

## ENVIRONMENTAL ASSESSMENT

### Determinations and Compliance Findings for HUD-Assisted Projects 24 CFR Part 58

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

**Applicant Name** Multiple - see attachment 1 (First) Multiple - see attachment 1 (Last)

**-or-** BA-Wall (Business/Project Name)

**Project Location** Multiple - see attachment 1, (Street Address)

Wall Township (Municipality) Monmouth (County) New Jersey (State)

Multiple - see attachment 1 (Block) Multiple - see attachment 1 (Lot)

**Note: Certification signatures can be found at the end of the document.**

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

#### *General*

1. *Acquire all required federal, state and local permits prior to commencement of demolition and comply with all permit conditions.*
2. *If the scope of work of the proposed project changes significantly, the application for funding must be revised and resubmitted for reevaluation under the National Environmental Policy Act.*

#### *Air Quality*

3. *Use water or chemical dust suppressant in exposed areas to control dust.*
4. *Cover the load compartments of trucks hauling dust-generating materials.*
5. *Wash heavy trucks and construction vehicles before they leave the site.*
6. *Reduce vehicle speed on non-paved areas and keep paved areas clean.*
7. *Retrofit older equipment with pollution controls.*
8. *Establish and follow specified procedures for managing contaminated materials discovered or generated during demolition.*
9. *Employ spill mitigation measures immediately upon a spill of fuel or other hazardous material.*
10. *Obtain an air pollution control permit to construct and a certificate to operate for all equipment subject to N.J.A.C. 7:27-8.2(c). Such equipment includes, but is not limited to, the following:*
  - a. *Any commercial fuel combustion equipment rated with a maximum heat input of 1,000,000 British Thermal Units*

*per hour or greater to the burning chamber (N.J.A.C. 7:27-8.2(c)1); and*

*b. Any stationary reciprocating engine with a maximum rated power output of 37 kW or greater, used for generating electricity, not including emergency generators (N.J.A.C. 7:27-8.2(c)21).*

*11. Minimize idling and ensure that all on-road vehicles and non-road construction equipment operated at or visiting the project site comply with the applicable smoke and "3-minute idling" limits (N.J.A.C. 7:27-14.3, 14.4, 15.3 and 15.8).*

*12. Ensure that all diesel on-road vehicles and non-road construction equipment used on or visiting the project site use ultra-low sulfur fuel (<15 ppm sulfur) in accordance with the federal Non-road Diesel Rule (40 CFR Parts 9, 69, 80, 86, 89, 94, 1039, 1051, 1065, 1068).*

*13. Operate, if possible, newer on-road diesel vehicles and non-road construction equipment equipped with tier 4 engines, or equipment equipped with an exhaust retrofit device.*

#### *Hazardous Materials, Environmental Justice, and Solid Waste Disposal/Recycling*

*14. All activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the following:*

*a. National Emission Standard for Asbestos, standard for demolition and renovation, 40 CFR 61.145*

*b. National Emission Standard for Asbestos, standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations, 40 CFR 61.150*

*c. NJAC 7:26-2.12—Generator requirements for disposal of asbestos containing waste materials*

*d. New Jersey Asbestos Control and Licensing Act, N.J.S.A. 34:5A-32 et seq.*

*15. Applicant must comply with all laws and regulations concerning the proper handling, removal and disposal of hazardous materials (e.g. asbestos, lead-based paint) or household waste (e.g. construction and demolition debris, pesticides/herbicides, white goods).*

*16. All activities must comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to HUD's lead-based paint regulations in 24 CFR Part 35 Subparts B, H, and J.*

#### *Historic Preservation*

*17. Comply with the FEMA Best Practices for Lower Impact Debris Removal and Demolitions (see BA-Wall\_LowerImpactDebrisRemovalDemolitions).*

*18. Do not disturb the mill-related features behind the 2125 Old Bridge Road site.*

*19. If archaeological deposits are discovered during project implementation, all construction work must stop, the federal agency or responsible entity must be notified, and additional consultation under 36 CFR Part 800.13 must be undertaken, including consultation with the appropriate Indian tribe(s).*

#### *Noise*

*20. During the temporary demolition activities, outfit all equipment with operating mufflers.*

*21. During the temporary demolition activities, comply with the applicable local noise ordinance.*

#### *Wetland Protection, Erosion, Drainage/Storm Water Runoff, and Surface Water*

*22. Implement and maintain erosion and sedimentation control measures.*

*23. Do not remove or damage vegetation growing in wetlands.*

*24. Do not operate heavy equipment in wetlands.*

*25. Reestablish vegetation on exposed soil as soon as possible.*

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

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

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

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

**Funding Information**

Grant Number	HUD Program	Funding Amount
<i>B-13-DS-34-0001</i>	<i>Blue Acres</i>	<i>\$900,000.00</i>
		<i>\$0.00</i>
		<i>\$0.00</i>

**Estimated Total HUD Funded Amount:**

*\$900,000.00*

**Estimated Total HUD Funded Amount Description**

*The proposed project would be funded with \$900,000 in U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) Blue Acres funds.*

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

*\$900,000.00*

**Estimated Total Project Cost Description**

*The estimated total project cost is \$900,000 and would be entirely funded with CDBG-DR grant funds.*

