252	28	262-264 Bruce Street
252	38,40,42	246-264 Bruce Street
252	44	305 15th Avenue
252	45	303 15th Avenue
252	46	299-301 15th Avenue

3. This Ordinance shall become effective twenty (20) days after final passage, adoption and publication according to law.

STATEMENT

This Ordinance authorizes the Director of Development to exchange certain City-owned lands with lands owned by New Community Corporation.

CERTIFIED TO BY ME THIS
26TH DAY OF OCTOBER, 1993

DO NOT USE SPACE BELOW THIS LINE

(mkordi)

RECORD OF COUNCIL VOTE ON FINAL PASSAGE

Council member	Aye	Nay	NV	AB	Council member	Aye	Nay	NV	AB
BRADLEY	✓				RICE	✓			
BRANCH	✓				TUCKER	✓			
CARRINO	✓				VILLANI	✓			
GRANT	✓				HARRIS	✓			
MARTINEZ	✓				President				

RECORD OF COUNCIL VOTE FOR RECONSIDERATION

Council member	Aye	Nay	NV	AB	Council member	Aye	Nay	NV	AB
BRADLEY					RICE				
BRANCH					TUCKER				
CARRINO					VILLANI				
GRANT					HARRIS				
MARTINEZ					President				

✓ — Indicates Vote AB — Absent NV — Not Voting

Adopted on first reading at a meeting of the Council of the City of Newark, N.J., on OCT 06 1993

Adopted on second and final reading after hearing on OCT 20 1993

Approved
Rejected by Mayor

Council President City Clerk

This Ordinance when adopted must remain in the custody of the City Clerk. Certified copies are available

BK5528PG 376

The conveyance is made pursuant to Ordinance 6S & F1 adopted by the Municipal Council of the City of Newark on October 20, 1993 and Ordinance 6S&FH adopted on November 6, 1997.

TYPE OF DEED. This Deed is called a Bargain and Sale Deed with Covenants as to Grantor's Acts. The property is being sold "AS IS."

MERGER. Any and all liens which the Grantor may have against the described premises prior to the date of this closing are merged in this transfer of title.

SIGNATURE. The Grantor signs this Deed as of the date at the top of the first page. This Deed is signed and attested to by the proper corporate officers of the City of Newark and its corporate seal is affixed.

ATTEST

ROBERT P. MARASCO
CITY CLERK
1-29-98

THE CITY OF NEWARK

ROSEMARY A. ROCKING
DIRECTOR OF DEVELOPMENT

APPROVED AS TO FORM AND LEGALITY

MICHELLE HOLLAR-GREGORY
CORPORATION COUNSEL

STATE OF NEW JERSEY }
:SS:
COUNTY OF ESSEX }

I CERTIFY that on January 29, 1998 ROBERT P. MARASCO personally came before me and that this person acknowledged under oath, to my satisfaction, that:

(a) this person is the City Clerk of the City of Newark, the municipal corporation named in this Deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Rosemary A. Rocking, Director of the Department of Development.

(c) this Deed was signed and delivered by the Corporation as its voluntary act

(d) this person knows the proper seal of the Corporation which was affixed to this Deed;

(e) this person signed this proof to attest to the truth of these facts; and

(f) the full and actual consideration pursuant to P.L. 1968, c. 49, Section 1(c) paid or to be paid for the transfer of title is $

Sworn to and Subscribed Before me the 29th day of January 1998

ELLEN MICHELLE HARRIS
ASSISTANT CORPORATION COUNSEL

ATTESTING WITNESS

ROBERT P. MARASCO
CITY CLERK
1-29-98

Realty Transfer Fee $ _____

Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Rosemary A. Hocking (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Director of Development/Custodian of Real Property for City of Newark (Give whether Grantee, Grantor, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated March 26 1998, transferring real property identified as Block No. 274 Lots: 2,3,4,5,11,12, 13,14,15,27,28,33,34,35,36,37,38,39,41,42; Block 243 Lots: 11,21,25,26,27,36,37,40,41; ~~Lot(s)~~ Block 244 ~~Block(s)~~ Lots: 1,3,4,6,10,11 (Street Address, Municipality, County)

_____ and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is $ 1.

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Grantor is an instrumentality of the State of New Jersey

(4) PARTIAL EXEMPTION FROM FEE *NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)*

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

a) **SENIOR CITIZEN** (See Instruction #8)
- ☐ Grantor(s) 62 yrs. of age or over.*
- ☐ One or two-family residential premises
- ☐ Owned and occupied by grantor(s) at time of sale.
- ☐ No joint owners other than spouse or other qualified exempt owners.

b) **BLIND** (See Instruction #8)
- ☐ Grantor(s) legally blind *
- ☐ One or two-family residential premises.
- ☐ Owned and occupied by grantor(s) at time of sale.
- ☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)
- ☐ Grantor(s) permanently and totally disabled.*
- ☐ One or two-family residential premises.
- ☐ Receiving disability payments.
- ☐ Owned and occupied by grantor(s) at time of sale.
- ☐ Not gainfully employed.
- ☐ No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) **LOW AND MODERATE INCOME HOUSING** (See Instruction #8)
- ☐ Affordable According to H.U.D. Standards.
- ☐ Meets Income Requirements of Region.
- ☐ Reserved for Occupancy.
- ☐ Subject to Resale Controls.

d) **NEW CONSTRUCTION** (See Instruction #9)
- ☐ Entirely new improvement.
- ☐ Not previously used for any purpose.
- ☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me this 26th day of March 1998

Ellen M. Harris

Ellen M. Harris
Attorney at Law
State of New Jersey

Rosemary A. Hocking
Name of Deponent (Sign above line)

920 Broad Street
Newark, NJ
Address of Deponent

City of Newark
Name of Grantee (Sign above line)

same
Address of Grantee at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.
ORIGINAL — White copy to be retained by County.
DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16—8.12).
TRIPLICATE — Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

9K5735PG0276

PREPARED BY:

Charles A. Auffant

Charles I. Auffant, Esq.
Administrator C.T.A.

Received & Recorded
Register's Office
Essex County, NJ
11/16/2000 14:10:4
Carole A. Graves
53 1 358149
Cons: $11,666.00
RTT: $42.00

358149 D

DEED

This Deed is made on July 29, 1999

BETWEEN The Estate of Inez Mann, referred to as Grantor;

AND New Community Corporation, 233 West Market Street, Newark, NJ 07103 referred to as Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys the property described on Schedule A, which is attached hereto, to the Grantee. This transfer is made for the sum of **Eleven thousand Six Hundred SixtySix Dollars and Sixty Six Cents ($11,666.66)**----------

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. Block 274 Lot 40 .

PROPERTY. The street address of the property is 224 Camden Street., Newark, NJ. The property consists of all land and all the buildings and structures on the land referenced above in the **CITY OF NEWARK, COUNTY OF ESSEX AND STATE OF NEW JERSEY.**

SCHEDULE A

All that tract or parcel of land and premises, sinuate, lying and being in the City of Newark in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the easterly line of Camden Street distant 125 feet northerly from the north line of 14th Avenue: thence

1) Northerly along Camden Street 25 feet: thence

2) Easterly parallel with 14th Avenue 102 feet 6 inches: thence

3) Southerly parallel with the 1st course 25 feet: thence

4) Westerly parallel with the 2nd course 102 feet 6 inches to the PLACE OF BEGINNING

Being the property commonly known as 224 Camden St., Newark, NJ

TYPE OF DEED. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to the ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.

Charles I. Auffant Esq., Administrator, C.T.A.

Witnessed or Attested by:

Attorney at Law
State of New Jersey

STATE OF NEW JERSEY
SS:
COUNTY OF ESSEX

I certify that on July 29, 1999

Charles I. Auffant personally came before and acknowledged under oath, to my satisfaction that this person :

a. Is named in and is personally signing this Deed;
b. Signed, sealed and delivered this Deed as his or her act and Deed; and
c. Made this Deed for $11,666.66. as the full and actual consideration paid or to be paid for the transfer of said title.

Attorney at Law
State of New Jersey

APPENDIX G
PRIOR ENVIRONMENTAL REPORTS

INDUSTRIAL WASTE MANAGEMENT, INC.

State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Unregulated Heating Oil Tank Program
401 East State Street, 5th floor
P.O. Box 420
Mail Code 401-05
Trenton, NJ 08625-0420
Phone #: 609-633-0544
Fax #: 609-984-6004

February 5, 2013

Mr. Richard Rohrman
233 West Market Street
Newark, NJ 07103

Re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System
Unrestricted Use - No Further Action Letter and Covenant Not to Sue
Block 274, Lot 41
226 Camden Street
Newark City, Essex County
Program Interest #:596281, Activity Number: CSP130001
Communications Center Number: 12-03-23-0953-43

Dear Mr. Rohrman:

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) makes a determination that no further action is necessary for the remediation of the area of concern specifically referenced above, except as noted below, so long as you did not withhold any information from the Department. This action is based upon information in the Department's case file and your final certified report dated January 14, 2013. In issuing this No Further Action Determination and Covenant Not to Sue, the Department has relied upon the certified representations and information provided to the Department.

By issuance of this No Further Action Determination, the Department acknowledges the completion of a Remedial Investigation and Remedial Action pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E) for the area of concern specifically referenced above and no other areas.

NO FURTHER ACTION CONDITIONS

As a condition of this No Further Action Determination pursuant to N.J.S.A. 58:10B-12o, you and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever your name or address changes. Any notices submitted pursuant to this paragraph shall reference the above case numbers and shall be sent to: Site Remediation Program, P.O. Box 420, Trenton, NJ 08625.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.1 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Conditional No Further Action Letter.

Thank you for your attention to these matters. If you have any questions, please contact Ms. Marty Goodwin at (609) 292-0543.

Sincerely,

George King, Chief
Unregulated Heating Oil Tank Program

c: Mr. Robert Mascaro, Newark City Municipal Clerk
Newark City Health Department
Mr. Michael Festa, Essex County Health Officer
Mr. William F. Nehls, Industrial Waste Management, Inc.
Mr. Mark Gruzlovic, NJDEP/Unregulated Heating Oil Tank Program
File Copy

INDUSTRIAL WASTE MANAGEMENT, INC.

REMEDIAL INVESTIGATION/REMEDIAL ACTION REPORT:

Block 274, Lot 41
226 Camden Street
Newark, Essex County
New Jersey

CONDUCTED FOR:

New Community Corporation
233 West Market Street
Newark, New Jersey
07103

CONDUCTED BY:

Industrial Waste Management
135 Lincoln Boulevard
Middlesex, New Jersey
08846

January 14, 2013

135 Lincoln Blvd., Middlesex, New Jersey 08846
732-271-1490 Fax 732-271-1458

REMEDIAL INVESTIGATION/REMEDIAL ACTION REPORT:

Facility Name/Operator:	Former residence
Facility Owner:	New Community Corporation
Address:	Block 274, Lot 41 226 Camden Street Newark, Essex County New Jersey
NJDEP Case Number:	12-03-23-0953-43
Subsurface Evaluator:	William F. Nehls, CHMM
Corporate UST Certification Number:	US00574
Licensed Site Remediation Professional:	William F. Nehls, CHMM

William F. Nehls, CHMM
Subsurface Evaluator
Number 0011291
Licensed Site Remediation Professional
Number 579788

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INTRODUCTION

On behalf of New Community Corporation, Industrial Waste Management, Incorporated (IWM) has completed a Remedial Investigation/Remedial Action Report (RI/RAR) for the site known as Block 274, Lot 41, 226 Camden Street, Newark, Essex County, New Jersey (see Figure 1). IWM and Goldstar Environmental Services (GES) were retained to complete the removal of a 550 gallon underground storage tank (UST) and based on the presence of holes within the tank and the presence of visibly contaminated soil IWM and GES also completed the remediation of the reported discharge.

On March 23, 2012, IWM personnel along with personnel from GES were on-site to complete the removal of the 550 gallon unregulated #2 heating oil UST. Upon removal from the excavation and after inspection it was determined that the tank was found to have holes present and the presence of visibly contaminated soil and petroleum odors in the excavation. A discharge was called into the NJDEP hotline and this discharge was assigned the case number 12-03-23-0953-43.

The contaminated soil was removed until suspected clean soil was achieved. This was determined in the field by the use of the organic vapor monitor (OVM), sight and olfactory observations. Once clean soil was suspected to have been achieved both horizontally and vertically, soil samples were then taken and submitted for analysis for the extractable petroleum hydrocarbons (EPH). Since no buildings are present on-site no product pipes were found and therefore no soil samples were taken beneath the tank's piping.

It should be noted that ground water was not found to be within two feet of the clean base of the excavation.

The soil sampling was completed by William F. Nehls, LSRP #579788 of Industrial Waste Management, Inc. The excavation and removal of the UST and the removal of the contaminated soil from the excavation was completed by Goldstar Environmental Services of Phillipsburg, New Jersey. The sample analyses were completed by Accredited Analytical Resources of Carteret, New Jersey. Accredited Analytical Resources is certified by the State of New Jersey to complete the analytical procedures undertaken during this sampling episode.

GENERAL SITE DESCRIPTION/PHYSICAL SETTING

The subject property is located at 226 Camden Street, Newark, Essex County, New Jersey (see Figure 1). The site is currently vacant land but formerly housed a residential building. The subject property is known on the Newark tax records as Block 274, Lot 41.

The Geologic Map of New Jersey shows the site as being underlain by the Triassic Association with components including shale, siltstone, sandstone, and conglomerate. According to the USGS Elizabeth, NJ Quadrangle the site is approximately 183 feet above sea level (see Figure 1).

Based on the US Department of Agricultural Soil Survey of Essex County New Jersey, soils in the subject site are classified as Urban Land – Boonton - Wethersfield. This series consists of gently sloping to moderately steep, well drained and moderately well drained, very deep and deep gravely loams formed in acid, reddish sandstone, shale, basalt and conglomerate till over shale and basalt bedrock. These soils occur on upland glacial till plains and ridges. These soils are non-hydric. Urban land describes areas where 80 percent or more of the surface is covered with impervious material.

Ground water was not encountered during soil excavation activities. In addition a pit two foot in depth was excavated into the base of the excavation where clean soil was suspected to be present and left open. No ground water was noted to be entering into this pit while it was allowed to remain open.

REMEDIAL ACTIONS

The UST removal was completed on March 23, 2012. Upon arrival at the subject property, GES personnel established the work area by sectioning off the UST excavation. This prevented any unauthorized personnel from entering into the work zone. The soil from on top of the tank was removed and the UST was opened and cleaned of its contents. Once the tank was completely cleaned of its contents the tank was removed from the excavation and cleaned of any soil remaining on it. When the tank was inspected holes were observed in the tank. At this point the NJDEP hotline was notified of a discharge from the subject tank. The tank was subsequently disposed of off-site (see Appendix A).

Based on the presence of petroleum contaminated soil, the visibly contaminated soil was removed from the excavation and placed adjacent to the UST excavation pending off-site disposal. This contaminated soil was placed onto and covered by plastic. The visibly contaminated soil was removed both horizontally and vertically until suspected clean soil was achieved. This determination was made by using an OVM and by both visual and olfactory determinations. At this point soil samples were taken in order to determine if clean had been achieved.

It should be noted that ground water was not found to be within two feet of the clean base of the excavation.

A total of 22.85 tons of soil was removed during this soil excavation and disposed of off-site. See Appendix A for soil disposal documents. At the completion of the soil removal certified clean fill material was placed back into the excavations. See Appendix D for clean fill documentation.

SAMPLING PROCEDURES

The soil sampling was completed by Industrial Waste Management, Inc. of Middlesex, New Jersey. The soil samples collected during the sampling episode were analyzed under a chain-of-custody by Accredited Analytical Resources, Carteret, New Jersey (Certification # 12007).

As indicated above once the visibly contaminated soil was removed and suspected clean soil was achieved five soil samples were taken from within the excavation. No product piping was found to be associated with this tank so no soil samples were taken from beneath the piping. Four soil samples were taken at the base of the four side walls and one soil sample was taken from the base of the excavation. The soil samples were analyzed for the extractable petroleum hydrocarbons (EPH).

The soil samples were collected by IWM on March 23, 2012. The soil samples were collected using decontaminated stainless steel hand trowels. The stainless steel hand trowels were properly decontaminated prior to use as required under the Technical Requirements for Site Remediation (TRSR) and the Field Sampling Procedures Manual dated August 2005. The soil samples were placed into laboratory supplied glass sample containers and place into a cooler maintained at 4 degrees centigrade.

It should be noted that no elevated organic vapor monitor readings were detected at the soil sample locations and no visible staining and/or petroleum odors were detected. After completion of the soil sampling, the samples were placed into a cooler at approximately 4 degrees centigrade and delivered to the laboratory.

The soil samples were analyzed for the EPH (see Appendix B for analytical results). There were no significant events or seasonal variations which may have influenced sampling procedures or analytical results during the soil sampling episode.

GENERAL PROFILE OF SITE INVESTIGATION

Soil Sampling March 23, 2012

For the property identified at 226 Camden Street, the former UST excavation is located within the sidewalk in front of the vacant lot that formerly housed the residence. A total of five soil samples were taken from within the UST excavation. On March 23, 2012 five soil samples were taken at depths of 12.5 to 13.5 feet from within the excavation. Since no product piping was present no soil sample was taken at this location.

Soil sample SS01 was collected at a depth of 12.5 to 13.0 feet and analyzed for the EPH. This soil sample was taken at the base of the north side wall. No readings were detected on the organic vapor monitor (OVM) in excess of the background concentration. It should be noted that the EPH concentration for this soil sample was non-detectable (see Table 1).

Soil sample SS02 was collected at a depth of 12.5 to 13.0 feet and analyzed for the EPH. This soil sample was taken from the base of the east side wall. No readings were detected on the organic vapor monitor (OVM) in excess of the background concentration. It should be noted that the EPH concentration for this soil sample was non-detectable (see Table 1).

Soil sample SS03 was collected at a depth of 12.5 to 13.0 feet and analyzed for the EPH. This soil sample was taken from the base of the south side wall. No readings were detected on the organic vapor monitor (OVM) in excess of the background concentration. It should be noted that the EPH concentration for this soil sample was non-detectable (see Table 1).

Soil sample SS04 was collected at a depth of 12.5 to 13.0 feet and analyzed for the EPH. This soil sample was taken from the base of the west side wall. No readings were detected on the organic vapor monitor (OVM) in excess of the background concentration. It should be noted that the EPH concentration for this soil sample was 19.3 milligrams per kilogram (mg/kg) (see Table 1).

