



U.S. Department of Housing and Urban
Development
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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

Preparer: Joseph P. Layton, Assistant Department Manager of Ecological Services
Maser Consulting P.A.
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
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Certifying Officer Name and Title:

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Maser Consulting P.A.
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701

Direct Comments to: New Community Corporation
Douglas M. Angoff
233 West Market St
Newark, NJ 07103
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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 <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>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.</p> <p>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.</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The subject property is not identified as a component of the Coastal Barrier Resource System. (Appendix A - Figure 6: Coastal Barrier Resources Map)</p>
Flood Insurance	Yes No	<p>The subject site is not located in a flood hazard area as shown on the latest FEMA</p>

Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Insurance Rate Map for Essex County, Community Panel No. 34013C0156F, June 4, 2007(Appendix A - Figure 7: Flood Map).
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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 <input type="checkbox"/> <input checked="" type="checkbox"/>	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 <input type="checkbox"/> <input checked="" type="checkbox"/>	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 <input type="checkbox"/> <input checked="" type="checkbox"/>	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

	<p>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).</p> <p>Additionally, the NJDEP HUD Environmental Review Tool 2.1 identified 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 3 on 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</p>
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		asbestos or lead-based paint are associated with the subject property (Appendix E - Phase I: Section 6.3.6 - 6.3.7 p. 21).
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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</p>

		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 <input type="checkbox"/> <input checked="" type="checkbox"/>	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 <input type="checkbox"/> <input checked="" type="checkbox"/>	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 <input type="checkbox"/> <input checked="" type="checkbox"/>	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).

		<p>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.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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:</p> <ul style="list-style-type: none"> • 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) <p>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.</p>

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>
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		<p>construction of the proposed project Best Management Practices (BMPs) will be implemented. The BMPs include but are not limited to:</p> <ul style="list-style-type: none"> • 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.
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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).</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no freshwater or coastal wetlands on or adjacent to the subject site (Appendix A - Figure 27: Wetlands Map).</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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.</p>

ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>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</p>

		<p>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).</p>
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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

		<p>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.</p> <p>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).</p>
Hazards and Nuisances including Site Safety and Noise	3	<p>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:</p> <ul style="list-style-type: none"> • 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	<p>The proposed building will follow the energy star equivalency requirements (Appendix T – Pre-Construction Authorization Letter & New Jersey Energy Star Equivalent Letter of Understanding).</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>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).</p>

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).
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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 <ul style="list-style-type: none"> • Household Trash • Recyclables: Newspapers, magazines, cardboard, cereal boxes and junk mail. Friday Collection <ul style="list-style-type: none"> • Household trash • Recyclable metal: Soda cans and food cans.

		<ul style="list-style-type: none"> • Recyclable glass: Glass jars, food jars and liquor bottles. • Recyclable plastic: Milk jugs, soda bottles, water bottles, juice bottles and laundry detergent containers. <p>Bulk Collection</p> <ul style="list-style-type: none"> • 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) <p>Yard Waste Collection</p> <ul style="list-style-type: none"> • 4th Wednesday of each month (Only) • Includes leaves, small twigs tied in a bundle. <p>Appliances and White Goods</p> <ul style="list-style-type: none"> • Refrigerator, air conditioners and other large appliances. • An appointment is required by calling 973-733-6685 (Newark 2015a) <p>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.</p>
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 11 th 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	<p>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).</p> <p>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</p>

		the zoning ordinance.
Vegetation, Wildlife	2	<p>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.</p> <p>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.</p>
Air Quality	2	<p>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).</p>
Groundwater Quality	2	<p>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</p>

		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/identify/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/geoweb splash.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 24 subsidized housing 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 is 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: 11/6/15

Name/Title: COMMISSIONER

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).