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

*The State of New Jersey was included in the HUD CDBG-DR program pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013). On October 29, 2012, Superstorm Sandy made landfall over the New Jersey coast. The storm surge inundated and severely affected the State's shoreline from Cape May to Raritan Bay, along the Hudson River, and on the estuaries connecting to Raritan Bay and Newark Bay. Other overland flooding, wind damage and an ensuing snowstorm further damaged these communities as well as other communities throughout New Jersey.*

*The purpose of the proposed project is to reduce the number of people affected by future flooding and storm events in Wall Township. The proposed project will provide an urgent need to allow the property owners the opportunity to move to safe and livable housing outside of flood-prone areas.*

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

*Project type: Acquisition and demolition of housing*

*Project description: The proposed project would acquire residential properties on a voluntary basis and demolish, remove, and dispose of all man-made features on the properties, such as dwellings, foundations, sheds, garages, fences, and driveways. The properties would be graded and left in a stabilized condition (i.e., grass growth covering the property). The acquired properties would be permanently preserved as open space and serve as natural buffers against future storms and floods.*

*The proposed project would be located at three residential properties in Wall Township, Monmouth County, New Jersey. The proposed activity sites are 2118 Butternut Road, 2116 Butternut Road, and 2125 Old Mill Road. The tax cards for the proposed activity sites are provided as attachment BA-Wall\_TaxCards. The home at 2118 Butternut Road was constructed in 1982 and is located on an approximately 0.68 acre lot. The home at 2116 Butternut Road was constructed in 1950 and is located on an approximately 1.21 acres. The home at 2125 Old Mill Road was constructed in 1975 and is located on an approximately 0.52 acres. The proposed activity sites are shown on BA-Wall\_SiteLocationMap.*

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

*The proposed activity sites are existing homes sites in a residential area. Small streams are located in the rear of the properties and Old Mill Pond is located adjacent to the north of 2125 Old Mill Road. The homes proposed for buyout are located in the 100-year floodplain and were impacted as a result of Superstorm Sandy in October 2012. In the absence of the proposed project, the home sites will remain at risk for future flooding and damage.*

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

**DIRECTIONS – For each authority, check either Box "A" or "B" under "Status."**

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

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

**IMPORTANT:** Compliance documentation consists of verifiable source documents and/or relevant base data.

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

Statute, Authority, Executive Order, Regulation, or Policy cited at 24 CFR §50.4 & §58.5	STATUS	Compliance Documentation
<b>1. Air Quality</b> [Clean Air Act, as amended, particularly sections 176(c) & (d), and 40 CFR 6, 51, 93]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. The proposed project is in Monmouth County, which is listed as being in nonattainment or maintenance for four National Ambient Air Quality Standards (NAAQS) by the U.S. Environmental Protection Agency (USEPA). Monmouth County is listed as being in marginal nonattainment of the 2008 8-hour ozone standard. Monmouth County is listed as being in maintenance of the 2006 and 1997 PM-2.5 standard. A portion of Monmouth County is listed as being in maintenance of the carbon monoxide standard, but the proposed activity sites are outside this area. USEPA revoked the 1979 1-hour ozone standard on June 15, 2005 and the 1997 8-hour ozone standard on April 6, 2015. NAAQS maps are provided as attachment BA-Wall_AirQualityMaps.</i></p> <p><i>The proposed project meets the criteria stated in a memorandum dated November 18, 2015 from the New Jersey Department of Environmental Protection (NJDEP) Division of Air Quality to exempt the project from further review. The memorandum further states that compliance with the regulatory requirements of New Jersey's Air Rules and the State's Air Pollution Control requirements continue to remain in effect. The memorandum is included as attachment BA-Wall_AirQualityMemo.</i></p> <p><i>Sources:</i>  <i>USEPA, Green Book, National Area and County-Level Multi-Pollutant Information, <a href="http://www.epa.gov/airquality/greenbook/multipol.html">http://www.epa.gov/airquality/greenbook/multipol.html</a>; NJDEP, Bureau of Air Quality Planning, Attainment Areas Status, <a href="http://www.state.nj.us/dep/baqp/aas.html">http://www.state.nj.us/dep/baqp/aas.html</a></i></p>
<b>2. Airport Hazards</b> (Clear Zones and Accident Potential Zones) [24 CFR 51D]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. The proposed activity sites are in Monmouth County. Monmouth County is too far away from airports of interest to be a concern and therefore an airport hazards map is not required.</i></p>
<b>3. Coastal Zone Management</b> [Coastal Zone Management Act sections 307(c) & (d)]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. The proposed activity sites are not located in the Coastal Area Facility Review Act (CAFRA) zone, Hackensack Meadowlands, or Upland Waterfront Development zone (see BA-Wall_CoastalZoneManagementActMap).</i></p> <p><i>Source:</i>  <i>NJDEP HUD Environmental Review Tool</i></p>