Soil sample SS05 was collected at a depth of 13.0-13.5 feet and analyzed for the EPH. This soil sample was taken from the base of the excavation. No readings were detected on the organic vapor monitor (OVM) in excess of the background concentration. It should be noted that the EPH concentration for this soil sample was 413 mg/kg (see Table 1).

Soil Sampling Episode March 23, 2012 Analytical Results

Sample Location	*Media*	*Sample Depth (feet)*	*Field Sample ID#*	*Lab Sample ID#*	*Contaminant*	*Concentration (mg/kg)*	*Cleanup Criteria (mg/kg)*
North Side Wall	Soil	12.5-13.0	SS01	1200058-01	EPH	ND	5,100
Base of Excavation	Soil	12.5-13.0	SS02	1200058-02	EPH	ND	5,100
East Side Wall	Soil	12.5-13.0	SS03	1200058-03	EPH	ND	5,100
West Side Wall	Soil	12.5-13.0	SS04	1200058-04	EPH	19.3	5,100
South Side Wall	Soil	13.0-13.5	SS05	1200058-05	EPH	413	5,100

ND = Non-detectable

Reliability of Laboratory Data November 22, 2011 Sampling Episode

Analysis	*Reliability of Analysis*	*Methods Summary*
Extractable Petroleum Hydrocarbons	No non-conformities were encountered	NJDEP EPH 10/08 Rev. 3 (solid/solid)

ECOLOGICAL EVALUATION

1. Evaluate all data identified or collected in the preliminary assessment and the site investigation to identify all of the site specific contaminants that are of ecological concern.

Based on the analytical results completed for the former UST location, no soil contamination remains on-site. No ground water was identified within two feet of the clean base of the excavation. Therefore no contaminants are present that are of ecological concern in the soil and the ground water is not suspected to have been impacted.

2. Identify environmentally sensitive natural resources within the site boundaries and on properties immediately adjacent to the site.

No environmentally sensitive natural resources are found on the subject property or on any properties immediately adjacent to the subject property.

3. Identify potential migration pathways to any environmentally sensitive natural resource identified above.

Since no soil contamination is present on-site at the former UST location and no ground water contamination is present within two feet of the clean base of the excavation, therefore no potential migration pathways to any environmentally sensitive natural resource exist on-site.

4. Draw conclusions regarding the need to conduct further investigations. Continued ecological investigations shall be required during the remedial investigation whenever the baseline evaluation indicates the co-occurrence of the following conditions; a) contaminants of ecological concern exist on-site; b) an environmentally sensitive natural resource exists on or immediately adjacent to the site; and c) potential contaminant migration pathways to an environmentally sensitive natural resource exist or an impact to an environmentally sensitive natural resource is indicated based on visual observation.

Based on the work done to date no soil contamination is present on-site at the former UST location. In addition no ground water was present within two feet of the base of the clean excavation. Based on the on-site inspection no environmentally sensitive natural resources exist on or immediately adjacent to the site. In addition, there is no potential contaminant migration pathway since no contamination remains on the subject property.

Based on the above no further ecological investigations are required.

CONCLUSIONS AND RECOMMENDATIONS

Based on work completed to date at the subject property, contaminated soil was removed from the former UST location and based on the post-excavation soil sampling no soil contamination remains on-site at this area of concern. Soil sampling was completed at five locations within the former UST excavation located at the subject property and the soil samples were analyzed for the EPH. Based on the analytical results none of the soil samples were found to have concentrations of the EPH in excess of the NJDEP soil remediation standard for residential properties.

In addition no ground water was present within two feet of the base of the clean excavation.

Therefore based on the finding of concentrations of EPH below NJDEP cleanup standards and the lack of ground water within two feet of the base of the clean excavation, it is recommended that no further action be taken for this reported UST discharge. Based on the above, no further action is recommended for the subject property and New Community Corporation.

ATLAS
Disposal Options, Inc

311 East Blackwell Street, Dover, NJ 07801
Tel: (973) 361-5100, Fax: (973) 361-0909

February 8, 2012

Mr. Richard Rohrman
New Community Corporation
233 West Market Street
Newark, NJ 07103

Re: Block 274, Lots 2, 3, 4, 5, 40, 41
Fourteenth Ave. & Camden Street
Newark, NJ

Dear Mr. Rohrman:

Mark Doyle, of Atlas Disposal Options, Inc, visited the above referenced site on January 25, 2010, to perform a magnetometer survey at the above referenced site. The purpose of the survey was to locate subsurface ferrous metal items, specifically, underground storage tanks, based on the observations and conclusions of the Phase I Environmental Assessment performed by IWM. Magnetometers have been used in the environmental field for locating buried steel drums, tanks, pipes, and iron debris in trenches and landfills. The magnetometer can only sense ferrous materials such as iron and steel; other metals like copper, tin, aluminum, and brass are not ferromagnetic and cannot be located with a magnetometer.

The magnetic locator survey was completed using a Schonstedt Magnetic Locator, Model GA-52Cx. Where buried magnetic or ferromagnetic objects are present, the gradient varies rapidly as the instrument is swept along the ground surface, triggering an audible alarm.

The vacant land showed no visual evidence of any fills or vent pipes. However, an apparent 2-inch diameter steel pipe (possible fill port) was observed in the sidewalk area adjacent to Lot 41.

On February 7, 2012, Atlas used shovels to uncover the area surrounding the steel pipe. Atlas did observe that a steel tank is located in this area of the property. The status of the UST is unknown, but evidence suggests the tank is empty.

Recommendations and Limitations

Based on our findings, an underground storage tank is located on the subject property and should be properly removed in accordance with municipal and State regulations.

The magnetometer survey was completed using standard and/or routinely accepted practices of the industry and equipment representing the best available technology. Atlas Disposal Options, Inc. does not accept responsibility for survey limitations due to inherent technological limitations or site-specific conditions. However, we make every effort to identify and notify the client of such limitations or conditions. The assessment, conclusions, and recommendations presented herein are based upon the subjective evaluation of limited data.

If you need any further information, please do not hesitate to call.

Sincerely,

Mark Doyle
Project Manager
Atlas Disposal Options, Inc.

INDUSTRIAL WASTE MANAGEMENT, INC.

PHASE I ENVIRONMENTAL ASSESSMENT FOR:

Block 274, Lots 2, 3, 4, 5, 40 and 41
93-101 14th Avenue & 224-226 Camden Street
Newark, Essex County
New Jersey

CONDUCTED FOR:

New Community Corporation
233 West Market Street
Newark, New Jersey
07103

CONDUCTED BY:

Industrial Waste Management
135 Lincoln Boulevard
Middlesex, New Jersey
08846

October 24, 2011

135 Lincoln Blvd., Middlesex, New Jersey 08846
732-271-1490 Fax 732-271-1458

PHASE I ENVIRONMENTAL ASSESSMENT:

Facility Name/Operator:	Vacant land
Owner:	New Community Industrial Urban Renewal New Community Corporation
Address:	Block 274, Lots 2, 3, 4, 5, 40 and 41 93-101 14th Avenue & 224-226 Camden Street Newark, Essex County New Jersey
Inspector:	William Nehls
Date of Inspection:	October 3, 2011
Weather:	Clouds
Temperature:	50's F
Written By:	William Nehls

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part (40 CFR Part 312) and I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

William F. Nehls, CHMM
Director of Operations

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1.0 SUMMARY

Industrial Waste Management Incorporated, at the request of New Community Corporation, completed a Phase I Environmental Assessment on the property located at Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey. The investigation was conducted in accordance with the standards established by the American Society for Testing and Materials (ASTM), Standard E1527-05, and the due diligence requirements of New Community Corporation.

Information on the site inspection, historical review, governmental record review, interviews with knowledgeable personnel and radius review is contained in the following report. Based on our review of this information and based on our professional judgment the following recognized environmental concerns were identified at the subject site:

1. Underground storage tank
2. Potential for off-site contamination

2.0 INTRODUCTION

2.1 Purpose

Industrial Waste Management Incorporated, at the request of New Community Corporation, completed a Phase I Environmental Assessment on the property located at Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey (See Appendix A). The Assessment was triggered as part of New Community Corporation's standard operating procedures in connection with the financing of the above noted property.

The purpose of this assessment is to identify recognized environmental conditions as defined under the American Society for Testing and Materials (ASTM), Standard E1527-05. A recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

2.2 Scope of Work

The Phase I Environmental Assessment consisted of an on-site inspection to determine areas of recognized environmental conditions, including:

1. the presence or potential presence of hazardous materials and wastes on-site and signs of contamination,
2. the presence of above ground and/or underground storage tanks and waste disposal facilities,
3. the use and presence of chemicals on-site including suspected asbestos containing materials, lead-based paint, or other materials,
4. the presence of electrical and/or other equipment on-site that has the potential of being contaminated with polychlorinated biphenyls (PCBs).

In addition, the following information was reviewed:

1. the identification of past and present uses and conditions of the property and adjoining properties,
2. the review of records regarding previous environmental actions/litigations, spill incidents, violations, environmental permits, and compliance status of current environmental permits held by current owners/operators,
3. the review of real estate use activities of all adjacent businesses, land owners or tenants to assess the potential for migration of contaminants to the subject property,
4. radius review of sites which may have an environmental impact on the subject property.

On October 3, 2011, IWM personnel conducted an on-site investigation to determine if any areas of environmental concern were associated with the property known as Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey.

The investigation was conducted in accordance with the standards established by the ASTM, Standard E1527-05, and the due diligence requirements of New Community Corporation.

2.3 Significant Assumptions

A recognized environmental condition does not include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action.

This practice as outlined by ASTM Standard E1527 is site specific in that it relates to the assessment of environmental conditions on a specific parcel of commercial real estate. Consequently, this practice does not address other additional issues raised in transactions such as purchases of business entities, or interests therein, or of their assets, that may well involve environmental liabilities pertaining to properties previously owned or operated or other off-site environmental liabilities.

2.4 Limitations and Exceptions

The scope of this report is limited to the matters expressly covered herein. The report reflects observations made solely on the date and time of the inspection and is not intended to cover any areas of environmental concern subsequent to the day and time of the inspection. Any reuse of this report without the written authorization of Industrial Waste Management, Incorporated for purposes other than the specific purpose for which it was requested will be at the owner's sole risk and without liability to Industrial Waste Management, Incorporated.

Non-scope issues, with the exception of asbestos and lead-based paint, are not addressed in this report. Specifically, these additional non-scope issues include, lead in drinking water, wetlands, radon, urea formaldehyde foam insulation, regulatory compliance, ecological resources, endangered species, indoor air quality (including but not limited to vapor intrusion), cultural and historic resources, industrial hygiene issues, mold and mildew, non-point source pollution, health and safety, controlled substances and high voltage power lines.

It should be noted, that no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property.

No soil, water, ground water, air or any other sampling and/or subsurface evaluation was completed at the subject property during IWM's time on-site. Therefore, no absolute statement can be made as to the presence and/or absence of contamination, underground storage tanks, and/or any other environmental concern located on the subject property. The finding and conclusions presented in this report are based solely on professional judgment of visual observations, information reported by persons during our interview process, and materials obtained from governmental and other outside sources. No warranty is made, expressed, or

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

During the inspection, it was determined that the subject property is currently located at 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey.

According to tax records, the property is identified as Block 274, Lots 2, 3, 4, 5, 40 and 41 for tax purposes. The site is designated as vacant land.

3.2 Site and Vicinity General Characteristics

On the day of inspection it was determined that the general topography of the area sloped upward to the north and west and sloped downward to the south and east.

Currently, vacant land is located on the subject property.

3.3 Current Uses of Property

The subject property is vacant land.

3.4 Descriptions of Structures, Roads & Improvements and Utilities

The area in which the subject property is located is provided with natural gas which is supplied by PSE&G. Electricity to the area is supplied by PSE&G.

Based on the on-site inspection it was determined that the area in which the site is located is supplied with potable water by the Newark potable water distribution system. During the on-site inspection, there were no visible indications of a potable well on-site.

Currently, the subject site is serviced by the Newark sanitary sewer system. During the on-site inspection, there was no visible evidence of a septic system on-site.

Based on the on-site inspection it was determined that the area is serviced by the Newark storm water sewer system. During the inspection, there was no visible storm water drainage problem associated with the site.

3.5 Current Uses of Adjoining Properties

All adjacent properties are residential, commercial and vacant buildings. Manufacturing and/or industrial entities were not noted in the immediate area surrounding the subject property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources, Federal and State

A compliance check was made with the New Jersey Department of Environmental Protection (NJDEP) and the United States Environmental Protection Agency (USEPA). A USEPA database search did not reveal any permits for the subject property. As of this date, the NJDEP has not yet responded to this inquiry. Any applicable information from this department received subsequent to the submittal of this report will be supplied in an addendum report.

5.2 Standard Environmental Record Sources, Local

A compliance check for the subject property was undertaken with the Newark Municipal Departments and the Essex County Departments. As of this date, these Departments have not responded to this inquiry. Any applicable information from these departments received subsequent to the submittal of this report will be supplied in an addendum report.

5.3 Environmental Database Record Search

A computer database search of Federal and State Environmental Records was completed by EDR on October 5, 2011 based on ASTM-specified minimum search distances. A copy of the report is provided in Appendix C.

Database	Search Distance (mile)	# of Locations	Target Site?	Potential to Affect Site?
National Priority Listing	1.0	0	No	No
CERCLIS List	0.50	1	No	No
CERCLIS NFRAP	0.25	2	No	No
RCRA CORRACTS TSD	1.0	1	No	No
RCRA non-CORRACTS TSD	0.50	1	No	No
RCRA Generators	0.25	2	No	No
ERNS	TP	0	No	No
Landfill and/or solid waste disposal sites	0.50	2	No	No
LUST	0.50	20	No	Yes
UST	0.25	7	No	No
SHWS	1.0	152	No	Yes
VCP	0.5	48	No	Yes
INST & ENG Controls	0.5	4	No	No
Brownfields	1.0	17	No	Yes

KEY:
CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS NFRAP = No Further Remedial Action Planned
RCRA CORRACTS-TSD = Environmental Protection Agency's list of treatment, storage, or disposal facilities subject to corrective action under the Resource Conservation and Recovery Act
RCRA non-CORRACTS TSD = those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by the Resource Conservation and Recovery Act
RCRA Generators = those persons or entities that generate hazardous waste as defined & regulated by the Resource Conservation & Recovery Act
ERNS = Environmental Protection Agency's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center
LUST = leaking underground storage tanks
UST = registered underground storage tanks
SHWS = State Hazardous Waste Site as recognized by the State of New Jersey
TP= Target Property

A summary and explanation of the database review follows:

5.3.1 National Priorities List

The National Priorities List is EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Superfund Program. To be included on the NPL, a site must either meet or surpass a predetermined hazard ranking systems score, be chosen as a state's top priority site, or meet all three of the following criteria:

1. The U.S. Department of Health and Human Services issues a health advisory recommending that people be removed from the site to avoid exposure.
2. The EPA determines that the site represents a significant threat.
3. The EPA determines that remedial action is more cost effective than removal action.

Based on the review of this listing, no Superfund sites were identified to be within a one mile radius of the site. The subject property is not listed on this database.

5.3.2 CERCLIS

The CERCLIS list is a compilation by the EPA of those sites that the EPA has investigated or is at present investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, no CERCLA sites were identified to be in the projected hydrogeologic upgradient direction within a one-half mile radius of the site. The subject property is not listed on this database.

5.3.3 CERCLIS NFRAP

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

As per ASTM Standards, such a facility was not identified as being located on the subject property or on any adjoining properties.

5.3.4 Resource Conservation and Recovery Act (RCRA)

The EPA's Resource Conservation and Recovery Act program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of reporting facilities that generate, transport, treat, store, or dispose of hazardous waste.

5.3.4.1 Treatment, Storage, and Disposal Facilities Subject to Corrective Action

This database contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSDs) which have conducted, or are currently conducting, a corrective action as regulated under the Resource Conservation and Recovery Act. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, no sites were identified to be in the projected hydrogeologic upgradient direction within a 1 mile radius of the site. The subject property is not listed on this database.

5.3.4.2 TSD's Not Subject to Corrective Action

A one-half mile radial search was conducted to determine the presence of any treatment, storage, and/or disposal facilities located in the area. Based on a review of this database and the U.S.G.S. topographic map associated with the subject property, no facilities were identified to be in the projected hydrogeologic upgradient direction within this distance from the subject site. The subject site is not listed on this database.

5.3.4.3 RCRA Generators

RCRA large quantity generators are facilities which generate at least 1000 kg per month of non-acutely hazardous waste or 1 kg per month of acutely hazardous waste. As per ASTM Standards, such a facility was not identified as being located on the subject property or on any adjoining properties.

RCRA small quantity generators are facilities which generate less than 1000 kg per month of non-acutely hazardous waste. As per ASTM Standards, such a facility was not identified as being located on the subject property or on any adjoining properties.

5.3.5 Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center, and the Department of Transportation. As per ASTM Standards, such a facility was not identified as existing on the subject property.

5.3.6 Solid Waste Facilities

The Solid Waste database lists those solid waste landfills, incinerators, and transfer stations permitted to operate in the State. Based on the review of this list and the U.S.G.S. topographic

map associated with the subject property, no solid waste facilities were identified to be in the projected hydrogeologic upgradient direction within a one-half mile radius of the site. The subject property is not listed on this database.

5.3.7 Leaking Underground Storage Tanks

The Leaking Underground Storage Tank (LUST) database lists those facilities known or suspected of having leaking underground storage tanks. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, two active known or suspected discharges were identified to be in the projected hydrogeologic upgradient direction within a one-half mile radius of the site. The subject property is not listed on this database.

1. Brendan Group LLC, 194 12th Ave., Newark, NJ
2. Engine Co. & 6 & 11, 345 S. 9th St., Newark, NJ

According to the database, the above noted sites have known contamination present. However, no additional information is available with respect to their potential impact on the subject property. Therefore, these sites are suspected to be an environmental concern in relation to the subject property.

5.3.8 Underground Storage Tanks

The Underground Storage Tanks database lists the underground storage tanks that are registered with the Department of Environmental Protection. As per ASTM Standards, no registered underground storage tanks were located on the subject property or adjoining properties.

5.3.9 State Hazardous Waste Sites

Recently, the NJDEP compiled a listing of sites in New Jersey where contamination of soil and/or ground water has been confirmed. A review of this listing was also conducted for entities off-site which may have a potential of impacting the subject site. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, four active SHWS sites were identified to be in the projected hydrogeologic upgradient direction within a one mile radius of the site. Additional sites were identified in the projected hydrogeologic upgradient direction however due to their distance from the subject site they are not suspected to be an environmental concern to the subject site. The subject property is not listed on this database.