<b>4. Contamination and Toxic Substances [24 CFR 50.3(i) &amp; 58.5(i)(2)]</b>	<input type="radio"/> A <input checked="" type="radio"/> B	<p><i>The proposed project is in compliance. The proposed activity sites may be within the 3,000-foot radius of a hazardous waste cleanup site, landfill, solid waste cleanup site or hazardous waste facility that handles hazardous materials or toxics substances, however, all sites that were determined by NJDEP to be “non-threatening” to the potential HUD project are not depicted as a hazardous site of concern on the NJDEP HUD Environmental Review Tool. Only sites determined to be “threatening” by the NJDEP are depicted on the tool. None of the proposed activity sites are within the 3,000-foot radius of a “threatening” site (see BA-Wall_ToxicHazardousandRadioactiveSubstancesMap).</i></p> <p><i>The proposed activity sites are not listed on a State or Federal hazardous waste sites database.</i></p> <p><i>Site reconnaissance, conducted by CDM Smith on November 16, 2015 and November 17, 2015, revealed no visible recognized environmental conditions (RECs) on or in the vicinity of the proposed activity sites. Photo logs are provided as attachment BA-Wall_SiteInspectionPhotologs.</i></p> <p><i>Asbestos is of concern if a structure was constructed prior to 1980 and lead-based paint is of concern if a structure was constructed prior to 1978. The home at 2118 Butternut Road was constructed in 1982 and therefore asbestos and lead-based paint are not a concern at this proposed activity site. However, the homes at 2116 Butternut Road (constructed in 1950) and at 2125 Old Mill Road (constructed in 1975) were constructed prior to 1978 and therefore may contain asbestos and lead-based paint. Contractors must determine if these toxics are present. If present, these toxics must be addressed in accordance with all applicable federal, state, and local laws and regulations (see Conditions for Approval and Required Mitigation and Project Modification Measures).</i></p> <p><i>The proposed project is exempt from radon consideration because the proposed project does not involve structures intended for human habitation. The proposed project would demolish homes and convert residential properties to permanent open space. Therefore, a radon map is not needed as additional supporting documentation.</i></p> <p><i>Source: NJDEP HUD Environmental Review Tool</i></p>
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<p><b>5. Endangered Species</b> [Endangered Species Act of 1973, particularly section 7; 50 CFR 402]</p>	<p><input checked="" type="radio"/> A <input type="radio"/> B</p>	<p><i>The proposed project is in compliance. While, the proposed activity sites do not intersect with the red knot or piping plover threatened and endangered species layers, all three proposed activity sites do display a “Yes” in their centroid attribute table for State listed endangered species and Federal listed endangered species. Maps are provided as attachment BA-Wall_ThreatenedandEndangeredSpeciesMaps.</i></p> <p><i>A request for a threatened and endangered species review was submitted to NJDEP Division of Fish and Wildlife Endangered and Nongame Species (ENSP) for the proposed project. In an email response dated December 16, 2015, the ENSP concluded that the proposed project does not require timing restrictions for structure demolition or tree removal in order to reach a conclusion of “Not Likely to Adversely Affect” northern long-eared bats. ENSP correspondence is provided as attachment BA-Wall_ENSPResponse.</i></p> <p><i>A request for a Natural Heritage Program (NHP) database review was submitted to the NJDEP Office of Natural Lands Management. In a letter dated December 17, 2015, the NHP provided tables showing the data request search results. Five bird species and one moth species were found on the proposed activity sites and six bird species and the same moth species were found in the immediate vicinity (within ¼ mile) of the proposed activity sites. A copy of the letter is provided as attachment BA-Wall_NHPResponse. The proposed project would not affect any of the identified bird species or moth species because project activities would occur at developed areas on the proposed activity sites and would demolish homes and convert residential properties to permanent open space.</i></p> <p><i>The U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation System (IPaC) was consulted to obtain a preliminary USFWS species list for the proposed activity sites. Neither the Indiana bat nor the northern long-eared bat were identified in the IPaC results. The following threatened species were listed in the vicinity of 2118 Butternut Road and 2116 Butternut Road: red knot, Knieskern’s beaked-rush, swamp pink, and bog turtle. The following threatened species were listed in the vicinity of 2125 Old Mill Road: Knieskern’s beaked-rush, swamp pink, and bog turtle. The USFWS IPaC also listed migratory birds in the vicinity of the proposed activity sites. See BA-Wall_USFWS_IPaC.</i></p> <p><i>The NJDEP HUD Environmental Review Tool does not show the 2118 Butternut Road or 2116 Butternut Road sites intersecting with the red knot endangered species layer. The proposed project would not affect Knieskern’s beaked-rush, swamp pink, bog turtle, or migratory birds because project activities would occur at developed areas on the proposed activity sites and would demolish homes and convert residential properties to permanent open space.</i></p> <p><i>Sources: NJDEP HUD Environmental Review Tool; USFWS, Information, Planning, and Conservation (IPaC) System, <a href="http://ecos.fws.gov/ipac/">http://ecos.fws.gov/ipac/</a></i></p>
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<b>6. Environmental Justice</b> [Executive Order 12898]	<input type="radio"/> A <input checked="" type="radio"/> B	<p><i>The proposed project is in compliance. Less than 50 percent of the population is considered a racial minority at the proposed activity sites and their immediate vicinities. Less than 50 percent of the population at the proposed activity sites and their immediate vicinities are considered living below the poverty level. See BA-Wall_EnvironmentalJusticeMaps.</i></p> <p><i>Asbestos is of concern if a structure was constructed prior to 1980 and lead-based paint is of concern if a structure was constructed prior to 1978. The home at 2118 Butternut Road was constructed in 1982 and therefore asbestos and lead-based paint are not a concern at this proposed activity site. However, the homes at 2116 Butternut Road (constructed in 1950) and at 2125 Old Mill Road (constructed in 1975) were constructed prior to 1978 and therefore may contain asbestos and lead-based paint. Contractors must determine if these toxics are present. If present, these toxics must be addressed in accordance with all applicable federal, state, and local laws and regulations (see Conditions for Approval and Required Mitigation and Project Modification Measures).</i></p> <p><i>As indicated by the other sections of this environmental assessment, the proposed project would have no significant adverse environmental impacts. The proposed project would therefore have no significant disproportionate adverse environmental impact on minority and low-income residents in the vicinity of the proposed project (see BA-Wall_EnvironmentalJusticeChecklist).</i></p> <p><i>Source:</i>  <i>USEPA, EJScreen, <a href="http://www.epa.gov/ejscreen">http://www.epa.gov/ejscreen</a></i></p>
<b>7. Explosive and Flammable Operations</b> [24 CFR 51C]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. HUD's restrictions on siting of HUD-assisted projects near hazardous operations do not apply to demolition and removal projects (see 24 CFR 51.200 and the definition of "HUD-assisted project" in 24 CFR 51.201). Therefore, these restrictions do not apply to this proposed project.</i></p>
<b>8. Farmland Protection</b> [Farmland Protection Policy Act of 1981, particularly section 1504(b) & 1541; 7 CFR 658]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. The proposed activity sites are developed sites in an urban area zoned residential (see BA-Wall_ZoningMap). Therefore, there would be no effect on farmland.</i></p> <p><i>Source:</i>  <i>Township of Wall, <a href="http://www.wallnj.com">http://www.wallnj.com</a></i></p>