1. 484 15th Avenue, 484 15th Avenue, Newark, NJ
2. United Community Corp., 395 10th St. South, Newark, NJ
3. 486 15th Avenue, 486 15th Avenue, Newark, NJ
4. Brendan Group LLC, 194 12th Ave., Newark, NJ

According to the database, the above noted sites have known contamination present. However, no additional information is available with respect to their potential impact on the subject property. Therefore, these sites are suspected to be an environmental concern in relation to the subject property.

5.3.10 Voluntary Cleanup Program

The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the site's productive use. Based on the review of this list and the U.S.G.S topographic map associated with the subject property, thirteen VCP sites were identified to be in the projected hydrogeologic upgradient direction within one-half mile radius of the site. The subject property is not listed on this database.

1. 233 Littleton Ave., 233 Littleton Ave., Newark, NJ
2. 212 Littleton Ave., 212 Littleton Ave., Newark, NJ
3. 210 Littleton Ave., 210 Littleton Ave., Newark, NJ
4. 208 Littleton Ave., 208 Littleton Ave., Newark, NJ
5. 206 Littleton Ave., 206 Littleton Ave., Newark, NJ
6. 204 Littleton Ave., 204 Littleton Ave., Newark, NJ
7. 285 S. 7th St., 285 S. 7th St., Newark, NJ
8. 313-315 South Orange Ave., 313-315 South Orange Ave., Newark, NJ
9. 258-260 S 7th St., 258-260 S. 7th St., Newark, NJ
10. 249 S. 7th St., 249 S. 7th St., Newark, NJ
11. 204-206 14th St., 204-206 14th St., Newark, NJ
12. 365 South Orange Ave., 365 South Orange Ave., Newark, NJ
13. St. Dominick Monastery, 375 13th Ave., Newark, NJ

According to the database, the above noted sites have known contamination present. However, no additional information is available with respect to their potential impact on the subject property. Therefore, these sites are suspected to be an environmental concern in relation to the subject property.

5.3.11 Institutional & Engineering Controls

A one-half mile radial search was conducted to determine the presence of any sites with deed notices in place which restricts the use of a contaminated property. Based on a review of this database and the U.S.G.S. topographic map associated with the subject property, no sites were identified to be in the projected hydrogeologic upgradient direction within this distance from the subject site. The subject site is not listed on this database.

5.3.12 Brownfields

The Brownfields database is a list of sites compiled by the NJDEP that are currently underutilized or vacant and are suspected to have soil or groundwater contamination present on-site that is above the applicable cleanup criteria. Based on a review of this database and the U.S.G.S. topographic map associated with the subject property, three sites were identified to be in the projected hydrogeologic upgradient direction within one-quarter mile from the subject site. The subject site is not listed on this database.

1. 274-316 Fairmount Avenue, 274-316 Fairmount Avenue, Newark, NJ
2. United Community Corp., 395 10th St. South, Newark, NJ
3. Brendan Group LLC, 194 12th Ave., Newark, NJ

According to the database, the above noted sites have known contamination present. However, no additional information is available with respect to their potential impact on the subject property. Therefore, these sites are suspected to be an environmental concern in relation to the subject property.

5.4 Additional Environmental Record Sources

To comply with ASTM Standard E1527, only the required environmental record sources have been requested or reviewed. At this time, additional sources have not been requested or received by IWM.

5.5 Physical Setting Sources

Based on review of the USGS-Current 7.5 Minute Topographic Map associated with the subject property, the subject property appears to be approximately 183 feet above sea level. The projected hydrogeologic downgradient direction is south and east.

5.6 Historical Use Information on the Subject Property and Adjoining Properties

Based on our historical review, the subject property has been used for residences and commercial purposes over the years. Copies of historical research documentation are provided in Appendix D.

To obtain additional information regarding the historical development of the subject site, IWM personnel reviewed a search for the available Sanborn Fire Insurance Maps from the year 1890 to the present. Sanborn Maps for the years 1892, 1908, 1909, 1926, 1930, 1950, 1951, 1973, 1988, 1989, 1994 and 2003 were available. Each of the maps will be discussed below.

Year	Subject Property	Adjoining Properties
1892	Residences and vacant land	Residences and vacant land
1908	Residences	Residential, industrial and commercial entities and vacant land
1909	The subject property is not shown	Residential, industrial and commercial entities and vacant land
1926	The subject property is not shown	Residential, industrial and commercial entities and vacant land
1930	Residences	Residential, industrial and commercial entities and vacant land
1950	Residences	Residential, industrial and commercial entities and vacant land
1951	The subject property is not shown	Residential and commercial entities and vacant land
1973	Residences	Residential and commercial entities and vacant land
1988	The subject property is not shown	Residential and commercial entities and vacant land
1989	Residence and vacant land	Residential and commercial entities and vacant land

1994	Residence and vacant land	Residential and commercial entities and vacant land
2003	Vacant land	Residential and commercial entities and vacant land

IWM personnel reviewed a search for the Aerial Photographs available for the subject property. Aerials for the years 1933, 1946, 1954, 1966, 1970, 1976, 1985, 1991, 1995, 2006 and 2008 were available. Each of the photos will be discussed below.

YEAR	USES
1933	Residential buildings are present on-site.
1946	Residential buildings are present on-site.
1954	Residential buildings are present on-site.
1966	Residential buildings are present on-site.
1970	Residential buildings are present on-site.
1976	Residential buildings are present on-site.
1984	Residential buildings are present on-site.
1991	Residential buildings are present on-site.
1995	Residential buildings are present on-site.
2006	The subject property is vacant land.
2008	The subject property is vacant land.

IWM personnel reviewed a search for the Historical Topographic Maps available for the subject property. Maps for the years 1891, 1900, 1905, 1947, 1967, 1981, and 1995 were available. Each of the maps will be discussed below.

YEAR	USES
1891, 1900, 1905	Due to the scale of the maps the subject property could not be determined.
1947	Buildings were shown to be present on-site however their use could not be determined.
1967	Due to the density of buildings only major structures are depicted.
1981	Due to the density of buildings only major structures are depicted.
1995	Due to the density of buildings only major structures are depicted.

IWM personnel reviewed a search for the City Directory available for the subject property. Information for the years 1920 through 2004 was found and will be discussed below. It should be noted that these years are not necessarily inclusive.

YEAR	USES
1922	Residences (95), Residences (97), Residences (99), Residences (101), residences (224), Residences (226)
1927	Residences (224), Residences (226)
1932	Residences (224)
1937	Residences (95), Residences (97), Residences (99), Residences (101), Residences (224), Residences (226)
1942	Sussex Ave. Crosses (93), Residences (224), Residences (226)
1947	Residences (224), Residences (226)
1951	Residences (97), Residences (99), Residences (101), Residences (224), Residences (226)
1955	Residences (224), Residences (226)
1958	Residences (95), Residences (97), De Vita Bakery (99), Residences (101), Residences (224), Residences (226)
1962	Residences (95), Residences (101), De Vita Bakery (99), Residences (226)
1965	Residences (95), Residences (97), Residences (99), De Vita Bakery (99), Residences (101)
1970	Residences (95), Residences (97), Residences (99), Residences (226)
1976	Residences (97), Residences (99), Residences (226)
1998	Residences (224), Residences (226)

6.0 INFORMATION FROM SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Access to the following was not attained on the day of the site inspection: IWM personnel gained full access to the subject property.

6.2 General Site Setting

On October 3, 2011 IWM personnel conducted an on-site investigation to determine if any areas of environmental concern were associated with the property known as Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey. The investigation was conducted in accordance with the standards established by the ASTM, Standard E1527-05, and the due diligence requirements of New Community Corporation.

6.3 Exterior and Interior Observations

The on-site inspection included visual observations for recognized environmental conditions located on-site as well as the surrounding subject property. The following were our visual observations.

6.3.1 Hazardous Substances, Spills, Odors, Stressed Vegetation

Based on our on-site inspection no hazardous materials were identified on-site.

Based on our on-site inspection, it was determined that the subject facility does not generate hazardous waste.

Our inspection of the subject facility and remaining property did not reveal any visible evidence of spills or the illegal disposal of hazardous materials and/or hazardous waste. In addition, there was no visible indication of distressed vegetation on-site. No noxious odors were noted on the day of inspection.

6.3.2 Stains and Corrosion

Our inspection of the subject facility and remaining property did not reveal any visible evidence of staining or corrosion which is suspected of impacting the underlying soil.

6.3.3 Storage Tanks

During the initial on-site inspection, a visual survey was conducted so as to determine the likely presence of any Above Ground Storage Tanks (AGSTs) or Underground Storage Tanks (USTs) on the subject property. No AGST was observed on-site. In addition, there were obvious visible indications, such as fill or vent pipes, indicating the presence of an UST on the property.

A fill pipe was identified in the sidewalk in front of the property located at 224-226 Camden Street.

6.3.4 Indications of PCBs

Three pole mounted transformers were observed on 14th Avenue. These transformers were not labeled as to whether they contained PCBs. There were no indications of the transformers leaking.

Transformers which are unlabeled as to whether they contain polychlorinated biphenyls (PCBs) are considered to contain PCBs at a concentration less than 500 parts per million (ppm) but greater than 50 ppm. This concentration permits the owner not to label the transformers with PCB warning labels.

One pole mounted transformer was observed on 14th Avenue. This transformer was labeled as containing no PCBs.

6.3.5 Indications of Solid Waste Disposal

During the inspection, there was no visible indication of the illegal dumping or disposal of solid waste on-site. There was no visible indication of the potential of waste materials being buried on the subject site. Unusual odors were not detected during the site inspection.

No solid waste is currently being generated on-site.

6.3.6 Suspected Asbestos Containing Materials

No buildings are currently located on the subject property. Therefore Presumed Asbestos Containing Material (PACM) is not suspected of being present.

6.3.7 Lead-Based Paint

No buildings are currently located on the subject property. Therefore lead based paint is not suspected of being present.

6.3.8 Sumps, Dry Wells, Drains, and Pits

Based on our visual inspection, no sumps, dry wells, drains, or pits were identified on-site.

7.0 INTERVIEWS

7.1 Interview With Owner, Site Manager, and Occupants

A site questionnaire was forwarded to the owner however this questionnaire has not been submitted to our offices as of this date.

7.2 Interviews With Local Government Officials

The Newark Municipal Departments and Essex County Departments were issued letters requesting information. Copies of these letters are provided in Appendix E.

7.3 Interviews with Others

No additional personnel were interviewed at this time.

8.0 FINDINGS, OPINIONS, AND RECOMMENDATIONS

8.0 Findings

IWM has completed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM practice E1527-05 on the property known as Block 274, Lots 2, 3, 4, 5, 40 and 41, 93-101 14th Avenue and 224-226 Camden Street, Newark, Essex County, New Jersey. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of those areas addressed in the opinions and recommendations section of this report.

8.1.1 On-Site Findings

Based on our observations, the subject property is currently vacant land. The subject property is provided with natural gas and is connected to city supplied water and sewer.

8.1.2 Historical/Records Review Findings

Based on a historical review, the subject property has been used for commercial and residential purposes throughout the years. As of this date, no information has been provided by local, county, and/or state agencies to our request for information on the subject property.

8.1.3 Historical Data Gaps

No significant data gaps were encountered in the historical review of the subject property. The following historical resources were reviewed in order to identify the prior use of the subject property: Sanborn Fire Insurance Maps, aerial photographs, topographic maps, and city directories.

8.1.4 Regulatory Review Findings

Based on a review of the EDR database, the subject property was not on any database as per ASTM Standard E1527. The subject property was not listed as having any environmental violations on-site.

8.2 Opinions/Conclusions/Deviations/ and Additional Services

Underground Storage Tanks:

Based on our inspection, there was a fill pipe located within the sidewalk on Camden Street. It is our opinion that this fill pipe is associated with an underground storage tank. Therefore, it is recommended that the tank be properly closed according to all local and state regulations, and that the closure documentation be forwarded to the appropriate parties.

Potential for Off Site Contamination:

With respect to the listed Leaking Underground Storage Tanks and/or Known Contaminated Sites located in the projected hydrogeologic up-gradient direction from the subject property, no additional information is currently available with respect to the potential impact of these sites on the subject property.

In the event that an off-site property contaminates an aquifer located on a subject site, the subject property should be protected from liability under the Section III - Liability Protection For Contiguous Landowners of the Brownfields Revitalization And Environmental Restoration Act of 2001.

It should be noted that the subject facility is supplied with its potable water through Newark's potable water distribution system. However, if ground water contamination is present at these sites, it may impact on the subject property.

APPENDIX F

UST REMEDIATION PLAN

INDUSTRIAL WASTE MANAGEMENT, INC.

February 15, 2012

Richard Rohrman
New Community Corporation
233 West Market Street
Newark, New Jersey 07103

Re: UST Remediation Plan
226 Camden Street
Newark, New Jersey

Dear Mr. Rohrman:

As requested by New Community Corporation, Industrial Waste Management, Incorporated (IWM) personnel have completed the UST Remediation Plan for the site located at 226 Camden Street, Newark, New Jersey. Based on our October 24, 2011 Phase I Environmental Assessment (Phase I) completed for the subject property, IWM personnel identified a suspected fill pipe within the sidewalk in front of Lot 41, 226 Camden Street. IWM recommended that a subsurface evaluation be completed on-site in order to determine if an underground storage tank (UST) is present on-site.

Based on a February 8, 2012 letter from Atlas Disposal Options, Inc. (Atlas) to New Community Corporation, Atlas completed a magnetic locator survey on the subject property. They did identify a steel pipe (possible fill port) in the sidewalk as indicated in the Phase I report. Atlas personnel uncovered the area surrounding the steel pipe and did observe a UST at this location.

This is an out of service unregulated heating oil tank that is now recommended to be closed according to all applicable NJDEP regulations. This tank can be closed under the Department's Unregulated Heating Oil Tank (UHOT) program. This tank is located within the sidewalk and can be closed by removal. The following steps will be taken during the closure of this UST. At this time it is unknown whether the tank has leaked and it will be assumed that it has not.

1. Permits obtained from Newark for the tank closure.
2. Tank excavated to top, soil placed adjacent to the excavation for later re-use.
3. Tank opened so that the material contained within it can be pumped out and disposed of off-site.
4. The interior of the tank is wiped clean and the sludge will be disposed of off-site.
5. The tank shall be removed from the excavation and examined for the presence of any corrosion holes. If any holes are present, the NJDEP hotline will be called notifying them of a discharge.

135 Lincoln Blvd., Middlesex, New Jersey 08846
732-271-1490 Fax 732-271-1458

6. The excavation and tank will be inspected by the Newark building official in order to determine if a discharge had occurred
7. The tank will be disposed of off-site.
8. If no contamination is identified then the excavation will be backfilled with certified clean material.
9. If contamination is present then the contaminated soil will be removed and placed on-site for eventual off-site disposal.
10. Once the contaminated soil is removed then post-excavation soil samples will be taken in order to show that clean has been achieved.
11. Certified clean material will be placed back into the excavation.
12. If contamination was present then a final report will be submitted to UHOT.

If no contamination is present and no holes are found then no further action is required and the City of Newark will issue a Certificate of Approval for this UST closure. In order to provide a cost estimate for the closure of this tank it will be assumed that no contamination is present. With this assumption it is estimated that the closure of this unregulated UST will be between $2500.00 and $4000.00. If you should have any questions regarding the above, please do not hesitate to contact me so that we may discuss them.

Very truly,

William F. Nehls, CHMM
Director of Operations

APPENDIX G

NO FURTHER ACTION LETTER AND COVENANT NOT TO SUE

State of New Jersey

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BOB MARTIN
Commissioner

Unregulated Heating Oil Tank Program
401 East State Street, 5th floor
P.O. Box 420
Mail Code 401-05
Trenton, NJ 08625-0420
Phone #: 609-633-0544
Fax #: 609-984-6004

February 5, 2013

Mr. Richard Rohrman
233 West Market Street
Newark, NJ 07103

Re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System
Unrestricted Use - No Further Action Letter and Covenant Not to Sue
Block 274, Lot 41
226 Camden Street
Newark City, Essex County
Program Interest #:596281, Activity Number: CSP130001
Communications Center Number: 12-03-23-0953-43

Dear Mr. Rohrman:

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) makes a determination that no further action is necessary for the remediation of the area of concern specifically referenced above, except as noted below, so long as you did not withhold any information from the Department. This action is based upon information in the Department's case file and your final certified report dated January 14, 2013. In issuing this No Further Action Determination and Covenant Not to Sue, the Department has relied upon the certified representations and information provided to the Department.

By issuance of this No Further Action Determination, the Department acknowledges the completion of a Remedial Investigation and Remedial Action pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E) for the area of concern specifically referenced above and no other areas.

NO FURTHER ACTION CONDITIONS

As a condition of this No Further Action Determination pursuant to N.J.S.A. 58:10B-12o, you and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever your name or address changes. Any notices submitted pursuant to this paragraph shall reference the above case numbers and shall be sent to: Site Remediation Program, P.O. Box 420, Trenton, NJ 08625.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.1 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Conditional No Further Action Letter.

Thank you for your attention to these matters. If you have any questions, please contact Ms. Marty Goodwin at (609) 292-0543.

Sincerely,

George King, Chief
Unregulated Heating Oil Tank Program

c: Mr. Robert Mascaro, Newark City Municipal Clerk
Newark City Health Department
Mr. Michael Festa, Essex County Health Officer
Mr. William F. Nehls, Industrial Waste Management, Inc.
Mr. Mark Gruzlovic, NJDEP/Unregulated Heating Oil Tank Program
File Copy

APPENDIX H

NJDEP HUD ENVIRONMENTAL REVIEW TOOL 2.1 - CONTAMINATION AND TOXIC SUBSTANCES MAP

From: McEvoy, Kim <Kim.McEvoy@dep.nj.gov>
Sent: Friday, October 23, 2015 3:45 PM
To: Chloe Swansen; Joseph P. Layton
Cc: Greene, Robert (Robert.Greene@icfi.com); McEvoy, Kim
Subject: RE: Better Life Toxic Site Clearance
Attachments: Better Life Toxics Map.JPG; A Better Life Toxic Spreadsheet_10232015.pdf

Chloe,
Please include the attachments and this email into the environmental record.

The NJDEP has made determinations on the following HUD applications. Please see the attached spreadsheet. The spreadsheet will indicate if the HUD projects that you forwarded to me for a Toxics consultation were able to be cleared of the potentially threatening toxic site that you identified using the GIS layer we provided to you.

You will see in the" Outcome" Column of the spreadsheet the determination we have made. There are only 4 potential answers in this column:

Cleared – NJDEP has found this site to be in substantial compliance with NJDEP regulations and is therefore considered under control

Not cleared – Site is not in compliance with NJDEP regulations and is still considered a potential threat to the HUD applicant site.

Conditional Clearance - Site could be cleared if the construction of the project would mitigate the potential environmental hazard. For example. if the environmental issue was vapor intrusion and the home will be built on unenclosed pilings, the vapor intrusion concern is no longer relevant. Specific comments will be provided when appropriate.

Working On- DEP staff are working to gather information to make a determination.

Please print this email and the spreadsheet and place them in the file for <u>each</u> application noted on the spreadsheet. If the "Outcome" column reads "Working on" wait until you receive one of the other 3 answers prior to putting the email/ spreadsheet into that file.

Sincerely,
Kim McEvoy
NJDEP
Sandy Recovery EHP
609-789-2526 (cell)
609-292-0307 (direct)

Click on the map to measure.

Help

Done

0.00 Feet

Map Legend

- Hazardous Sites of Concern
- Hazardous Sites Buffer Zone (3000 ft)

Fairmount Cemetery

Hebrew Cemetery

Irvington Twp

University Hospital

New Jersey Institute of Technology

New Jersey Institute of Technology

Saint Michael's Medical Center

Rutgers University-Newark

Essex County College-Newark

Urban Park

Essex County College-Newark

Prudential Center

Newark

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

POWERED BY esri

Start Date	Application #	Contractor	Contaminated Site Name	Contaminated Site ID #	PAMS PIN	SRP PI	Tracking	Outcome	Finish Date	Days to Completion	Emailed Response
10/22/2015	A Better Life	Maser	47 61 12th Avenue	65670	0714_275_1	G000031343	Cleared by Geologist	Cleared	10/23/2015	1	10/23/2015
10/22/2015	A Better Life	Maser	NJ University of Medicine and Dentistry Newark Car	14922	0714_275_1	005390	Cleared by NJEMS	Cleared	10/23/2015	1	10/23/2015
10/22/2015	A Better Life	Maser	The Schillat Farrell Press	67465	0714_275_1	G000008891/G000014419	Cleared by NJEMS	Cleared	10/23/2015	1	10/23/2015
10/22/2015	A Better Life	Maser	Newark Towne Shopping Center	64095	0714_275_1	G000008891	Cleared by NJEMS	Cleared	10/23/2015	1	10/23/2015
10/22/2015	A Better Life	Maser	Auto Body and Service Company Inc.	8569	0714_275_1	G000008891/97694	NJEMS Compliant	Cleared	10/23/2015	1	10/23/2015
10/22/2015	A Better Life	Maser	Clinton Milk Company	8529	0714_275_1	011860	Cleared by NJEMS	Cleared	10/23/2015	1	10/23/2015
10/22/2015	A Better Life	Maser	Tonys Service Center	13037	0714_275_1	017428	Limited Sites Impacted DC	Cleared	10/23/2015	1	10/23/2015
10/22/2015	A Better Life	Maser	33 Holland Street	75016	0714_275_1	G000041985	Limited Sites Impacted DC	Cleared	10/23/2015	1	10/23/2015
10/22/2015	A Better Life	Maser	37 Holland Street	75015	0714_275_1	G000041984	Limited Sites Impacted DC	Cleared	10/23/2015	1	10/23/2015
10/22/2015	A Better Life	Maser	484 15th Avenue	149791	0714_275_1	197760	Cleared by Geologist	Cleared	10/23/2015	1	10/23/2015

APPENDIX I

NATURAL HERITAGE PROGRAM DATABASE SEARCH RESULTS

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
State Forestry Services
Mail Code 501-04
ONLM - Natural Heritage Program
P.O. Box 420
Trenton, NJ 08625-0420
Tel. #609-984-1339
Fax. #609-984-1427

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

October 30, 2015

Chloe S. Swansen
Maser Consulting P.A.
555 Hudson Valley Road, Suite 101
Newburgh, NY 12553

Re: Block 274, Lots 2, 3, 4, 5, 40 and 41
City of Newark, NJ
MC Project No. 15000769A

Dear Ms. Swansen:

Thank you for your data request regarding rare species information for the above referenced project site in Newark City, Essex County.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.1) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Request for Data into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for all occurrences of rare wildlife species or wildlife habitat within one mile of the referenced site. Please refer to Table 2 (attached) to determine if any rare wildlife species or wildlife habitat is documented within one mile of the project site. Detailed reports are provided for each category coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

For requests submitted as part of a Flood Hazard Area Control Act (FHACA) rule application, we report records for all rare plant species and ecological communities tracked by the Natural Heritage Program that may be on your project site. (In some borderline cases these records may be described as on or in the immediate vicinity of your project site.) A subset of these plant species are also covered by the FHACA rules when the records are located within one mile of the project site. One mile searches for plant species will only report occurrences for those plant species identified under the FHACA regulations as being critically dependent on the watercourse. Please refer to Table 2 (attached) to determine if any rare plant species covered by the FHACA rules have been documented. Detailed reports are provided for each category coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1 and 2 (attached) to determine if any priority sites are located on or within one mile of the project site.

A list of rare plant species and ecological communities that have been documented from the project site, referenced above, can be downloaded from http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.html. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2010.pdf.

If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive NJ-GeoWeb website at the following URL, http://www.state.nj.us/dep/gis/geowebsplash.htm or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,

Robert J. Cartica
Administrator

c: NHP File No. 15-4007462-8650

Mail Code 501-04
Department of Environmental Protection
State Forestry Services
Office of Natural Lands Management
P.O. Box 420 Trenton, New Jersey 08625-0420
(609) 984-1339 Fax: (609) 984-1427

Invoice

Date	Invoice #
10/30/2015	8650

Bill to:
Maser Consulting P.A.
555 Hudson Valley Road, Suite 101
Newburgh, NY 12553

Make check payable to:
Office of Natural Lands Management
And forward with a copy of this statement to:
Mail Code 501-04
Office of Natural Lands Management
P.O. Box 420 Trenton, New Jersey 08625-0420

Quantity (hrs.)	Description	Rate (per hr.)	Amount
1	Charge for Natural Heritage Database search for rare species and ecological communities locational information. Project: 15-4007462-8650	$ 70.00	$ 70.00
Chloe S. Swansen Project Name: Block 274, Lots 2, 3, 4, 5, 40 and 41 City of Newark, NJ MC Project No. 15000769A		**Total**	$ 70.00

NHP File No. 15-4007462-8650

Table 1: On Site Data Request Search Results (7 Possible Reports)

Report Name	Included	Number of Pages
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. On or In the Immediate Vicinity of the Project Site Based on Search of the Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
3. Natural Heritage Priority Sites On Site	No	0 pages included
4. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.1 Species Based Patches	No	0 pages included
5. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.1	No	0 pages included
6. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.1 Stream Habitat File	No	0 pages included
7. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

Table 2: Within 1 Mile for FHACA Searches (6 possible reports)

Report Name	Included	Number of Pages
1. Rare Plant Species Covered by the Flood Hazard Area Control Act Rule Within One Mile of the Project Site Based on Search of Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within 1 mile	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.1 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.1	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.1 Stream Habitat File	No	0 pages included
6. Other Animal Species Within One Mile of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

APPENDIX J

IPAC SEARCH RESULTS

U.S. Fish & Wildlife Service

A Better Life

IPaC Trust Resource Report

Generated November 02, 2015 12:28 PM MST

This report is for informational purposes only and should not be used for planning or analyzing project-level impacts. For projects that require FWS review, please return to this project on the IPaC website and request an official species list from the Regulatory Documents page.

US Fish & Wildlife Service

IPaC Trust Resource Report

Project Description

NAME

A Better Life

PROJECT CODE

GN3XX-32G2J-DFBHL-NTRJ2-AAH7FY

LOCATION

Essex County, New Jersey

DESCRIPTION

No description provided

U.S. Fish & Wildlife Contact Information

Species in this report are managed by:

New Jersey Ecological Services Field Office
927 North Main Street, Building D
Pleasantville, NJ 08232-1454
(609) 646-9310

Endangered Species

Proposed, candidate, threatened, and endangered species that are managed by the Endangered Species Program and should be considered as part of an effect analysis for this project.

This unofficial species list is for informational purposes only and does not fulfill the requirements under Section 7 of the Endangered Species Act, which states that Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action." This requirement applies to projects which are conducted, permitted or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can be obtained by returning to this project on the IPaC website and requesting an official species list on the Regulatory Documents page.

There are no endangered species identified for this project area

Critical Habitats

Potential effects to critical habitat(s) within the project area must be analyzed along with the endangered species themselves.

There is no critical habitat within this project area

Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity which results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service (1). There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

You are responsible for complying with the appropriate regulations for the protection of birds as part of this project. This involves analyzing potential impacts and implementing appropriate conservation measures for all project activities.

American Oystercatcher Haematopus palliatus — Bird of conservation concern
Year-round
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0G8

American Bittern Botaurus lentiginosus — Bird of conservation concern
Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0F3

Bald Eagle Haliaeetus leucocephalus — Bird of conservation concern
Year-round
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B008

Black Skimmer Rynchops niger — Bird of conservation concern
Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0EO

Black-billed Cuckoo Coccyzus erythropthalmus — Bird of conservation concern
Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HI

Blue-winged Warbler Vermivora pinus — Bird of conservation concern
Season: Breeding

Canada Warbler Wilsonia canadensis — Bird of conservation concern
Season: Breeding

Cerulean Warbler Dendroica cerulea — Bird of conservation concern
Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B09I

Fox Sparrow Passerella iliaca — Bird of conservation concern
Season: Wintering

Golden-winged Warbler Vermivora chrysoptera — Bird of conservation concern
Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0G4

Hudsonian Godwit Limosa haemastica — Bird of conservation concern
Season: Migrating

Kentucky Warbler Oporornis formosus — Bird of conservation concern
Season: Breeding

Least Bittern Ixobrychus exilis — Bird of conservation concern
Season: Breeding

Peregrine Falcon Falco peregrinus — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0FU

Pied-billed Grebe Podilymbus podiceps — Bird of conservation concern
Year-round

Prairie Warbler Dendroica discolor — Bird of conservation concern
Season: Breeding

Purple Sandpiper Calidris maritima — Bird of conservation concern
Season: Wintering

Red Knot Calidris canutus rufa — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0DM

Rusty Blackbird Euphagus carolinus — Bird of conservation concern
Season: Wintering

Saltmarsh Sparrow Ammodramus caudacutus — Bird of conservation concern
Season: Breeding

Seaside Sparrow Ammodramus maritimus — Bird of conservation concern
Year-round

Short-eared Owl Asio flammeus — Bird of conservation concern
Season: Wintering
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HD

Snowy Egret Egretta thula — Bird of conservation concern
Season: Breeding

Upland Sandpiper Bartramia longicauda — Bird of conservation concern
Season: Breeding
https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HC

Wood Thrush Hylocichla mustelina — Bird of conservation concern
Season: Breeding

Worm Eating Warbler Helmitheros vermivorum — Bird of conservation concern
Season: Breeding

Refuges

Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. If your project overlaps or otherwise impacts a Refuge, please contact that Refuge to discuss the authorization process.

There are no refuges within this project area

Wetlands

Impacts to NWI wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes.

Project proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate U.S. Army Corps of Engineers District.

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Wetland data is unavailable at this time.

APPENDIX K

BAT GUIDANCE QUESTIONNAIRE

The NJDEP HUD Environmental Review Tool 2.1 (map screening tool) no longer includes occurrence areas for threatened or endangered bats. For all projects statewide, the following guidance and action steps should be followed to determine whether a project may adversely impact federally listed Indiana bats (1), northern long-eared bats (2), or their habitats:

Question 1: Does the project involve removal of trees (3)? No.
(Note that the project application/ERR must include information regarding whether tree removal is required and the amount of tree removal required.)

- Yes (tree removal required) = Proceed to Question 2
- No (no tree removal) = Proceed to Question 3

Question 2: How much tree removal is required, and when would tree removal occur?

- Less than 1 acre of trees will be removed, and tree removal will occur during the INACTIVE season for bats (4) = No effect on listed bats from tree clearing; proceed to Question 3.
- Less than 1 acre of trees will be removed, but tree removal will occur during the ACTIVE season for bats (4) = May affect listed bats. **Consultation with ENSP is required.**
- Greater than 1 acre of tree removal required = May affect listed bats. **Consultation with ENSP is required.**

Question 3: Does the project involve demolition or renovation of a building? No.
(Note that northern long-eared bats are known to roost and form colonies in buildings.)

- No = No effect on listed bats from demolition or renovation.
- Yes (minor interior renovation only) = No effect on listed bats from demolition or renovation.
- Yes (demolition or renovation to the building's exterior or attic) = May affect listed bats. **Consultation with ENSP is required.**

References:

(1) For additional USFWS guidance on Indiana bats go to: http://www.fws.gov/northeast/njfieldoffice/endangered/Ibat.html
(2) For additional USFWS guidance on northern long-eared bats go to http://www.fws.gov/midwest/endangered/mammals/nlba/
(3) Trees = woody vegetation with a diameter at breast height (dbh) of greater than three inches.
(4) The ACTIVE season is:
    a. April 1 to September 30 in municipalities that contain maternity occurrences *or* potential occurrences of Indiana bats and/or northern long-eared bats; hence the INACTIVE season is October 1 to March 31; *or*
    b. April 1 to October 31 in municipalities that contain hibernation occurrences of northern long-eared bats; hence the INACTIVE season is November 1 to March 31; *or*
    c. April 1 to November 15 in municipalities that contain hibernation occurrences of Indiana bats; hence the INACTIVE season is November 16 to March 31.

    A list of municipalities with Indiana bat and/or northern long-eared bat maternity and hibernation occurrences is at http://www.fws.gov/northeast/njfieldoffice/pdf/battowns.pdf. The potential range of the northern long-eared bat is statewide unless IPaC does not return a result of northern long-eared bat for the location.

APPENDIX L

NRCS WEB SOIL SURVEY - FARMLAND CLASSIFICATION

Map Scale: 1:2,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Soil Rating Points

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Water Features

MAP INFORMATION

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, New Jersey
Survey Area Data: Version 10, Sep 24, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2014—Sep 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Farmland Classification— Summary by Map Unit — Essex County, New Jersey (NJ013)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
BowrB	Boonton - Urban land, Boonton substratum complex, red sandstone lowland, 0 to 8 percent slopes	Not prime farmland	20.7	97.7%
URBOOB	Urban land, Boonton substratum, 0 to 8 percent slopes, red sandstone lowland	Not prime farmland	0.5	2.3%
Totals for Area of Interest			**21.2**	**100.0%**

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

APPENDIX M

NJ & NATIONAL REGISTERS OF HISTORIC PLACES

Newark City

12th Street Streetscape (ID#1206)
East side of South 12th Street between Woodland Avenue and Avon Avenue
SHPO Opinion: 2/7/1992

132 Lincoln Avenue (ID#4778)
132 Lincoln Avenue
SHPO Opinion: 5/23/2008

14th Street Streetscape (ID#1207)
South 14th Street
SHPO Opinion: 12/18/1991

77 Academy Street (ID#3091)
77 Academy Street
SHPO Opinion: 3/10/1997

Ahavas Sholom Synagogue (ID#3702)
145 Broadway
NR: 12/13/2000 (NR Reference #: 00001530)
SR: 11/6/2000

Ann Street School (ID#5078)
30 Ann Street
SHPO Opinion: 11/30/2005

Archaeological Site (28-Ex-110) (ID#3729)
SHPO Opinion: 3/21/2001

Arts High School (ID#5006)
550 Martin Luther King Boulevard
COE: 10/19/2010

24 Baldwin Avenue (ID#1211)
24 Baldwin Avenue
SHPO Opinion: 5/18/1992

Ballantine Mansion (John Ballantine House) (NHL, ID#1212)
43-49 Washington Street (Newark Museum)
NHL: 2/4/1985
NR: 10/2/1973 (NR Reference #: 73001093)
SR: 9/6/1973

James A. Banister Company Factory (ID#2841)
370-386 Orange Street
SHPO Opinion: 8/14/1995
(Tug-Sol Lamp Works Inc. Factory)

Belleville Avenue Congregational/Clinton Memorial A.M.E. Zion Church (ID#1213)
151 Broadway
NR: 8/13/1986 (NR Reference #: 86001505)
SR: 6/25/1986

Bergen Street School (ID#1214)
695 Bergen Street
SHPO Opinion: 1/17/1978

Bethany/Cornerstone Baptist Church (ID#1215)
117 West Market Street
NR: 5/10/1989 (NR Reference #: 88000466)
SR: 2/19/1988
(demolished, ca. 1992)

Borden's Farm Products Plant (ID#3092)
Northeast corner of Nesbitt and Orange streets
SHPO Opinion: 3/19/1996

Branch Brook Park [Historic District] (ID#1216)
Bound by Orange Avenue, Newark City Subway (former Morris Canal), Second River, Branch Brook Place, Forest Parkway, and Lake Street
NR: 1/12/1981 (NR Reference #: 81000392)
SR: 6/5/1980
SHPO Opinion: 3/30/1979
Also located in:
Essex County, Belleville Township

Branch Brook School (ID#5007)
228 Ridge Street
COE: 10/19/2010

Bridge Street Bridge (SI&A #0700H03) (ID#3093)
Bridge Street over Passaic River
SHPO Opinion: 5/31/1996
Also located in:
Hudson County, Harrison Town

Broad Street Railroad Bridge (ID#3094)
NJ Transit Morristown Line, Milepost 7.72 over Broad Street
SHPO Opinion: 3/19/1996

Broad Street Railroad Station (ID#1217)
Broad Street and University Avenue
NR: 6/22/1984 (NR Reference #: 84002662)
SR: 3/17/1984
SHPO Opinion: 1/5/1984
(Thematic Nomination of Operating Passenger Railroad Stations)

La Casa de Don Pedro (ID#1219)
317 Roseville Avenue
SHPO Opinion: 10/21/1993

Catedral Evangelica Reformada (First Reformed Church) (ID#1220)
27 Lincoln Park at Halsey Street
NR: 10/26/1972 (NR Reference #: 72000773)
SR: 3/17/1972

Cathedral of the Sacred Heart (ID#1221)
89 Ridge Street
NR: 12/22/1976 (NR Reference #: 76001151)
SR: 9/13/1976

342 Central Avenue (ID#3095)
342 Central Avenue
SHPO Opinion: 1/25/1996

400-406 Central Avenue (ID#3961)
400-406 Central Avenue
SHPO Opinion: 4/9/2001

493-495 Central Avenue (ID#1223)
493-495 Central Avenue
SHPO Opinion: 5/5/1994
(Demolished)

Central High School (ID#1222)
100 Summit Street
SHPO Opinion: 8/3/1977

Central Railroad of New Jersey Broad Street Station (ID#3096)
834-836 Broad Street
SHPO Opinion: 3/19/1996
(Partially demolished)