<b>9. Floodplain Management</b> [24 CFR 55; Executive Order 11988, particularly section 2(a)]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. While, the proposed activity sites are within an A floodplain zone and the majority of the 2125 Old Mill Road site is also within the floodway (see BA-Wall_FloodplainManagementMap), per 24 CFR 55.12(c)(3), the 8-step floodplain decision making process does not apply to property buyout projects such as the proposed project.</i></p> <p><i>The proposed project was submitted to the NJDEP Department of Land Use Regulation (DLUR) for a jurisdictional determination to determine if a flood hazard area control act permit was required. In a letter dated December 8, 2015, the DLUR determined that the proposed project appears to meet the requirements of a permit-by-rule pursuant to N.J.A.C. 7:13-7.2(b)2 and therefore would not require a Flood Hazard Area permit. A copy of the letter is provided as attachment BA-Wall_JurisdictionalDeterminations.</i></p> <p><i>The DLUR letter further states that the jurisdictional determinations do not relieve the applicant of the responsibility of obtaining any other required State, Federal or local permits or approvals as required by law.</i></p> <p><i>Source: NJDEP HUD Environmental Review Tool</i></p>
<b>10. Historic Preservation</b> [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR 800]	<input type="radio"/> A <input checked="" type="radio"/> B	<p><i>The proposed project is in compliance. The proposed activity sites are not within a historic property exemption zone or within a historic archaeological site grid, nor are the sites identified as within a historic district or identified as a historic property (see BA-Wall_HistoricPreservationMap). The proposed project was submitted to the NJDEP Historic Preservation Office requesting concurrence with a no adverse effect determination provided that the FEMA Best Practices for Lower Impact Debris Removal and Demolitions (LIDRS) guidelines are adhered to. The Deputy State Historic Preservation Officer concurred with a conditional no historic properties adversely affected determination on December 22, 2015 for the proposed project (see BA-Wall_SHPOResponse). The proposed project must follow LIDRS guidelines and mill-related features must remain undisturbed behind the 2125 Old Bridge Road site. Further, if archaeological deposits are discovered during project implementation, all construction work must stop, the federal agency or responsible entity must be notified, and additional consultation under 36 CFR Part 800.13 must be undertaken.</i></p> <p><i>Tribal notification is not applicable to the proposed project as ground disturbance would be limited to existing disturbed areas and would not involve new construction. The appropriate tribe(s) will be notified if archaeological deposits are discovered.</i></p> <p><i>Source: NJDEP HUD Environmental Review Tool</i></p>

<b>11. Noise Abatement and Control</b> [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR 51B]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. The requirements at 24 CFR Part 51, Subpart B are not applicable to the proposed project because they are not noise-sensitive uses.</i></p> <p><i>Demolition noise will be a temporary impact that will be controlled by best management practices (BMPs). Demolition noise will be within applicable city, state and federal codes. Thus, demolition noise is not expected to have an impact to the project or surrounding areas.</i></p>
<b>12. Sole Source Aquifers</b> [Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR 149]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. The proposed activity sites are within the Coastal Plain sole source aquifer (see BA-Wall_SoleSourceAquiferMap). Existing public sewer and water are provided through Wall Township's Public Works Department.</i></p> <p><i>According to a letter dated August 13, 1996 from the USEPA Region III, proposed projects that do not have the potential to create a significant hazard to public health by adversely impacting groundwater are considered exempt from a sole source aquifer review. The proposed project would remove urban development and convert residential properties to permanent open space. The proposed project would not adversely impact groundwater. A copy of the letter is provided as attachment BA-Wall_EPASoleSourceAquiferLetter. This application was tasked out prior to the November 25, 2015 sole source aquifer consultation revisions and the 1996 letter was appropriate at the time this review was generated.</i></p> <p><i>Source: Township of Wall, <a href="http://www.wallnj.com">http://www.wallnj.com</a></i></p>