Chamber of Commerce Building (ID#3097)
20-24 Branford Place
SHPO Opinion: 3/19/1996

The Chatteau (ID#1225)
370 Irvine Turner Boulevard
SHPO Opinion: 7/8/1993
(Demolished)

City Hall Historic District (ID#3098)
Area bounded by Broad Street, Green Street, Mulberry Street, and Federal Square
SHPO Opinion: 3/19/1996

City Hall Place (ID#3099)
9-13 Hill Street
SHPO Opinion: 3/19/1996

The City of Newark Sewers (ID#4351)
SHPO Opinion: 8/31/2000

William Clark House (ID#1226)
346 Mount Prospect Avenue
NR: 11/10/1977 (NR Reference #: 77000863)
SR: 5/27/1977

Clay Street Bridge SI&A# 0700H01 (ID#5153)
Clay Street/West Central Avenue over Passaic River
SHPO Opinion: 4/10/2012
Also located in:
Hudson County, East Newark Borough

Cleveland School (ID#5008)
388 Bergen Street
COE: 10/19/2010

Colonnade Park Historic District (ID#5338)
23-59 Clifton Avenue 108-136 Martin Luther King Jr. Boulevard; 138-162 Martin Luther King Jr. Boulevard
COE: 4/21/2014
(aka Colonnade Apartments, Pavillion I, and Pavilion II)

Community Hospital (ID#4236)
130 W. Kinney Street
NR: 3/22/2004 (NR Reference #: 04000224)
SR: 1/27/2004

Culley-Sheridan House Site (28-Ex-114) (ID#4059)
SHPO Opinion: 1/17/2002

Delaware, Lackawanna and Western Railroad Newark Grade Crossing Elimination Historic District (ID#3100)
NJ Transit Morristown Line, Milepost 7.15 (over Jersey Avenue, Harrison) through Milepost 9.18 (under 14th Street, Newark) and NJ Transit Montclair Branch, Roseville interlocking through Milepost 9.39 (under Park Street)
SHPO Opinion: 3/19/1996
Also located in:
Hudson County, Harrison Town

Diamond Alkali Superfund Site (ID#308)
80 and 120 Lister Avenue
SHPO Opinion: 8/20/1999

Dock Bridge (ID#1227)
Amtrak Northeast Corridor Line over Passaic River
NR: 10/3/1980 (NR Reference #: 80002484)
SR: 7/21/1979
(Additional Documentation aproved 11/21/12)
Also located in:
Hudson County, Harrison Town

Edward Balbach and Sons Smelting and Refining Works [Site] (28-Ex-129) (ID#5035)
SHPO Opinion: 11/10/2010

Eighteenth Avenue School (ID#1209)
229-243 Eighteenth Avenue
NR: 4/14/2015 (NR Reference #: 15000151)
SR: 2/19/2015
SHPO Opinion: 8/3/1977
COE: 10/19/2010
(Original SHPO Opinion not found; Date cited is preliminary review by SHPO. (a.k.a. Milford School))

Elliott Street Elementary School (ID#1228)
721 Summer Avenue
SHPO Opinion: 8/3/1977

Engine Company Number 5 Firehouse (ID#1229)
65 Congress Street
SHPO Opinion: 12/14/1976

Engine Company Number 6 Firehouse (ID#1230)
344-46 Springfield Avenue
SHPO Opinion: 12/14/1976

Engine Company Number 7 Firehouse (ID#1231)
296-308 Warren Street
SHPO Opinion: 12/14/1976

Engine Company Number 8 Firehouse (ID#1232)
296 Ferry Street
SHPO Opinion: 12/14/1976

Engine Company Number 9 Firehouse (ID#1233)
195-197 Summer Avenue
SHPO Opinion: 12/14/1976

Engine Company Number 10 Firehouse (ID#3102)
Astor Street at Sherman Avenue
SHPO Opinion: 3/19/1996

Engine Company Number 11 Firehouse (ID#1234)
521-23 Central Avenue
SHPO Opinion: 12/14/1976
(Demolished c. 1990)

Engine Company Number 12 Firehouse (ID#1235)
213-17 Belmont Avenue
SHPO Opinion: 12/14/1976

Engine Company Number 14 Firehouse (ID#1236)
69-71 Vesey Street
SHPO Opinion: 12/14/1976

Engine Company Number 15 Firehouse (ID#1237)
269-271 Park Avenue
SHPO Opinion: 12/14/1976

Engine Company Number 16 Firehouse (ID#1238)
469-73 Ferry Street
SHPO Opinion: 12/14/1976

Engine Company Number 17 Firehouse (ID#1239)
84-86 Clinton Place
SHPO Opinion: 12/14/1976

Engine Company Number 21 and 26 Firehouse (ID#1241)
420-38 Sanford Avenue
SHPO Opinion: 12/14/1976

Engine Company Number 27 Firehouse (ID#1242)
87-99 Elm Road
SHPO Opinion: 12/14/1976

Engine Company Number 28 Firehouse (ID#1243)
695-701 North 6th Street
SHPO Opinion: 12/14/1976

Engine Company Number 29 Firehouse (ID#1244)
1028-30 Bergen Street
SHPO Opinion: 12/14/1976

Engine Company Number 19 Firehouse (ID#1240)
526-528 Frelinghuysen Avenue
SHPO Opinion: 5/18/2001
(Previous SHPO Opinion 12/14/1976)

Essex Building (ID#3103)
31 Clinton Street
SHPO Opinion: 3/19/1996

Essex County House of Detention (ID#1249)
280 New Street
SHPO Opinion: 11/3/1993
COE: 12/7/2001
(Addition to the Essex County Jail)

Essex Generating Station (ID#5429)
SHPO Opinion: 3/23/2015

Essex Club (ID#1245)
52 Park Place
NR: 2/22/1991 (NR Reference #: 91000110)
SR: 1/14/1991

Essex County Court House (ID#1246)
470 High Street
NR: 6/26/1975 (NR Reference #: 75001135)
SR: 3/26/1975

Essex County Jail (ID#1247)
21 Wilsey Street
NR: 9/3/1991 (NR Reference #: 91001366)
SR: 3/11/1991

Essex County Park Commission Administration Building (ID#1248)
115 Clifton Avenue
NR: 11/11/1977 (NR Reference #: 77000864)
SR: 5/27/1977

Evergreen Cemetery (ID#2681)
1137 North Broad Street
NR: 7/9/1991 (NR Reference #: 91000882)
SR: 5/28/1991
See Main Entry / Filed Location:
Union County, Hillside Township

Fagan House Site (28-Ex-117) (ID#4056)
SHPO Opinion: 1/17/2002

Federal Trust Company Building (ID#3104)
24 Commerce Street
SHPO Opinion: 3/19/1996

Feigenspan Mansion (ID#1250)
710 High Street (now Martin Luther King Blvd.)
NR: 10/5/1977 (NR Reference #: 77000865)
SR: 12/27/1976

Felix J. Kastner House (ID#4854)
176-178 Clinton Avenue
COE: 10/27/2008

Fieldhouse (ID#1252)
Weequahic Park
SHPO Opinion: 6/21/1982

Fieldhouse and Senior Citizens Building (ID#3106)
Vailsburg Park
SHPO Opinion: 6/21/1982

Fifteenth Avenue School (ID#1208)
557 15th Avenue
SHPO Opinion: 8/3/1977
COE: 10/19/2010
(Original SHPO Opinion not found; Date cited is preliminary review by SHPO.)

Fifteenth Avenue School (ID#5333)
557-571 15th Avenue
SHPO Opinion: 8/2/1977
COE: 10/19/2010

Home Office Building, Firemen's Insurance Company of Newark (ID#1253)
8-12 Park Place
NR: 6/17/1982 (NR Reference #: 82003273)
SR: 4/30/1982

24 First Street Archaeological Site (ID#4584)
SHPO Opinion: 2/2/2006

26 First Street Archaeological Site (ID#4583)
SHPO Opinion: 2/2/2006

28 First Street Archaeological Site (ID#4582)
SHPO Opinion: 2/2/2006

First Baptist Peddie Memorial Church (ID#1254)
Broad and Fulton streets
NR: 10/30/1972 (NR Reference #: 72000774)
SR: 5/17/1972

First Fidelity Bank (ID#3107)
936 Broad Street
SHPO Opinion: 3/19/1996

First National State Bank Building (ID#1255)
810 Broad Street
NR: 8/10/1977 (NR Reference #: 77000866)
SR: 12/27/1976

Forest Hill Historic District (ID#1256)
Roughly bounded by Verona, Mount Prospect, and 2nd Aves. and Branch Brook Park
NR: 8/3/1990 (NR Reference #: 90001193)
SR: 1/9/1990

Former Temple Oheb Sholem (ID#3833)
672 Dr. Martin Luther King Blvd.
SHPO Opinion: 6/30/1988

Four Corners Historic District (ID#126)
Roughly bounded by Raymond Boulevard, Mulberry Street, Hill Street, and Washington Street
NR: 9/8/2000 (NR Reference #: 00001061)
SR: 11/18/1999
SHPO Opinion: 3/19/1996

Garden State Parkway Historic District (ID#3874)
Entire Garden State Parkway right-of-way
SHPO Opinion: 10/12/2001
See Main Entry / Filed Location:
Cape May County, Lower Township

Garfield School (ID#1258)
291 North 7th Street
SHPO Opinion: 8/3/1977

Marcus Garvey Elementary School (ID#1259)
131 13th Street
SHPO Opinion: 8/3/1977

Gibraltar Building (ID#3108)
212 Washington Street
SHPO Opinion: 3/19/1996

Christian Gisch Row Houses site (28-Ex-99) (ID#3686)
SHPO Opinion: 2/26/1998

Glencoe (Coe Mansion) (ID#1260)
698 Martin Luther King Boulevard
NR: 10/1/1991 (NR Reference #: 91001481)
SR: 8/16/1991

Grace Church (NHL, ID#1261)
Broad and Walnut streets
NHL: 12/23/1987
NR: 11/2/1972 (NR Reference #: 72000776)
SR: 8/2/1972

Grant Street/Eighth Avenue Historic District (ID#3109)
Portions of Broad, clay, Grant, Spring Streets and Eighth Avenue
SHPO Opinion: 5/28/1997
COE: 9/25/2009
(Previous SHPO Opinion 7/30/91 for Grant Street Streetscape. Also previous individual SHPO for Opinions 5/28/1997 for Grant Street Rowhouses and 1-19 Eighth Avenue Rowhouses)

Griffith Building (ID#1263)
605-607 Broad Street
NR: 5/24/1984 (NR Reference #: 84002641)
SR: 4/17/1984

Hahne and Company Department Store (ID#1264)
609 Broad Street
NR: 8/30/1994 (NR Reference #: 94001005)
SR: 6/28/1994

Hall of Records Complex (ID#1265)
465-479 High Street
SHPO Opinion: 4/16/1980

Douglass Harrison Apartments (ID#1266)
63 Somerset Street
SHPO Opinion: 1/19/1994

Haynes Avenue Bridge (SI&A #0749160) (ID#1267)
Haynes Avenue Bridge over Amtrak Northeast Corridor Line
SHPO Opinion: 6/3/1991
(Previous SHPO Opinion 3/26/91)

Health Care Facility (ID#1268)
94 William Street, between Arlington Street and University Avenue
SHPO Opinion: 12/14/1977

Hedden Terrace Streetscape (ID#1269)
Both sides of Hedden Terrace between West Runyon Street and Hawthorn Avenue
SHPO Opinion: 2/7/1992

Herres-Brennan Saloon House [Site] (28-Ex-111) (ID#4062)
SHPO Opinion: 1/17/2002

Herrmann House Site (28-Ex-116) (ID#4057)
SHPO Opinion: 1/17/2002

High Street Historic District (ID#1270)
Bounded by Shipman, High and Spruce streets
SHPO Opinion: 10/24/1989

Hill Valet Cleaners (ID#3111)
18 Green Street
SHPO Opinion: 3/19/1996

Hoisting Engineering Union, Engineers Club (Salvation Army Building) (ID#3112)
11 Providence Street
SHPO Opinion: 11/13/1991

Hopewell Baptist Church (ID#3832)
781-787 Dr. Martin Luther King Blvd.
SHPO Opinion: 6/30/1988

House of Prayer Episcopal Church and Rectory (Plume House) (ID#1272)
407-411 Broad Street and State Street
NR: 10/30/1972 (NR Reference #: 72000777)
SR: 4/25/1972

T.P. Howell Industrial Historic District (ID#3113)
New and Nuttman streets
SHPO Opinion: 1/25/1996

Hunter Interlocking Tower (ID#3114)
Ponier Street
SHPO Opinion: 5/20/1993
(Demolished 1997)

"Indian and the Puritan" Sculpture (ID#1273)
5 Washington Street
NR: 10/28/1994 (NR Reference #: 94001256)
SR: 9/13/1994
(Public Sculpture in Newark MPS)

Ironbound Trust Company (ID#4523)
2-14 Ferry Street
SHPO Opinion: 7/20/2005
(Previous SHPO Opinion 10/1/87)

Jackson Street Bridge (SI&A #0700H02) (ID#1274)
Jackson Street over the Passaic River
DOE: 6/11/1980
SHPO Opinion: 9/26/1979
Also located in:
Hudson County, Harrison Town

James Street Commons Historic District (ID#1275)
High, University, Bleeker, New, Linden, James, Essex, Burnet, Washington, and Summit streets; Central Avenue
NR: 1/9/1978 (NR Reference #: 78001758)
SR: 2/10/1977

James Street Commons Historic District Addendum (ID#1276)
18 Washington Place
NR: 9/22/1983 (NR Reference #: 83001601)
SR: 8/15/1983

Keogan-Gray House Site (28-Ex-112) (ID#4061)
SHPO Opinion: 1/17/2002

Kinney Building (ID#3116)
176-184 Market Street
SHPO Opinion: 3/19/1996

Krementz and Company Jewelry Factory (ID#3117)
50 Camp Street
SHPO Opinion: 3/19/1996
(Demolished)

Kresge's Department Store (ID#3118)
715 Broad Street
SHPO Opinion: 3/19/1996

Krueger Mansion (ID#1277)
601 High Street
NR: 11/9/1972 (NR Reference #: 72000778)
SR: 1/14/1972

Lambert Hoisting Engine company (ID#2842)
1231-1237 Broad Street
SHPO Opinion: 11/16/1995

Landing Place Park (Founders Park) Monument (ID#3119)
SHPO Opinion: 8/29/1990

James Latimer House Site (28-Ex-100) (ID#3715)
SHPO Opinion: 2/26/1998

Lefcourt Building (ID#1278)
1180 Raymond Boulevard
DOE: 2/17/1981
SHPO Opinion: 1/16/1981
(Raymond Commerce Building)

Lehigh Valley Railroad Bridge (ID#4651)
Lehigh Valley Railroad over US Route 22
SHPO Opinion: 10/3/2006

Lehigh Valley Railroad Historic District (ID#4154)
SHPO Opinion: 3/15/2002
See Main Entry / Filed Location:
Warren County, Phillipsburg Town

Lehigh Valley Railroad Bridge (ID#3121)
Conrail Lehigh Valley Line, Milepost 10.79
SHPO Opinion: 3/19/1996

Lehigh Valley Railroad Oak Island Yard Historic District (ID#3120)
Between NJ Turnpike and Newark Bay
SHPO Opinion: 1/14/1997

Lehigh Warehouse & Transportation Company Building (ID#3122)
Corner of Frelinghuysen Avenue and Poinier Street
SHPO Opinion: 3/19/1996

Lincoln Avenue Streetscape (ID#1279)
Lincoln Avenue between Arlington Avenue and May Street
SHPO Opinion: 11/3/1993

Lincoln Park Historic District (ID#1280)
Broad, Washington and Spruce streets, Lincoln Park, Clinton and Pennsylvania avenues
NR: 1/5/1984 (NR Reference #: 84002646)
SR: 11/28/1983
DOE: 6/22/1979
SHPO Opinion: 2/3/1981
(Previous SHPO Opinions 2/21/79 and 10/31/80)

152 - 154 Littleton Avenue (ID#4355)
152 - 154 Littleton Avenue
SHPO Opinion: 10/14/2004

Lofton Smith & Wolfe (ID#3123)
18 Beaver Street
SHPO Opinion: 3/19/1996

Luderson House Site (28-Ex-101) (ID#3714)
SHPO Opinion: 2/26/1998

Lyons Farm Schoolhouse (ID#1281)
Rear of 43-49 Washington Street (Newark Museum)
SR: 11/20/1973

MacEvoy Court Apartments (ID#5311)
140 Roseville Avenue
SHPO Opinion: 12/5/2013

Macy's (Bamberger's) Department Store (ID#3124)
109-135 Market Street
SHPO Opinion: 3/19/1996

Martin Luther King Boulevard Railroad Bridge (ID#3115)
NJ Transit Morristown Line, Milepost 7.89 over Martin Luther King Boulevard
SHPO Opinion: 3/19/1996
(See also Newark Grade Crossing Elimination District)

Military Park (ID#3692)
614 - 706 Broad Street
SHPO Opinion: 8/29/1990
(Individually eligible and contributes to Military Park Commons HD)

Military Park Building (ID#3693)
60 Park Place
SHPO Opinion: 8/29/1990

Military Park Commons Historic District (ID#1283)
Bounded by McCarter Highway, Park, Stand and Raymond Boulevard, Halsey and Lombardy streets
NR: 6/18/2004 (NR Reference #: 7)
SR: 8/24/2004
SHPO Opinion: 8/29/1990
(National Register and New Jersey Register boundaries differ. NJ Register exludes properties west of Broad Street.)

Military Park Commons Historic District Boundary Increase (ID#5382)
127 Halsey Street
SHPO Opinion: 11/21/2014
(Includes primary Columbian Stream Laundry)

Miller Street School (ID#1282)
37-71 Miller Street
SHPO Opinion: 8/3/1977

Montclair Branch of the Delaware, Lackawanna & Western Railroad Historic District (ID#4554)
New Jersey Transit's Montclair-Boonton Line from Roseville Avenue Newark to Glen Ridge Avenue, Montclair Township
SHPO Opinion: 9/14/2005
See Main Entry / Filed Location:
Essex County, Montclair Township

Morris Canal (ID#2784)
Existing and former bed of the Morris Canal
NR: 10/1/1974 (NR Reference #: 74002228)
SR: 11/26/1973
SHPO Opinion: 4/27/2004
(Extends from the Delaware River in Phillibsburg Town, Warren County to the Hudson River in Jersey City, Hudson County. SHPO Opinion extends period of significance for canal to its 1924 closure.)
See Main Entry / Filed Location:
Warren County, Phillipsburg Town

Mount Pleasant Cemetery (ID#1284)
375 Broadway
NR: 10/28/1988 (NR Reference #: 87000836)
SR: 2/18/1987

407-409,411-415 Mount Prospect Avenue (ID#1285)
407-409,411-415 Mount Prospect Avenue
SHPO Opinion: 8/9/1979

585,599 Mount Prospect Avenue (ID#1286)
585,599 Mount Prospect Avenue
DOE: 10/29/1979
SHPO Opinion: 8/9/1979

205 Mulberry Street (ID#4551)
205 Mulberry Street
SHPO Opinion: 9/13/2005

Murphy Varnish Works (ID#1287)
McWhorter, Chestnut, and Vesey streets
NR: 3/9/1979 (NR Reference #: 79001484)
SR: 4/15/1978

Mutual Benefit Life Insurance Company (ID#1288)
300 Broadway and Second avenues
NR: 11/17/1983 (NR Reference #: 83004031)
SR: 10/14/1983
SHPO Opinion: 3/24/1983

Nairn Place Streetscape (ID#3751)
Between Clinton Avenue and Vernon Avenue
SHPO Opinion: 6/22/1992

National Newark and Essex Bank (ID#3125)
744 Broad Street
SHPO Opinion: 3/19/1996

394 New Street (ID#3962)
394 New Street
SHPO Opinion: 11/20/2001

New Community Douglas Homes (ID#3126)
15-21 Hill Street
SHPO Opinion: 3/19/1996

New Jersey Bell Headquarters Building (ID#3127)
540 Broad Street
NR: 9/21/2005 (NR Reference #: 05001054)
SR: 8/3/2005
SHPO Opinion: 3/19/1996

New Jersey Railroad Passaic River Embankment Site (28-Ex-104) (ID#3716)
SHPO Opinion: 2/26/1998

New Point Baptist Church (South Baptist Church) (ID#1291)
17 East Kinney Street
NR: 11/2/1972 (NR Reference #: 72000779)
SR: 4/25/1972

Newark Athletic Club (ID#3694)
16-18 Park Place
SHPO Opinion: 8/29/1990
(Demolished c. 1997)

Newark Buick, Inc (Nathan's) (ID#3128)
1002 Broad Street
SHPO Opinion: 3/19/1996

Newark City Hall (ID#1293)
920 Broad Street
NR: 2/17/1978 (NR Reference #: 78001759)
SR: 8/19/1977

Newark City Subway Historic District (ID#3129)
From Newark Penn Station to Franklin Avenue
SHPO Opinion: 3/19/1996
(See also Morris Canal HD; Subway constructed in bed of former canal)

Newark Drawbridge (ID#221)
NJ Transit Morristown Line, Milepost 7.48 over Passaic River
SHPO Opinion: 1/20/1999
Also located in:
Hudson County, Harrison Town

Newark and Elizabeth Branch of the Central Railroad of New Jersey (ID#4186)
SHPO Opinion: 8/30/2000
See Main Entry / Filed Location:
Union County, Elizabeth City

Newark Female Charitable Society (ID#1294)
305 Halsey Street
NR: 9/12/1979 (NR Reference #: 79001485)
SR: 7/5/1979

Newark Fire Department Number 1 (ID#3130)
188-192 Mulberry Street
SHPO Opinion: 3/16/1996

Newark Metropolitan Airport: Administration Building, Brewster Hangar, Medical Building (ID#1295)
Junction of Routes 22, 1 & 9, and Port Road
NR: 12/12/1980 (NR Reference #: 80002485)
SR: 6/25/1980
(Adiminstration Building relocated, 2002; Brewster Hanger demolished, c1998; Medical building extant.)

Newark Orphan Asylum (Eberhardt Hall) (ID#1296)
High and Bleeker streets
NR: 6/19/1973 (NR Reference #: 73001094)
SR: 1/29/1973

Boiler Plant part of Newark Penn Station Complex (ID#4746)
142 Edison Place
SHPO Opinion: 11/22/2005

Newark Police Headquarters (ID#3131)
22 Franklin Street
SHPO Opinion: 3/19/1996

Newark Science High School (ID#3695)
40 Rector Street
SHPO Opinion: 8/29/1990
(Individually eligible and contributes to Military Park Commons HD)

Newark Warehouse Company Building (Central Graphic Arts) (ID#3132)
98-126 Edison Place
SHPO Opinion: 3/19/1996

Newark Penn Station and Dock Bridge (ID#5202)
Raymond Plaza West
SR: 9/17/2012

Newton Street Elementary School (ID#1297)
150 Newton Street
SHPO Opinion: 8/3/1977

North Broad Street Historic District (ID#3133)
136-148 North Broad Street
NR: 7/23/1996 (NR Reference #: 96000813)
SR: 6/10/1996
SHPO Opinion: 3/22/1994
(SHPO Opinion was for larger area.)

North Reformed Church (ID#1298)
510 Broad Street
NR: 10/5/1972 (NR Reference #: 72000780)
SR: 8/2/1972

88 North 6th Street (ID#1289)
88 North 6th Street
SHPO Opinion: 12/18/1991

North 13th Street Historic District (ID#1290)
North 13th Street
SHPO Opinion: 1/27/1992

John Nuttman House site (28-Ex-103) (ID#3717)
SHPO Opinion: 2/26/1998

Oheb Shalom Synagogue (Metropolitan Baptist Church) (ID#1299)
32 Prince Street
SR: 1/16/1990
DOE: 9/20/1990
(DOE/Owner objection)

Old First Presbyterian Church (ID#1300)
820 Broad Street
NR: 11/2/1972 (NR Reference #: 72000781)
SR: 8/2/1972

Old Main Delaware, Lackawanna and Western Railroad Historic District (ID#3525)
Morris and Essex Railroad Right-of-Way (NJ Transit Morristown Line) from Hudson, Hoboken City to Warren, Washington Township, and then along Warren Railroad to the Delaware River
SHPO Opinion: 9/24/1996
See Main Entry / Filed Location:
Hudson County, Hoboken City

Open Air School (Boylan Street School) (ID#4340)
15 Boylan Street
SHPO Opinion: 9/20/2004
COE: 10/19/2010

Oriental Grand Lodge (ID#3134)
37 Fulton Street
SHPO Opinion: 3/19/1996
(a.k.a. Progress Club bldg. And contributes to the Military Park Commons HD)

Pan-American CMA Church (Christ Church) (ID#1301)
76 Prospect Street
NR: 7/31/1972 (NR Reference #: 72000782)
SR: 4/25/1972

Passaic Valley Sewerage Commission Newark Bay Outfall Sewerage Works Historic District (ID#3135)
Doremus and Wilson avenues
SHPO Opinion: 8/16/2014
(Previous SHPO Opinions: 1/30/2014, 1/14/1997 and 9/19/75.)

Pavilion Apartments (ID#5372)
108-137 Martin Luther King Jr. Boulevard 138-162 Martin Luther King Jr. Boulevard
SHPO Opinion: 7/20/2010
(a.k.a. Pavilion N, Pavilion S, Pavilion I and Pavilin II)

Pennsylvania Station (Newark Penn Station) (ID#1302)
Raymond Plaza West
NR: 12/20/1978 (NR Reference #: 78001760)
SR: 5/12/1972

Pennsylvania Railroad New York Bay Branch Historic District (ID#4420)
SHPO Opinion: 4/22/2005
Also located in:
Hudson County, Bayonne City
Hudson County, Jersey City
Hudson County, Kearny Town

Pennsylvania Railroad New York to Philadelphia Historic District (ID#4568)
SHPO Opinion: 10/2/2002
See Main Entry / Filed Location:
Hudson County, Weehawken Township

Phillips Metropolitan Colored Church (ID#3749)
49 Beacon Street
SHPO Opinion: 10/20/1989
(Demolished c. 1990)

Pine Grove Terrace Streetscape (ID#3739)
SHPO Opinion: 5/4/1994
(Includes 121 Pine Grove Terrace)

Polhemus house (ID#1597)
69 Washington Street
COE: 10/27/2008
(supersedes COE letter issued 1/10/1995)

Prince Hall Grand Lodge (ID#5258)
188-190 Irvine Turner Boulevard (Belmont Avenue)
COE: 5/9/2013

Protestant Foster Home (ID#1303)
272-284 Broadway
NR: 2/13/1986 (NR Reference #: 86000211)
SR: 2/10/1985

Public School Number 10 (ID#3137)
44 Chestnut Street
SHPO Opinion: 3/19/1996
(Demolished)

Public Service Electric and Gas Company (PSE&G) Kearny-Essex-Marion Interconnection Historic District (ID#5318)
SHPO Opinion: 12/31/2013

Public Sculpture in Newark, New Jersey MPDF (ID#1607)
NR: 10/28/1994
SR: 9/13/1994
(See individual listings in Essex County, Newark City)

Public Service Electric & Gas Miller Street Pumping Station (ID#2843)
1227-1229 Broad Street
SHPO Opinion: 11/16/1995

Public Service Electric & Gas Building (ID#3136)
1023-1029 McCarter Highway
SHPO Opinion: 3/19/1996
(Demolished ca.1997)

Queen of Angels Church (St. Peter's Church) (ID#1304)
Belmont Avenue at Morton Street (now Irvine Turner Blvd.)
NR: 10/26/1972 (NR Reference #: 72000783)
SR: 3/17/1972

Redman House Site (28-Ex-115) (ID#4058)
SHPO Opinion: 1/17/2002

Riverbank Park (ID#60)
Raymond Boulevard, from Van Buren to Somme streets
NR: 4/16/1998 (NR Reference #: 98000351)
SR: 10/29/1999
COE: 5/20/1997
(Includes Riverbank Park Fieldhouse, SHPO Opinion 6/16/82.)

341 Roseville Avenue (ID#1306)
341 Roseville Avenue
SHPO Opinion: 8/14/1992

Rotunda Pool and Recreation Center (ID#4711)
DOE: 8/19/1981
SHPO Opinion: 10/14/1980

St. Aloysius Roman Catholic Church (ID#1257)
66 Fleming Avenue
SHPO Opinion: 3/26/1992

St. Aloysius School Complex (ID#1307)
56 Freeman Street
SHPO Opinion: 3/26/1992

St. Barnabas Episcopal Church (ID#1308)
West Market Street; Sussex and Roseville avenues
NR: 10/18/1972 (NR Reference #: 72000785)
SR: 3/17/1972

St. Casimir's Roman Catholic Church (ID#3138)
164 Nichols Street
NR: 7/9/1997 (NR Reference #: 97000773)
SR: 5/21/1997

St. Columba's Church (ID#1309)
Pennsylvania Avenue and Brunswick Street
NR: 10/30/1972 (NR Reference #: 72000786)
SR: 4/25/1972

St. James Church (ID#1310)
Lafayette and Jefferson streets
NR: 11/2/1972 (NR Reference #: 72000788)
SR: 5/1/1972
(Demolished)

St. James A.M.E. Church (High Street Presbyterian Church) (ID#1311)
High and Court streets
NR: 10/18/1972 (NR Reference #: 72000787)
SR: 3/17/1972

St. John's Church (ID#1312)
22-26 Mulberry Street
NR: 10/30/1972 (NR Reference #: 72000789)
SR: 8/7/1972

St. John's Convent and Rectory (ID#3139)
22-26 Mulberry Street
SHPO Opinion: 3/19/1996
(Contributing to St. John's Church)

St. Joseph's Roman Catholic Church Complex (ID#1313)
West Market Street
NR: 12/8/1980 (NR Reference #: 80002486)
SR: 10/3/1980
DOE: 10/10/1980
SHPO Opinion: 8/11/1980

St. Lucy's Church (ID#176)
19-26 Ruggiero Plaza
NR: 12/31/1998 (NR Reference #: 98001570)
SR: 11/5/1998

St. Mary's Abbey Church (ID#1315)
Highand William streets
NR: 11/3/1972 (NR Reference #: 72000790)
SR: 5/1/1972

St. Patrick's Pro Cathedral (ID#1316)
Washington Street and Central Avenue
NR: 11/3/1972 (NR Reference #: 72000791)
SR: 8/1/1972

St. Rocco's Roman Catholic Church (ID#1317)
212-216 Hunterdon Street
NR: 9/29/1980 (NR Reference #: 80002487)
SR: 2/1/1980

St. Stephan's Church (United Church of Christ) (ID#1318)
Ferry Street and Wilson Avenue
NR: 10/5/1972 (NR Reference #: 72000792)
SR: 3/17/1972

Salaam Temple (Symphony Hall) (ID#1319)
1020 Broad Street
NR: 10/5/1977 (NR Reference #: 77000867)
SR: 11/23/1976

"Seated Lincoln" Statue (ID#2805)
Essex County Courthouse Plaza
NR: 3/30/1995 (NR Reference #: 95000303)
SR: 2/15/1995
(Public Sculpture in Newark MPS)

Second Reformed Dutch Church (ID#1320)
178-184 Edison Place
NR: 3/12/1979 (NR Reference #: 79001486)
SR: 4/29/1978
((Our Lady of Mount Carmel, Ironbound Educational and Cultural Center))

Seymour/Essex County Vocational School (ID#2844)
Sussex Avenue between First and Second streets
SHPO Opinion: 8/14/1995

Malcolm X Shabazz High School (ID#1321)
80 Johnson Avenue
SHPO Opinion: 8/3/1977

South Broad Street Historic District (ID#3524)
Bounded by Walnut, Mulberry and Chestnut streets
SHPO Opinion: 8/1/1994

South Park Calvary United Presbyterian Church (ID#1324)
1035 Broad Street at Lincoln Park
NR: 12/5/1972 (NR Reference #: 72000784)
SR: 4/25/1972
(Partially Demolished)

11 South Street (ID#3140)
11 South Street
SHPO Opinion: 3/19/1996

South Street Viaduct (SI&A #0703153) (ID#4043)
South Street over Railroad and Wheeler Point Road
SHPO Opinion: 5/22/1992
(Demolished; SHPO Opinion generated by letter rescinding original eligibility of US Routes 1&9 Historic District)

South 13th Street Streetscape (ID#1323)
South 13th Street
SHPO Opinion: 12/20/1991

Special Services Building (ID#1325)
56 Prospect Street
SHPO Opinion: 12/14/1976

Speedway Avenue School (ID#1326)
26 Speedway Avenue
SHPO Opinion: 8/3/1977

Stanley Theater (Father Vincent Monella Center of Italian Culture) (ID#1327)
985 South Orange Avenue
NR: 8/28/1986 (NR Reference #: 86001957)
SR: 7/17/1986

State Street Public School (ID#1328)
15 State Street
NR: 8/3/1990 (NR Reference #: 90001201)
SR: 1/9/1990

Stengel Tannery Building Complex [Demolished] (ID#5232)
27-49 Haynes Avenue
SHPO Opinion: 5/18/2001
(Demolished c. 2003)

St. Stanislaus Bishop & Martyr Roman Catholic Church (ID#4705)
146 Irvine Turner Boulevard
SR: 2/2/2007

Sydenham House (ID#1329)
Old Road to Bloomfield at Heller Parkway
NR: 7/29/1970 (NR Reference #: 70000384)
SR: 2/27/1970

Symington-Continental House (ID#1330)
2 Park Place
NR: 3/2/1979 (NR Reference #: 79001487)
SR: 4/27/1978

Temple B'nai Abraham (ID#4444)
621 Clinton Avenue
NR: 4/26/2007 (NR Reference #: 07000358)
SR: 2/22/2007
COE: 6/29/2005
(other address 826 South 10th Street)

34-50 Third Street (ID#3963)
34-50 Third Street
SHPO Opinion: 11/20/2001

Tiffany and Company Factory (ID#1331)
792-820 Highland Avenue
SR: 7/17/1986
DOE: 12/9/1987
(DOE/Owner Objection)

Robert Treat Hotel (ID#1332)
50 Park Place
SHPO Opinion: 3/11/1982

Trinity Church Cemetery Archaeological Site (ID#1333)
SHPO Opinion: 1/8/1993
(Destroyed)

Trinity Episcopal Cathedral (ID#1334)
Broad and Rector streets
NR: 11/3/1972 (NR Reference #: 72000793)
SR: 12/19/1977

Harriet Tubman School (ID#1335)
South 10th Street
SHPO Opinion: 8/3/1977

University Avenue Railroad Bridge (ID#3141)
NJ Transit Morristown Line, Milepost 7.74 over University Avenue
SHPO Opinion: 3/19/1996

U.S. Post Office and Court House (ID#1336)
Federal Square
SR: 1/31/1986
SHPO Opinion: 10/28/1981
(Thematic Nomination of Significant Post Offices)

US Routes 1 & 9 Historic District (ID#3212)
A 6.25-mile segment extending from the Holland Tunnel to Station 351+35 and including the Pulaski Skyway
SHPO Opinion: 3/8/1996
(Replaces a previous SHPO Opinion of 12/12/91 that was rescinded on 5/22/92; eligible resource also extends through Kearny Town, Hudson County and Newark City, Essex County.)

See Main Entry / Filed Location:
Hudson County, Jersey City

US Route 1 Extension [Pulaski Skyway] (ID#1526)
US Routes 1 & 9 over the Passaic River and the Hackensack River
NR: 8/12/2005 (NR Reference #: 05000880)
SR: 6/13/2005
SHPO Opinion: 8/4/1983
(SHPO Opinion for Pulaski Skyway portion only.)
See Main Entry / Filed Location:
Hudson County, Jersey City

US Routes 1 & 9 Truck Bridge (SI&A #0705151) (ID#3142)
US Routes 1 & 9 over Passaic River and Doremus Avenue
SHPO Opinion: 9/27/1996
(Former Lincoln Highway)
Also located in:
Hudson County, Kearny Town

US Routes 1 & 9 Pratt (Parker) Truss Bridge (SI&A #0703161) (ID#4045)
US Routes 1&9 over Railroad and Richards Lane
SHPO Opinion: 5/22/1992
(Demolished; SHPO Opinion generated by letter rescinding original eligibility of US Routes 1&9 Historic District)

US Routes 1 & 9 Southbound Viaduct (SI&A #0703152) (ID#4044)
US Routes 1&9 over Stockton, Delancy, and South streets, and Railroad
SHPO Opinion: 5/22/1992
(Demolished; SHPO Opinion generated by letter rescinding original eligibility of US Routes 1&9 Historic District)

George Van Wagenen House Site (28-Ex-102) (ID#3718)
SHPO Opinion: 2/26/1998

Walker-Kennedy House Site (28-Ex-113) (ID#4060)
SHPO Opinion: 1/17/2002

Warren Street School (American History High School) (ID#1337)
200 Warren Street
SHPO Opinion: 8/3/1977
COE: 10/19/2010

"Wars of America" Sculpture (ID#1338)
Military Park
NR: 10/28/1994 (NR Reference #: 94001257)
SR: 9/13/1994
(Public Sculpture in Newark MPS)

Passaic Machine Works, The Watts, Campbell and Company (ID#1339)
1270 McCarter Highway
NR: 8/13/1986 (NR Reference #: 86001503)
SR: 6/24/1986

Waverly Avenue Substation (ID#5234)
18 Fenwick Street
SHPO Opinion: 5/18/2001

Weequahic Avenue Streetscape (ID#1340)
Weequahic Avenue between Bergen Street and Elizabeth Avenue
SHPO Opinion: 12/7/1992
(See Weequahic Park Historic District (NR/SR).)