<b>13. Wetland Protection</b> [24 CFR 55, Executive Order 11990, particularly sections 2 & 5]	<input type="radio"/> A <input checked="" type="radio"/> B	<p><i>The proposed project is in compliance. Mapped wetlands are shown on the proposed activity sites (see BA-Wall_WetlandProtectionMap). Wetlands are shown to the north and east of 2116 Butternut Road, to the east of 2118 Butternut Road, and to the north and west of 2125 Old Mill Road. In addition, the USFWS IPaC identified freshwater forested/shrub wetlands near the proposed activity sites (see BA-Wall_USFWS_IPaC). Each site has a grassy area that separates the existing home from wetlands and 2118 Butternut Road also has a grassy berm that separates the wetlands from the home's backyard.</i></p> <p><i>BMPs must be implemented to avoid and minimize impacts to the nearby wetlands. These can include, but are not limited to:</i></p> <ul style="list-style-type: none"> <li><i>• Implement and maintain erosion and sedimentation control measures.</i></li> <li><i>• Do not remove or damage vegetation growing in wetlands.</i></li> <li><i>• Do not operate heavy equipment in wetlands.</i></li> <li><i>• Reestablish vegetation on exposed soil as soon as possible.</i></li> </ul> <p><i>The proposed project was submitted to the NJDEP DLUR for jurisdictional determinations. In a letter dated December 8, 2015, the DLUR determined that a coastal wetlands permit is not required because there are no mapped coastal wetlands on the proposed activity sites. In regards to freshwater wetlands, DLUR determined that if activities are to occur adjacent to freshwater wetlands (within the transition area), then the Division would consider the activities "normal property maintenance" pursuant to N.J.A.C. 7:7A-2.6(b)1i(9) and permits would not be required. A copy of the letter is provided as attachment BA-Wall_JurisdictionalDeterminations.</i></p> <p><i>Source:</i>  <i>NJDEP HUD Environmental Review Tool</i></p>
<b>14. Wild and Scenic Rivers</b> [Wild and Scenic Rivers Act of 1968, particularly section 7(b) & (c); 36 CFR 297]	<input checked="" type="radio"/> A <input type="radio"/> B	<p><i>The proposed project is in compliance. The proposed activity sites are not located within ¼-mile of the stream bank of a designated wild and scenic river or within a one-mile radius of a designated wild and scenic river and therefore consultation with the National Park Service is not required. The proposed activity sites are approximately 44 miles from the designated segment of the Lower Delaware River, the nearest designated wild and scenic river (see BA-Wall_WildandScenicRiversMap).</i></p> <p><i>Sources:</i>  <i>NJDEP HUD Environmental Review Tool; National Wild and Scenic Rivers System, Explore Designated Rivers, New Jersey <a href="http://www.rivers.gov/new-jersey.php">http://www.rivers.gov/new-jersey.php</a></i></p>

## PART II: ENVIRONMENTAL ASSESSMENT CHECKLIST [24 CFR 58.40; 40 CFR 1508.8 & 1508.27]

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

**Impact Codes:**

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

Impact Categories	Impact Code	Impact Evaluation, Source Documentation and Mitigation or Modification Required
<b>Land Development</b>		
Conformance with Comprehensive and Neighborhood Plans	1	<p><i>Wall Township operates under an adopted master plan. The proposed project is consistent with the plan.</i></p> <p>Source:  <i>Township of Wall, Wall Township Master Plan,  <a href="http://www.wallnj.com/304/Wall-Township-Master-Plan">http://www.wallnj.com/304/Wall-Township-Master-Plan</a></i></p>
Land Use Compatibility and Conformance with Zoning	1	<i>The open space created by removing homes would be compatible with remaining homes and the removal of homes would not have an urbanizing effect. The acquired properties would be permanently preserved as open space.</i>
Urban Design- Visual Quality and Scale	1	<i>The proposed project would acquire and demolish homes that have been flooded. The proposed project would create permanent open space and would not significantly impact the visual quality of the project area.</i>
Slope	1	<i>The proposed activity sites are relatively flat. The proposed work would not create steep slopes.</i>
Erosion	4	<i>The proposed project has the potential to cause erosion. BMPs must be implemented to minimize erosion and sedimentation (see Conditions for Approval and Required Mitigation and Project Modification Measures).</i>
Soil Suitability	1	<i>Soil suitability is not a significant factor for the acquisition of properties and demolition of structures.</i>
Hazards and Nuisances, Including Site Safety	2	<i>Residents of the proposed activity sites are currently exposed to hazards associated with living in the floodplain. The proposed project would help residents move out of a flood and storm affected area.</i>
Drainage/Storm Water Runoff	4	<i>The proposed project would create the potential for stormwater runoff to cause erosion and sedimentation. BMPs would be required to minimize erosion and sedimentation (see Conditions for Approval and Required Mitigation and Project Modification Measures).</i>

Noise-Effects of Ambient Noise on Project & Contribution to Community Noise Levels	4	<i>There would be temporary, unavoidable increases in noise levels at nearby residences during the demolition of structures. Noise impacts would be mitigated to the greatest extent feasible (see Conditions for Approval and Required Mitigation and Project Modification Measures). The completed project would not generate noise.</i>
Energy Consumption	1	<i>The proposed project would not consume a significant amount of energy, except for a typical amount during the demolition. Energy consumption would be reduced in the proposed project area since the residential properties would be permanently preserved as open space.</i>
<b>Socioeconomic Factors</b>		
Demographic Character Changes	1	<i>The proposed project would shift population away from a flood and storm affected area, but would not cause a significant change in the characteristics of the population.</i>
Displacement	1	<i>The proposed project would allow property owners to plan for residential stability outside a flood and storm affected area. Participation in the Blue Acres buyout program is voluntary and pre-flood fair market value would be offered for the properties.</i>
Employment and Income Patterns	1	<i>The proposed project would have no effect on employment and income patterns in the proposed project area.</i>
<b>Community Facilities and Services</b>		
Educational Facilities	1	<p><i>The proposed project would not affect the demand for educational facilities since the proposed project only involves the conversion of three residential properties to permanent open space. The proposed project would not interfere with delivery of educational services. The nearest educational facility to the proposed activity sites is Old Mill Elementary School located at 2119 Old Mill Road, less than 0.1 miles south.</i></p> <p><i>Source: Aerial imagery accessed in Google™ Earth Pro</i></p>
Commercial Facilities	1	<p><i>The proposed project would not affect the demand for commercial facilities since the proposed project only involves the conversion of three residential properties to permanent open space. The proposed project would not interfere with operation of commercial facilities. The nearest commercial facilities to the proposed activity sites is a strip mall located along Highway 35, approximately 0.3 miles west.</i></p> <p><i>Source: Aerial imagery accessed in Google™ Earth Pro</i></p>