Weequahic Park Tennis/Comfort House (ID#1341)
Elizabeth Avenue
DOE: 8/19/1981
SHPO Opinion: 4/18/1980

Weequahic Park Road Bridge (ID#4652)
Weequahic Park Road over the Lehigh Valley Railroad and US Route 22
SHPO Opinion: 10/3/2006

Weequahic High School (ID#5012)
279 Chancellor Ave
COE: 10/19/2010

Weequahic Park (ID#5235)
Frelinghuysen Avenue
SHPO Opinion: 5/18/2001
(See also Weequahic Park Historic District (ID# 4115))

Weequahic Park Historic District (ID#4115)
Roughly bounded by Meeker Avenue, Dayton Street, Union County border, Maple Avenue
NR: 2/12/2003 (NR Reference #: 03000013)
SR: 12/19/2002
SHPO Opinion: 12/18/1991
(SHPO Opinion was for a South Ward Residential HD, now incorporated into listed HD.)

West Alpine Street Streetscape (ID#1342)
90-96 West Alpine Street
SHPO Opinion: 5/25/1993

185 West Bigelow Street (ID#1343)
185 West Bigelow Street
SHPO Opinion: 5/25/1993

Westinghouse Building (ID#3143)
23-27 University Avenue
SHPO Opinion: 3/19/1996
(Demolished 2008)

Whitehead & Hoag Company Factory (ID#2845)
First Street at Sussex Avenue
SHPO Opinion: 8/14/1995

William A. Stickel Bridge (ID#5105)
SHPO Opinion: 7/30/2002

30 Wilsey Street (ID#3144)
30 Wilsey Street
SHPO Opinion: 1/25/1996
(Demolished)

Wilson Avenue Pool and Recreation Center (ID#4710)
Wilson Avenue
DOE: 8/19/1981
SHPO Opinion: 10/14/1980

J. Wiss and Sons Company Workers Housing Historic District (ID#1344)
South 7th Street
SHPO Opinion: 12/18/1991

Woodland Cemetery Company (ID#5054)
670 South 10th Street
COE: 2/16/2011

William Wright Archaeological Site (ID#1345)
SHPO Opinion: 1/8/1993
(Destroyed)

Wickliffe Presbyterian Church (ID#1346)
111 13th Avenue
NR: 5/22/1978 (NR Reference #: 78001761)
SR: 12/19/1977
(Demolished 1989)

Young Men and Young Women's Hebrew Association Building (ID#3810)
652 Martin Luther King Boulevard
COE: 5/17/2001

North Caldwell Borough

Armitage Estate (ID#5321)
6 Farmstead Road
SHPO Opinion: 12/31/2014

Jersey City Waterworks Historic District (ID#3915)
Boonton to Jersey City - Reservoirs and pipelines
SHPO Opinion: 4/2/2013
(2013 Opinion Further expands HD to include Split Rock Reservoir and Dam. Previous SHPO Opinions: 5/15/1998 (For Boonton reservoir complex only); 2/20/2003: Expands HD to include Jersey City reservioirs and pipeline and other undefined elements;)
See Main Entry / Filed Location:
Hudson County, Jersey City

Public Service Electric and Gas (PSE&G) Company Northern Inner Ring Transmission Line (ID#5155)
SHPO Opinion: 12/31/2013
(Includes the Northern Inner Ring ROW from Metuchen Substation, through Roseland Substation, and on to Athenia Substation, Also includes ROW from Roseland Substation to West Orange Substation. Previous SHPO Opinion: 5/3/2012.)
See Main Entry / Filed Location:
Passaic County, Clifton City

Sandford-Stager House (ID#5314)
9 East Greenbrook Road
SHPO Opinion: 12/31/2013

Nutley Township

Church Street School (ID#1347)
65 Church Street
NR: 8/25/1995 (NR Reference #: 95001042)
SR: 7/13/1995
COE: 1/18/1990
(2nd COE 1/10/95)

Enclosure Historic District (ID#1348)
Enclosure and Calico Lanes
NR: 12/31/1974 (NR Reference #: 74001160)
SR: 7/1/1974

Garden State Parkway Historic District (ID#3874)
Entire Garden State Parkway right-of-way
SHPO Opinion: 10/12/2001
See Main Entry / Filed Location:
Cape May County, Lower Township

Kingsland Manor (ID#1349)
3 Kingsland Street
NR: 3/24/1978 (NR Reference #: 78001762)
SR: 1/9/1978

Municipal/Civic Center Historic District (ID#4034)
Part of Chestnut Street.
SHPO Opinion: 10/19/2001

Van Riper House (ID#1625)
491 River Road
COE: 11/6/1995

Vreeland Homestead (ID#1350)
216 Chestnut Street
NR: 10/14/1994 (NR Reference #: 94001217)
SR: 3/14/1994
COE: 3/21/1991

Yanticaw-Booth Parks Historic District (ID#27)
Centre Street
SHPO Opinion: 7/13/1993

Orange City

386 Clarendon Place (ID#26)
386 Clarendon Place
SHPO Opinion: 1/13/1999

Adelphia Apartments (ID#4132)
41 Main Street
SHPO Opinion: 9/10/2002

Cary Street Bridge (ID#227)
NJ Transit Morristown Line, Milepost 11.81 over Cary Street
SHPO Opinion: 1/20/1999

Central Avenue Bridge (ID#229)
NJ Transit Morristown Line, Milepost 11.98 over Central Avenue
SHPO Opinion: 1/20/1999

Elm Street Streetscape (ID#1351)
Elm Street between Park and Hillyer Streets
SHPO Opinion: 6/1/1994

Essex Avenue Bridge (ID#224)
NJ Transit Morristown Line, Milepost 11.38 over Essex Avenue
SHPO Opinion: 1/20/1999

First Presbyterian Church and Cemetery (ID#4867)
Main Street and Scotland Road
COE: 2/6/2009

APPENDIX N

DNL CALCULATOR – ROUTE 510

Environmental Review Main (/programs/environmental-review/)

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (https://onecpd.info/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	A Better Life
Record Date	11/02/2015
User's Name	Chloe Swansen

Road # 1 Name:	**Route 510**

Road #1

Vehicle Type	**Cars** ☑	**Medium Trucks** ☑	**Heavy Trucks** ☑
Effective Distance	360	360	360
Distance to Stop Sign			
Average Speed	30	30	30
Average Daily Trips (ADT)	14505	1280	1280

Night Fraction of ADT	15	15	15
Road Gradient (%)			0
Vehicle DNL	51.7	41.2	61.5
Calculate Road #1 DNL	62	Reset	

Add Road Source | Add Rail Source

Airport Noise Level

Loud Impulse Sounds? Yes No

Combined DNL for all Road and Rail sources	**62**
Combined DNL including Airport	**N/A**
Site DNL with Loud Impulse Sound	

Calculate

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (https://www.onecpd.info/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook (https://www.onecpd.info/resource/313/hud-noise-guidebook/)*
  - Construct noise barrier. See the Barrier Performance Module (https://onecpd.info/programs/environmental-review/bpm-calculator/)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (https://www.onecpd.info/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (https://www.onecpd.info/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)

APPENDIX O

EPA SOLE SOURCE AQUIFER REVIEW OF HUD PROJECTS

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III

841 Chestnut Building
Philadelphia, Pennsylvania 19107-4431

August 13, 1996

Mr. William Skwersky
Environmental Protection Specialist
HUD-PA State Office
Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107

REC'D BY. _____
AUG 16 2 03 PM '96

Subject: EPA Sole Source Aquifer Review of HUD Projects

Dear Mr. Skwersky:

Thank you for your call yesterday, as we briefly discussed what HUD projects EPA would review if located within a Sole Source Aquifer (SSA). The following guidelines should help you in determining which projects EPA is interested in reviewing under the SSA program, and which projects are not subject to review.

A project is considered for EPA SSA review if all three of the following questions can be answered with "yes":

(1) is the project/action located in an area designated as a Sole Source Aquifer
(2) is the project/action partially federally funded, and
(3) does the project/action have the potential to create a 'significant hazard to public health' by adversely impacting ground water either during construction or after completion and facility is in operation.

To assist you in evaluating question # 3, EPA considers the following projects to NOT pose a significant hazard to public health, and therefore are generally excluded from SSA review.

(1) in urbanized areas (e.g., Philadelphia, PA and Wilmington, DE, etc.), single or multi-unit housing developments, community centers and schools that will use existing public water and sewer.

(2) rehabilitations or improvements to infrastructure already in place, such as water and sewer line replacement, fire hydrant installations, curb cuts, building renovations that don't involve significant expansion, street light and sign installment, road repavement, etc.

(3) individual loans/mortgages/grants made to homes/homeowners.

(4) properties sold by the federal government.

Attachment 11

Printed on Recycled Paper

Projects that EPA will review under the SSA program are:

(1) any facility that will store, transport, generate or use hazardous substances on site.
(2) projects requiring new wastewater and sanitary sewer facilities.
(3) projects at sites where past incidences of contamination are known to have occurred.
(4) projects in suburban and country areas that will require substantial creation of impervious surfaces, such as parking lots, rest areas, roadways, etc.
(5) facilities that will have on-site underground/above ground storage tanks.
(6) facilities in unsewered areas that will require a septic system that will serve 50 or more people.
(7) projects requiring an Environmental Impact Statement (EIS) under the National Environmental Policy Act (NEPA).
(8) projects that may impact wetlands or other critical habitat such as areas with threatened, rare or endangered species.
(9) projects requiring the addition or deletion of water in large quantities from the aquifer due to major changes in surface drainage patterns or withdrawal from the aquifer.
(10) solid waste disposal sites
(11) new airports or expansion, such as runway extensions
(12) energy related projects

If it is unclear whether the proposed project/action will significantly impact the aquifer, feel free to consult with EPA on whether the project should be evaluated for impacts.

The list of projects EPA will review includes non-HUD projects in case you want to share this list with other agencies that you work with that may have questions about SSA review.

If you have any questions in the future, please call me at (215) 566-5786.

Sincerely,

Barbara Smith

Barbara Smith
SSA Project Manager

APPENDIX P

ENVIRONMENTAL JUSTICE CHECKLIST

Environmental Justice

Checklist for HUD or Responsible Entity

General requirements	Legislation	Regulation
Address disproportionately high and adverse human health or environmental effects on minority and low-income populations.	Executive Order 12898, February 11, 2004	24 CFR 50.4(l) and 24 CFR 58.5(j).

1. Is there an adverse environmental impact caused by the proposed action, or is the proposed action subject to an adverse environmental impact?

This question is designed to determine how the Environmental Justice analysis is reflected in the environmental review as a whole. Your consideration of the other environmental laws and authorities is your supporting documentation for this question. If any other environmental law or authority required mitigation (i.e., 8-step process for locating in a flood plain, waiver of noise requirements), then there is an adverse environmental impact.

☒ No: STOP here. The project does not pose an Environmental Justice concern.
☐ Yes: PROCEED to #**2**

2. Will the project have a disproportionate impact on low-income or minority populations?

The following steps will help you make this determination:

1) Describe the project.
2) Consider historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning).
3) Determine the demographic profile of the people using the project and/or living and working in the vicinity of the project. EPA's environmental justice geographic assessment tool provides helpful demographic information: http://epamap14.epa.gov/ejmap/entry.html
4) Describe the adverse environmental impact you identified in your environmental review. Identify adjacent land uses, paying particular attention to toxic sites, dumps, incinerators, hazardous materials (e.g. asbestos), and other issues with the potential to have adverse human health effects. (This may already have been considered in your review of toxic and hazardous substances.)
5) Consider how the adverse environmental impact and any potentially harmful adjacent land uses would impact the people using and/or surrounding the project.
6) Consider whether market-rate development exists in the area. If not, would this project succeed as a market-rate project at the proposed site?

☐ No: STOP here. Maintain documentation concerning your determination of no disproportionate impact.
☐ Yes: Consult with HUD environmental staff to develop a mitigation plan. An Environmental Justice mitigation plan must include public outreach, participation and community involvement. The project can not move forward until the EJ issue is mitigated to the satisfaction of HUD or the Responsible Entity and the impacted community.

DISCLAIMER: This document is intended as a tool to help Region X HUD grantees and HUD staff complete environmental requirements. This document is subject to change. This is not a policy statement. Legislation and Regulations take precedence over any information found in this document.

APPENDIX Q

NRCS WEB SOIL SURVEY - SOIL DESCRIPTION

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Essex County, New Jersey

October 15, 2015

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, New Jersey
Survey Area Data: Version 10, Sep 24, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2014—Sep 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Essex County, New Jersey (NJ013)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
BowrB	Boonton - Urban land, Boonton substratum complex, red sandstone lowland, 0 to 8 percent slopes	20.7	97.7%
URBOOB	Urban land, Boonton substratum, 0 to 8 percent slopes, red sandstone lowland	0.5	2.3%
Totals for Area of Interest		**21.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments

on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Essex County, New Jersey

BowrB—Boonton - Urban land, Boonton substratum complex, red sandstone lowland, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: w8p8
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: Not prime farmland

Map Unit Composition

Boonton, red sandstone lowland, and similar soils: 50 percent
Urban land, boonton red sandstone lowland substratum: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Boonton, Red Sandstone Lowland

Setting

Landform: Ground moraines
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy till derived from sandstone and shale

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 3 inches: silt loam
BE - 3 to 10 inches: loam
Bw - 10 to 27 inches: gravelly loam
Bx1 - 27 to 40 inches: gravelly fine sandy loam
Bx2 - 40 to 67 inches: gravelly fine sandy loam
BCx - 67 to 83 inches: gravelly sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 20 to 36 inches to fragipan
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C

Description of Urban Land, Boonton Red Sandstone Lowland Substratum

Setting

Landform: Ground moraines

Landform position (three-dimensional): Lower third of mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material

Typical profile

H1 - 0 to 12 inches: material
H2 - 12 to 67 inches: gravelly loam
2CB - 67 to 83 inches: gravelly sandy loam

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s

Minor Components

Udorthents, boonton red sandstone lowland substratum

Percent of map unit: 10 percent
Landform: Ground moraines
Landform position (three-dimensional): Lower third of mountainflank
Down-slope shape: Linear
Across-slope shape: Linear

URBOOB—Urban land, Boonton substratum, 0 to 8 percent slopes, red sandstone lowland

Map Unit Setting

National map unit symbol: w9d3
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land, boonton red sandstone lowland substratum: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land, Boonton Red Sandstone Lowland Substratum

Setting

Landform: Ground moraines
Landform position (three-dimensional): Lower third of mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: Surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material

Typical profile

H1 - 0 to 12 inches: material
H2 - 12 to 67 inches: gravelly loam
2CB - 67 to 83 inches: gravelly sandy loam

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s

Minor Components

Udorthents, boonton red sandstone lowland substratum

Percent of map unit: 5 percent
Landform: Ground moraines
Landform position (three-dimensional): Lower third of mountainflank
Down-slope shape: Convex
Across-slope shape: Linear

Boonton, red sandstone lowland

Percent of map unit: 5 percent
Landform: Ground moraines
Down-slope shape: Convex
Across-slope shape: Linear

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APPENDIX R

NRCS WEB SOIL SURVEY - DWELLINGS WITHOUT BASEMENTS

Dwellings Without Basements—Essex County, New Jersey

Map Scale: 1:2,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, New Jersey
Survey Area Data: Version 10, Sep 24, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2014—Sep 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Dwellings Without Basements

Dwellings Without Basements— Summary by Map Unit — Essex County, New Jersey (NJ013)						
Map unit symbol	**Map unit name**	**Rating**	**Component name (percent)**	**Rating reasons (numeric values)**	**Acres in AOI**	**Percent of AOI**
BowrB	Boonton - Urban land, Boonton substratum complex, red sandstone lowland, 0 to 8 percent slopes	Somewhat limited	Boonton, red sandstone lowland (50%)	Depth to thin cemented pan (0.50)	20.7	97.7%
				Depth to thick cemented pan (0.20)		
URBOOB	Urban land, Boonton substratum, 0 to 8 percent slopes, red sandstone lowland	Not limited	Urban land, Boonton red sandstone lowland substratum (90%)		0.5	2.3%
			Udorthents, Boonton red sandstone lowland substratum (5%)			
Totals for Area of Interest					**21.2**	**100.0%**

Dwellings Without Basements— Summary by Rating Value		
Rating	**Acres in AOI**	**Percent of AOI**
Somewhat limited	20.7	97.7%
Not limited	0.5	2.3%
Totals for Area of Interest	**21.2**	**100.0%**

Description

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

APPENDIX S

NRCS WEB SOIL SURVEY - DWELLINGS WITH BASEMENTS

Dwellings With Basements—Essex County, New Jersey

Map Scale: 1:2,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, New Jersey
Survey Area Data: Version 10, Sep 24, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2014—Sep 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Dwellings With Basements

Dwellings With Basements— Summary by Map Unit — Essex County, New Jersey (NJ013)						
Map unit symbol	**Map unit name**	**Rating**	**Component name (percent)**	**Rating reasons (numeric values)**	**Acres in AOI**	**Percent of AOI**
BowrB	Boonton - Urban land, Boonton substratum complex, red sandstone lowland, 0 to 8 percent slopes	Very limited	Boonton, red sandstone lowland (50%)	Depth to thin cemented pan (1.00)	20.7	97.7%
URBOOB	Urban land, Boonton substratum, 0 to 8 percent slopes, red sandstone lowland	Not limited	Urban land, Boonton red sandstone lowland substratum (90%)		0.5	2.3%
			Udorthents, Boonton red sandstone lowland substratum (5%)			
Totals for Area of Interest					**21.2**	**100.0%**

Dwellings With Basements— Summary by Rating Value		
Rating	**Acres in AOI**	**Percent of AOI**
Very limited	20.7	97.7%
Not limited	0.5	2.3%
Totals for Area of Interest	**21.2**	**100.0%**

Description

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

APPENDIX T

PRE-CONSTRUCTION AUTHORIZATION LETTER & NEW JERSEY ENERGY STAR EQUIVALENT LETTER OF UNDERSTANDING

Richard Constable III
Commissioner

Anthony L. Marchetta
Executive Director

February 26, 2014

Pre-Construction Authorization Letter

Mr. Douglas M. Angoff, Director of Real Estate Development
New Community Corp.
233 West Market Street
Newark, New Jersey 07103

Re: A Better Life Pre-Construction Authorization Letter
HMFA# 2660

Dear Mr. Angoff:

We are writing to inform you that HMFA has received all of the documents necessary to fulfill the QAP green point requirements as listed in the NJHMFA Documents Checklist.

The following items have been submitted satisfactorily:

- 2014 Energy Star Equivalency Letter of Intent
- Signed Enegy Star Equivalency with scope items
- Signed contract with EAM Associates

Congratulations and good luck with the completion of your project.

Sincerely,

Pamela W. DeLosSantos, AIA, LEED AP BD+C
Green Technical Advisor
NJHMFA

4/26/14
Date

cc: Laura Sheilds, NJHMFA
Tanya Hudson-Murray, NJHMFA
Anne Hamlin, NJHMFA
Yirgu Wolde, NJHMFA
File

ENERGY STAR EQUIVALENT LETTER OF UNDERSTANDING:

New Jersey Housing and Mortgage Finance Agency
For Compliance with ENERGY STAR EQUIVALENCY requirements

Sample Letter of Intent for Better Life in Newark, NJ

By signing this document, I certify the following ("we" refers to the applicant organization):

We understand that our project is not exempt from ENERGY STAR requirements and that we have attempted and are unable to participate in one of the formal programs presented within the current 'Guide to NJHMFA ENERGY STAR Requirements' document. This project shall fulfill the threshold ENERGY STAR requirement for the purposes of the **Green Future / Low-Income Housing Tax Credit** by complying with the minimum standards set forth in (1) through (4) below. The minimum rehab project named **Better Life**, located at **93 – 101 Fourteenth Ave, Newark,**, NJ, will comply with the following minimum requirements, which will be confirmed by the NJHMFA Green Homes Office.

1. Structural Work:
    a. Specified new Tyvek is to be installed per manufacturer's instructions that include taping at all seams – if siding is replaced.
    b. If penetrations in exterior or inter-unit walls are exposed during renovation (from either interior or exterior sides), they are to be air-sealed with either foam or caulk sealant (Fiber Glass batts, Thermo-fiber or Rock wool is not acceptable).
    c. If the moderate rehab requires/includes demolition ot the walls/ceilings in contact with the exterior envelope, the following insulation levels will be installed:
    d. Walls.....R-13
    e. Roof/ceilings.....R-19 to R-30 (depending on joist/rafter sizes)
    f. Unfinished basement.....R-10 walls; R-19 floor above
2. General Apartment Renovation:
    a. All windows (other than Historic facades) will be replaced with energy efficient windows having a low-e coating. Windows to have maximum U-factor of 0.35 and a maximum solar heat gain coefficient (SHGC) of 0.39.
    b. All appliances (refrigerators, ranges (electric) and range hoods) will be ENERGY STAR rated.
    c. All light fixtures (interior and exterior building mounted) will be replaced with energy efficient fixtures having the ENERGY STAR label (excludes closets and unfinished basement areas). The closets and unfinished basement fixtures will have a screw-in compact fluorescent.
    d. A much as possible floors, walls, and ceilings are to be air sealed with caulk or foam at any and all penetrations through sheetrock and/or floor (i.e., mechanical, electrical and or plumbing penetrations) or where one construction material meets another, (i.e., replaced window sills)
    e. Flooring: if framing to sub-floor/flooring of perimeter of apartment is exposed during installation, seal at this joint with caulk to prevent exterior, inter-unit or unit-to-hallway infiltration.
3. Boilers, Heating & Plumbing Work:
    a. If the existing hot air furnace is replaced, it will be replaced with 90% AFUE (efficiency) units.
    b. If air conditioning is to be provided, it will be provided with SEER 13 and 11.0 EEF (efficiency) units.
    c. If the existing hot water heater is replaced, it will be replaced with
    gas efficiency: 40 gal = 0.61, 60 gal = 0.57;
    electric efficiency: 40 gal = 0.93, 50 gal = 0.92.
    d. New thermostats will be specified/installed with ENERGY STAR qualified type.
4. All bathroom ventilation fans will be replaced with fan having a maximum 0.5 watts/CFM and 2.0 sones on automatic controls.

We understand that the requirements for minimum rehab projects include the following submissions to the NJHMFA Green Homes Office: Photographs will be submitted on each of the items above for a number of sites as determined reasonable by the project's designated HMFA Field Representative.

If requested we will allow the NJHMFA Green Homes Office, or designee, access to the project site pre, during and post construction for the purpose of but not limited to confirming compliance with the above requirements.

I am an authorized representative of the organization.

Signature: _____ Date: 2/25/14

Name of Signer: Douglas M. Angoff

Title: Director of Real Estate Development & Gen. Counsel

Project Name: Better Life

Organization: New Community Corporation

Approval of NJ Green Homes Office
FOR AGENCY USE ONLY

Signed: _____ Date: _____

APPENDIX U

FIELD INSPECTION

Location 93 14th Avenue Date 10/19/18

Project / Client 150007694

Site Visit

Sunny / 55°F

Vacant | Lawn Maintenance
Minor demo debris
Minor dumping
Lrg. Brush Pile → unknown contents.

Location 1300 McCarter Ave Date 10/20/15

Project / Client Site Visit

150000943

APPENDIX V

QUALIFICATIONS OF PREPARERS

JOSEPH P. LAYTON

Assistant Department Manager, Ecological Services

EDUCATION

- B.S., Environmental Planning and Natural Resource Management Rutgers University, Cook College NJ

PROFESSIONAL AFFILIATIONS

- Certified Subsurface Evaluator, License #229606
- Ecological Society of America
- Environmental Assessment Association - Certified Environmental Specialist
- Society of Wetland Scientists
- Radon Measurement Specialist #MES11066
- 40-Hour NJ/EPA Model Lead Inspector/Risk Assessor
- 40-Hour OSHA Hazwoper Training

PROFESSIONAL CERTIFICATIONS

- 40-Hour NJ/EPA Model Lead Inspector/Risk Assessor
- 40-Hour OSHA Hazwoper Training
- 8-Hour OSHA Hazwoper Refresher Training
- Certified Environmental Specialist
- Certified Remediation Specialist
- Professional Ski Instructor of America – Level II Certification Eastern Division

PROFESSIONAL REGISTRATIONS

- NJDEP Certified Subsurface Evaluator, License #229606
- NJDEP Certified Underground Storage Tank Closure
- Radon Measurement Specialist #MES11066

EXPERIENCE

Mr. Layton is an Environmental Scientist with over 19 years of experience including an extensive background and expertise in environmental sciences. His expertise includes an emphasis on wetland delineation, regulatory permitting and compliance, environmental assessment, environmental impact analysis, soil evaluation. His diversified experience also includes natural resource evaluations, ecological research, watershed management, subsurface explorations, underground storage tank exploration and removal, soil classification systems, environmental sampling design and protocol in accordance with State and Federal regulations. Geographic Information Systems (GIS) and Global Positioning Systems (GPS) is utilized in environmental sampling and studies which includes site remediation design and sampling, groundwater and surface water quality monitoring and management, as well as lake rehabilitation/restoration.

As Senior Project Manager, Mr. Layton has utilized the aforementioned experience and technical skills to successfully assist clients with litigation support, regulatory compliance and has been deemed an expert in the field by various Planning and Zoning Boards while providing testimony regarding the same.

Mr. Layton's proven dedication to client satisfaction has resulted in long standing professional relationships. His client base includes private development and redevelopment companies, municipalities, county governments, infrastructure authorities, daycare facilities, higher education institutions, financial institutions, utility companies and law firms.

CONTINUING EDUCATION

- Methodology for Delineating Wetlands, Cook College.
- Vegetation Identification for Wetland Delineation, Cook College
- Hydrology of Wetlands, Cook College
- Endangered & Threatened Species of New Jersey , Cook College
- Lake Management, Cook College
- Soils and Site Evaluation for Septic Disposal Systems & Stormwater BMP's , Cook College
- Site Remediation Basics, Cook College
- Remedial Decision Making, Cook College
- Ecological Risk Management, Cook College

The subsequent page consists of a sampling of highlighted projects Mr. Layton has worked on. A more detailed list of projects can be provided if necessary.

JOSEPH P. LAYTON

HIGHLIGHTED PROJECTS

Wetland Delineation

- **Runyon Interceptor Trunk Sanitary Sewer Line Alignment**
  Township of Old Bridge, NJ
  Determined alignment of 2 miles of sanitary sewer on a 400-acre+ site using aerial photography and site reconnaissance minimizing impacts to numerous wetland communities.

Permit Allocation

- **National Lead Redevelopment**
  Borough of Sayreville, NJ
  Prepared and obtained numerous Coastal and Land Use permits from the NJDEP-DLUR and USACE to effectuate remediation of the largest redevelopment project currently in the State of New Jersey.

- **Transcontinental Gas Pipeline Armoring**
  Township of Hopewell, NJ
  Prepared and obtained an Individual Permit from the NJDEP-DLUR to permanently disturb a stream and its associated wetland to construct armoring to protect a Transcontinental Gas Pipeline.

Environmental Assessments/Regulatory Compliance

- **Heavenly Farms**
  East Brunswick, Township, NJ
  Prepared and performed Preliminary Remedial Investigation/Action to obtain a "Letter of No Further Action" for a 230-acre farm with contaminated soils for development of recreational fields.

- **Marlboro Psychiatric State Hospital**
  Marlboro, NJ
  Consultant to the Township of Marlboro regarding the municipality purchasing a 411-acre State owned psychiatric hospital. Responsible for identifying areas of environmental concern, review of environmental investigation and remediation reporting generated by State contractors and making recommendations to the municipality regarding environmental concerns and purchase of the property.

- **Columbian Chemicals Mapico Iron Oxide Plant**
  South Brunswick Township, NJ
  Prepared and performed preliminary assessment/site investigation, remedial Investigation/Action and Baseline Ecological Evaluation to obtain a "Letter of No Further Action" from the NJDEP to develop an 86-acre former chemical plant in a residential land use. Extensive soil and groundwater contamination was remediated.

- **The Villas at Shoregate**
  South Amboy, NJ
  Prepared and performed Preliminary Assessment/Site investigation to obtain a "Letter of No Further Action" for a 16-acre, former dredge disposal area adjacent to the Raritan Bay.

CHLOE SWANSEN

Environmental Specialist

EDUCATION

- B.S. Conservation and Ecology in Environmental Science, Drexel University, 2013

CERTIFICATIONS & TRAINING

- OSHA 40 Hr HAZWOPER Certification
- OSHA 10 Hr Construction Certification
- Radio Frequency & Rooftop Training Course

COMPUTER SKILLS

- ArcGIS 10
- Microsoft Office
- HCS+
- Fortran
- Cascade
- Citrix

EXPERIENCE

Ms. Swansen is an Environmental Specialist with extensive experience performing existing conditions assessments and site research. She is highly familiar with a number of critical databases compiled by numerous government agencies, including the New York and New Jersey State Historic Preservation Offices, NYC Landmarks Preservation Commission, and the National Park Service. She has researched, compiled, and updated master spreadsheets containing historical resources summary data and landowner information for various projects and is also familiar with reviewing Environmental Impact Statements (EIS). Ms. Swansen has also served as an Archaelogical Field Technician and has performed site visits to collect physical inventories, take photos, and compile photo logs for various cultural resources, environmental, traffic, and land development projects. She has collected and prepared tree and salt marsh peat core samples and conducted spatial analysis on core samples using GIS and has also assisted with hazardous and non-hazardous waste compliance inspections and audits.

PROJECTS

Environmental Intern, Vanasse Hangen Brustlin Inc. (VHB)
New York City, NY
Conducted cultural resources existing conditions assessments and historic properties site file research for a Port Authority of New York & New Jersey (PANYNJ) planning project. Copied and organized hard and electronic files of historical resources from the New York and New Jersey State Historic Preservation Offices, NYC Landmarks Preservation Commission, and the National Park Service District and Individual Property databases. Researched, compiled, and updated master spreadsheets containing historical resources summary data and landowner information for a PANYNJ planning project. Also served as an Archaeological Field Technician for a Phase IB survey with shovel testing for a private development in Ossining, New York and performed PATH surveys for PANYNJ to gather ridership data. Researched and prepared documents on Jamaica Bay reference material and reviewed an earlier EIS for Nassau Expressway for internal use. Performed site visits to collect physical inventories, take photos, and compile photo logs for various cultural resources, environmental, traffic, and land development projects. Conducted volume balance, calculated and mapped speed run data, and ran and computed trials for existing highways analysis.

Research Assistant, Drexel University
City of Philadelphia, PA
Drowned Forests and Buried Salt Marshes: Reconstructing Local-Relative Sea Level Change Along the Delaware Estuary
Collected and prepared tree and salt marsh peat core samples and conducted spatial analysis on core samples using GIS.

CHLOE SWANSEN

Restoring Climate Resilience into the Hudson Raritan Estuary (HRE)
Interviewed a local expert on climate resilience solutions for the Hudson Raritan Estuary and developed a final report and presentation. Also performed field work in Rosol ina Mare, Italy and attended an international conference - *Climate-Changed Cities* - in Venice, Italy

Environmental Services Co-op, PECO Energy
City of Philadelphia, PA
Assisted in multiple self-audits at corporate and service buildings and prepared a stewardship application for Wildlife Habitat (approved in Fall 2011), in addition to drafting an Emergency Response Checklist for an on-site underground service tunnel. Updated and maintained electronic and hard copies of Spill Prevention, Control, and Countermeasure (SPCC) files and waste management-tracking databases.

Environmental Engineer Co-op (Hazardous and Non-Hazardous Waste), Conoco Phillips Trainer Refinery
Borough of Trainer, Delaware County, PA
Performed weekly hazardous and non-hazardous waste compliance inspections of the refinery and led labor crews and operator to correct issues. Prepared shipping manifests and samples, and coordinated and managed hazardous and non-hazardous waste shipments. Participated in a refinery-wide Environmental and Safety Audit, with zero compliance issues in the Waste section.

ETHAN J. PERRO

Environmental Specialist

EDUCATION

- B.A. Government and Law; Minor, Geology; Lafayette College, 2012

PROFESSIONAL CERTIFICATIONS

- OSHA 40 Hr HAZWOPER Training
- CETCO Liquid Boot Inspector Certified
- OSHA 10 Hr Construction Safety and Health

PROFESSIONAL TRAINING

- Transporting Hazardous Materials
- Hazardous Waste: The Basics
- NJDEP UST Training

EXPERIENCE

Mr. Perro provides expertise in the field of environmental services, including underground storage tank closure monitoring and reporting, methane gas surveying, vapor intrusion mitigation, soil investigation and remediation, hazardous and non-hazardous waste shipments, and well installation and abandonments. Mr. Perro has utilized his experience and technical background to perform Phase I and Phase II Environmental Site Assessments for residential, commercial, and industrial property transfers in accordance with ASTM standards. Additionally, he has performed Preliminary Assessments, Site Investigations and Remedial Investigations for impacted sites in accordance with NJDEP Technical Requirements for Site Remediation.

As an Environmental Specialist, his proficiencies also include biological monitoring, groundwater sampling, and lake sampling. Furthermore, he has assisted in subsurface investigations through the use of ground penetrating radar (GPR), electromagnetic induction (EM), and magnetic-locating techniques.

PROJECTS

Drexel University Student Housing Project – Clean Fill Sampling
City of Philadelphia, Philadelphia County, PA
Oversaw the excavation of test pits and performance of soil borings to characterize site soils in preparation for offsite disposal/reuse. Collected over 100 soil samples. Completed manifests and dispatched to drivers during transporting activities.

Paul Robeson School
City of New Brunswick, Middlesex County, NJ
Performed site investigation, remedial investigation, and remedial action activities in support of a school addition, which included delineation soil borings, geophysical surveying, and excavation and disposal of impacted soils.

308 Robbinsville Rd & 904 Haddonfield Rd
Robbinsville and Cherry Hill Townships, Mercer and Camden Counties, NJ
Completed Preliminary Assessment and Phase I Environmental Site Assessments for these two properties in support of potential property transactions. Oversaw limited Phase II investigations including monitoring well installation and soil sample collection.

Passaic Industrial Center
City of Passaic, Passaic County, NJ
Completed a vapor intrusion investigation which consisted of collecting approximately 20 indoor air samples and 20 sub-slab samples.

Vintage Park Remedial Investigation
East Brunswick Township, Middlesex County, NJ
Responsible for Preliminary Assessment, Site Investigation, Remedial Investigation, and Remedial Action activities for a proposed residential community. Activities included a geophysical survey, extensive soil sampling, test pit observation, soil excavation, UST closure, and project reporting.

Route 27 Linear Construction Project
Borough of Metuchen, Middlesex County, NJ
Responsible for the oversight of soil excavation, transportation, and project reporting.

Lancaster Square: Drexel University Proposed Student Housing
City of Philadelphia, Philadelphia County, PA
Performed extensive soil sampling services in support of a clean fill investigation. Provided oversight for the shipments of residual waste to the receiving facility.

Belmar Marina Redevelopment
Borough of Belmar, Monmouth County, NJ
Performed soil and groundwater sampling in support of proposed redevelopment activities for the marina.

Hanwha Solar Feasibility Study
Statewide, NJ
Performed Brownfield and landfill screening techniques to find feasible sites for future solar farms.

Elberon School Vapor Intrusion Mitigation Barrier
City of Long Branch, Monmouth County, NJ
Provided observation and inspection services for the installation of a vapor intrusion mitigation barrier beneath the future school.

Connell Runnels Landfill
Berkeley Heights Township, Union County, NJ
Conducted a methane gas survey of the former landfill in support of the monitoring program required by the NJDEP.

Route 166 Former Gas Station
Borough of South Toms River, Ocean County, NJ
Performed soil sampling in support of a site investigation of the former gas station. Monitored the installation of monitoring wells for the groundwater investigation.

Department of Public Works & Municipal Facility UST Closure
Borough of South Toms River, Ocean County, NJ
Monitored the closure and investigation of four underground storage tanks located at the Department of Public Works and Municipal facilities. Prepared reporting for the closure of the four underground storage tanks.

South Toms River Landfill Methane Gas Survey
Borough of South Toms River, Ocean County, NJ
Conducted a methane gas survey in support of landfill closure activities.