Health Care	1	<p><i>The proposed project would not affect the demand for health care since the proposed project only involves the conversion of three residential properties to permanent open space. The proposed project would not interfere with delivery of health care. The nearest hospital to the proposed activity sites is Jersey Shore University Medical Center located at 1945 NJ-33, Neptune City, approximately 4.5 miles north.</i></p> <p><i>Source:</i> <i>Aerial imagery accessed in Google™ Earth Pro</i></p>
Social Services	1	<p><i>The proposed project would not affect the demand for social services or interfere with delivery of social services. Social services are provided through Wall Township at 2700 Allaire Road, approximately 1.1 miles northwest.</i></p> <p><i>Sources:</i> <i>Aerial imagery accessed in Google™ Earth Pro; Township of Wall, <a href="http://www.wallnj.com">http://www.wallnj.com</a></i></p>
Solid Waste Disposal/Recycling	4	<p><i>The proposed project would generate demolition debris, but would not increase long-term generation of solid waste. Asbestos is of concern if a structure was constructed prior to 1980 and lead-based paint is of concern if a structure was constructed prior to 1978. The home at 2118 Butternut Road was constructed in 1982 and therefore asbestos and lead-based paint are not a concern at this proposed activity site. However, the homes at 2116 Butternut Road (constructed in 1950) and at 2125 Old Mill Road (constructed in 1975) were constructed prior to 1978 and therefore may contain asbestos and lead-based paint. Contractors must determine if these toxics are present. If present, these toxics must be addressed in accordance with all applicable federal, state, and local laws and regulations (see Conditions for Approval and Required Mitigation and Project Modification Measures).</i></p> <p><i>The proposed activity sites are currently provided solid waste disposal/recycling services through Wall Township's Public Works Department.</i></p> <p><i>Source:</i> <i>Township of Wall, <a href="http://www.wallnj.com">http://www.wallnj.com</a></i></p>
Waste Water/Sanitary Sewers	1	<p><i>The proposed project would not affect the wastewater collection, treatment, and disposal system. The residential properties would be permanently preserved as open space and therefore lower the demand for wastewater services in the proposed project area. Existing public sewer is provided through Wall Township's Public Works Department.</i></p> <p><i>Source:</i> <i>Township of Wall, <a href="http://www.wallnj.com">http://www.wallnj.com</a></i></p>

Water Supply	1	<p><i>The proposed project would not consume an unusual quantity of water and would not affect the water supply system. The residential properties would be permanently preserved as open space and therefore lower the demand for water in the proposed project area. Existing public water is provided through Wall Township's Public Works Department</i></p> <p>Source: Township of Wall, <a href="http://www.wallnj.com">http://www.wallnj.com</a></p>
Public Safety: <ul style="list-style-type: none"> <li>• Police</li> <li>• Fire</li> <li>• Emergency Medical</li> </ul>	1	<p><i>The proposed project would not affect the demand for public safety services such as police, fire, and emergency medical or interfere with delivery of these services. The proposed activity sites are served by Wall Township for these services.</i></p> <p>Source: Township of Wall, <a href="http://www.wallnj.com">http://www.wallnj.com</a></p>
Parks, Open Space & Recreation: <ul style="list-style-type: none"> <li>• Open Space</li> <li>• Recreation</li> </ul>	2	<p><i>The proposed project would create additional open space in the proposed project area. The proposed activity sites are located near the Atlantic Ocean coastline, providing numerous recreational opportunities.</i></p> <p>Source: Aerial imagery accessed in Google™ Earth Pro</p>
Cultural Facilities	1	<p><i>The proposed project would not affect any cultural facilities. The nearest cultural facility to the proposed activity sites is Wall Township Library located at 2700 Allaire Road, approximately 1.1 miles northwest.</i></p> <p>Source: Aerial imagery accessed in Google™ Earth Pro</p>
Transportation & Accessibility	1	<p><i>The proposed project would not create a significant additional demand for transportation services or interfere with the overall transportation network. The proposed work would be confined to the proposed activity sites. The proposed activity sites are in a developed urban area sufficiently served by existing roads.</i></p>
<b>Natural Features</b>		
Water Resources	1	<p><i>The proposed project would not involve significant water withdrawals and would not have a significant effect on water resources.</i></p>
Surface Water	4	<p><i>The nearest surface water feature to the proposed activity sites are small streams located in the rear of the properties and Old Mill Pond located adjacent to the north of 2125 Old Mill Road. BMPs must be implemented to minimize erosion and sedimentation to the surface water features (see Conditions for Approval and Required Mitigation and Project Modification Measures).</i></p>
Unique Natural Features & Agricultural Lands	1	<p><i>The proposed activity sites are in a developed urban area and the proposed project would not affect agricultural lands. There are no unique natural features on or in the vicinity of the proposed activity sites.</i></p>

Vegetation and Wildlife	2	<i>The proposed project would not impact endangered species (see the Endangered Species section in Part 1: Statutory Checklist above). The proposed activity sites are residential properties and vegetation is limited to grass, scattered trees, and conventional landscaping. After demolition, the created open space could serve as additional habitat for wildlife.</i>
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## PART III: 58.6 CHECKLIST [24 CFR 50.4, 24 CFR 58.6]

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

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

☒ **No.** Cite or attach Source Documentation: [Project complies with 24 CFR 51.303(a)(3)]

*The proposed project is in compliance. The proposed activity sites are in Monmouth County. Monmouth County is too far away from airports of interest to be a concern and therefore an airport hazards map is not required.*

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

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

Is the project located in a coastal barrier resource area?

☒ **No.** Cite or attach Source Documentation: [Proceed with project]

*The proposed project is in compliance. The proposed activity sites are located outside a coastal barrier resource area (see BA-Wall\_CoastalBarrierResourcesMap).*

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

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

Does the project involve acquisition, construction, or rehabilitation of structures located in a FEMA-identified Special



**Flood Hazard Area (SFHA)?**

☐ **No.** Cite or attach Source Documentation: [Proceed with Project]

☒ **Yes.** Cite or attach Source Documentation:

*The proposed project involves the acquisition and demolition of homes located within an A floodplain zone (see BA-Wall\_FloodplainManagementMap and the Floodplain Management section in Part 1: Statutory Checklist above). Demolition projects do not require flood insurance.*

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

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

*Demolition projects do not require flood insurance.*

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

**Summary of Findings and Conclusions**

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

*No additional studies were performed.*

**Field Inspection** (Date and completed by):

*Field inspections were completed for the proposed project on November 16, 2015 and November 17, 2015 by CDM Smith. Photo logs are provided as attachment BA-Wall\_SiteInspectionPhotologs.*

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

for this assessment.)

*Google™ Earth Pro*

*National Wild and Scenic Rivers System. Explore Designated Rivers, New Jersey. Accessed at <http://www.rivers.gov/new-jersey.php>.*

*New Jersey Association of County Tax Boards. Accessed at <http://www.njactb.org/>.*

*New Jersey Department of Environmental Protection (NJDEP) Bureau of Air Quality Planning. Attainment Areas Status. Accessed at <http://www.state.nj.us/dep/baqp/aas.html>.*

*NJDEP Division of Air Quality. Memorandum received from Francis Steitz, Director, November 18, 2015.*

*NJDEP Division of Fish and Wildlife Endangered and Nongame Species Program. Email from MacKenzie Hall, December 16, 2015.*

*NJDEP Division of Land Use Regulation. Letter from Ryan J. Anderson, December 8, 2015.*

*NJDEP Historic Preservation Office. Letter from Daniel D. Saunders, Deputy State Historic Preservation Officer, December 22, 2015.*

*NJDEP HUD Environmental Review Tool. Accessed at <http://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=31df24f50e9a46bf9fb66389012db5c7>.*

*NJDEP State Forestry Services Natural Heritage Program. Letter from Robert J. Cartica, Administrator, December 17, 2015.*

*Township of Wall. Accessed at <http://www.wallnj.com>.*

*Township of Wall. Wall Township Master Plan. Accessed at <http://www.wallnj.com/304/Wall-Township-Master-Plan>.*

*U.S. Department of Housing and Urban Development (HUD). Region X Environmental Office Environmental Justice Checklist. Accessed at <http://www.hud.gov/local/shared/working/r10/environment/justice.pdf>.*

*U.S. Environmental Protection Agency (USEPA). EJScreen. Accessed at <http://www.epa.gov/ejscreen>.*

*USEPA. Green Book, National Area and County-Level Multi-Pollutant Information. Accessed at <http://www.epa.gov/airquality/greenbook/multipol.html>.*

*USEPA Region III. Letter from Barbara Smith, SSA Project Manager, August 13, 1996.*

*U.S. Fish and Wildlife Service (USFWS). Coastal Barrier Resources System Mapper. Accessed at <http://www.fws.gov/CBRA/Maps/Mapper.html>.*

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

**Lists of Permits Required:**

*No permits were determined to be required through the consultations completed for this environmental assessment. This does not alleviate the requirement of the applicant obtaining all required federal, state, and local permits before beginning demolition.*

**Public Outreach [24 CFR 50.23 & 58.43]:**

*A combined public notice for the proposed project (Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds) will be published in the Star-Ledger and a Spanish translation of the notice will be published in the Reporte Hispano. Any substantive comments received will be addressed and incorporated into the final environmental assessment document.*

**Cumulative Impact Analysis [24 CFR 58.32]:**

*The proposed project would not contribute to adverse cumulative impacts on environmental resources. The proposed project would remove urban development and convert residential properties to permanent open space. Removing urban development will have a cumulative benefit in the area by creating open space, which would act as a natural buffer for other homes in the area against future storms. Monmouth County is currently undergoing extensive efforts to recover from the damage caused by Superstorm Sandy in October 2012, and the proposed project is a part of those efforts. Cumulatively, these activities may have temporary environmental impacts during the implementation phase of these recovery efforts, but these activities will have the long-term benefit of restoring the way of life for New Jersey residents.*

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

*Other than the no action alternative, elevating the homes instead of demolishing them was considered and rejected. Although this alternative would avoid the short-term demolition impacts, there would be equivalent short-term construction impacts associated with this alternative. The major disadvantages of this alternative are that the homes and their occupants would remain at risk for future flooding and damage and there would be no restoration of the natural values of the floodplain.*

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

*The no action alternative would avoid the short-term demolition impacts, but the residential properties would remain at risk for future flooding and damage. There would also be no restoration of the natural values of the floodplain. Therefore, the no action alternative was rejected.*

**Summary Statement of Findings and Conclusions:**

*The proposed project would address the need to reduce the number of people affected by flooding and storm damage in Wall Township. The proposed project is in compliance with all applicable statutory authorities and would have no*

*significant impact on the environment. Mitigation measures to minimize any potential adverse environmental impacts and to ensure that the proposed project is in compliance with the statutory authorities are identified in the Required Mitigation and Project Modification Measures section below and the Conditions for Approval section at the beginning of this environmental assessment.*

**Required Mitigation and Project Modification Measures:** [24 CFR 58.40(d), 40 CFR 1505.2(c), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

*General*

- 1. Acquire all required federal, state and local permits prior to commencement of demolition and comply with all permit conditions.*
- 2. If the scope of work of the proposed project changes significantly, the application for funding must be revised and resubmitted for reevaluation under the National Environmental Policy Act.*

*Air Quality*

- 3. Use water or chemical dust suppressant in exposed areas to control dust.*
- 4. Cover the load compartments of trucks hauling dust-generating materials.*
- 5. Wash heavy trucks and construction vehicles before they leave the site.*
- 6. Reduce vehicle speed on non-paved areas and keep paved areas clean.*
- 7. Retrofit older equipment with pollution controls.*
- 8. Establish and follow specified procedures for managing contaminated materials discovered or generated during demolition.*
- 9. Employ spill mitigation measures immediately upon a spill of fuel or other hazardous material.*
- 10. Obtain an air pollution control permit to construct and a certificate to operate for all equipment subject to N.J.A.C. 7:27-8.2(c). Such equipment includes, but is not limited to, the following:*
  - a. Any commercial fuel combustion equipment rated with a maximum heat input of 1,000,000 British Thermal Units per hour or greater to the burning chamber (N.J.A.C. 7:27-8.2(c)1); and*
  - b. Any stationary reciprocating engine with a maximum rated power output of 37 kW or greater, used for generating electricity, not including emergency generators (N.J.A.C. 7:27-8.2(c)21).*
- 11. Minimize idling and ensure that all on-road vehicles and non-road construction equipment operated at or visiting the project site comply with the applicable smoke and "3-minute idling" limits (N.J.A.C. 7:27-14.3, 14.4, 15.3 and 15.8).*
- 12. Ensure that all diesel on-road vehicles and non-road construction equipment used on or visiting the project site use ultra-low sulfur fuel (<15 ppm sulfur) in accordance with the federal Non-road Diesel Rule (40 CFR Parts 9, 69, 80, 86, 89, 94, 1039, 1051, 1065, 1068).*
- 13. Operate, if possible, newer on-road diesel vehicles and non-road construction equipment equipped with tier 4 engines, or equipment equipped with an exhaust retrofit device.*

*Hazardous Materials, Environmental Justice, and Solid Waste Disposal/Recycling*

- 14. All activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the following:*
  - a. National Emission Standard for Asbestos, standard for demolition and renovation, 40 CFR 61.145*
  - b. National Emission Standard for Asbestos, standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations, 40 CFR 61.150*
  - c. NJAC 7:26-2.12—Generator requirements for disposal of asbestos containing waste materials*

*d. New Jersey Asbestos Control and Licensing Act, N.J.S.A. 34:5A-32 et seq.*

*15. Applicant must comply with all laws and regulations concerning the proper handling, removal and disposal of hazardous materials (e.g. asbestos, lead-based paint) or household waste (e.g. construction and demolition debris, pesticides/herbicides, white goods).*

*16. All activities must comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to HUD's lead-based paint regulations in 24 CFR Part 35 Subparts B, H, and J.*

#### *Historic Preservation*

*17. Comply with the FEMA Best Practices for Lower Impact Debris Removal and Demolitions (see BA-Wall\_LowerImpactDebrisRemovalDemolitions).*

*18. Do not disturb the mill-related features behind the 2125 Old Bridge Road site.*

*19. If archaeological deposits are discovered during project implementation, all construction work must stop, the federal agency or responsible entity must be notified, and additional consultation under 36 CFR Part 800.13 must be undertaken, including consultation with the appropriate Indian tribe(s).*

#### *Noise*

*20. During the temporary demolition activities, outfit all equipment with operating mufflers.*

*21. During the temporary demolition activities, comply with the applicable local noise ordinance.*

#### *Wetland Protection, Erosion, Drainage/Storm Water Runoff, and Surface Water*

*22. Implement and maintain erosion and sedimentation control measures.*

*23. Do not remove or damage vegetation growing in wetlands.*

*24. Do not operate heavy equipment in wetlands.*

*25. Reestablish vegetation on exposed soil as soon as possible.*

## **CERTIFICATIONS**

Patrick Dunn, CDM-Smith

2016-01-12 17:00:02

Preparer Agency and Name

Completion Date

RE Certifying Officer Name

RE Certifying Officer Signature

RE CO Signature Date