

APPENDIX 2

NJDEP Environmental and Historic Review Application for EDA and DCA/NEP Programs

1. Agency Name: _____
2. Date of Application Submittal to DEP: _____
3. CDBG-DR Program: _____
4. Application ID Number: _____
5. National Objective Description/Number: Urgent Need
6. Grant Number: B-13-DS-34-0001
7. Applicant Name: Borough of Beach Haven
8. Project Location: 300 Engleside Avenue (Street Address) 08008 (Zip)
Beach Haven (Municipality) Ocean County (County)
133 (Block) 2 (Lot)

(A separate form with a unique Application ID number is required for each geographic location.)

9. Detailed Project Description.

Provide a thorough description of the existing conditions at the site, work that will occur at the site, and the final project outcome. See Attachment A for directions. See Attached

10. Change in Use.

Will the project result in a change in use for the land or structure? If YES, please describe and document. The new Borough Hall will also include the Police Department

Examples:

- a. Residential use → Non-residential (commercial, industrial, or mixed use).
- b. Non-residential (commercial, industrial, or mixed use) → Residential

11. Change in Size or Capacity.

Will the project result in a change in size or capacity of any kind? If YES, describe the percentage increase in size, footprint, number or capacity. Include any increase to main building(s), ancillary structure(s), parking areas, landscaping, paving, etc. No increase in impervious coverage or change in footprint.

Examples

- a. Increase in retail space, restaurant or theater seating capacity with 30% larger footprint and additional parking spaces.
- b. Increase in production capacity of manufacturing facility by 15%
- c. Change in landscaping resulting in 25% more impervious surface/paving.
- d. Increase in discharges such as sewage [from bathrooms], solid waste (trash), or process discharges?

12. Market Value (for multi-family rehabilitation projects only).

Will the proposed project for which funding is requested result in an increase in the market value of the property, facility, or installation? If YES, what is the percentage increase? No

Examples:

- a. Funding will be used to construct an addition to a retail space of 6000 square feet. The enlarged space will increase the market value of the property by 20%, from \$300,000 to \$360,000.

13. Attach **Right of Entry Form** signed by property owner.

APPENDIX 2

NJDEP ENVIRONMENTAL AND HISTORIC REVIEW APPLICATION FOR EDA AND DCA/NEP PROGRAMS

9. **Detailed Project Description:**

Provide a thorough description of the existing conditions at the site, work that will occur at the site, and the final project outcome. See Attachment A for directions.

Summary: The purpose of this project is to demolish and reconstruct the storm damaged Borough Hall and add the Police Department to this more resilient structure located at 300 Engleside Avenue in Beach Haven. The building is approximately 6,780 SF, employs 30 people and is the cornerstone for the downtown area. The total project cost is \$5 million dollars and the Borough is seeking EDA Grant funding in the amount of \$3.5 million dollars. The existing building is a multi-level brick and mortar structure which was built in 1974/1975. The site is fully developed and is also the site of the Borough's Water Treatment Plant, elevated water tank and Police Department. Minimal Public Works parking is available onsite and the majority of employees utilize the abundant number of on-street parking spaces. Since this location is in the core of the downtown area, many residents walk to this location.

The project includes the demolition of the existing structure as it was inundated with flood waters and is significantly below FEMA's latest Minimum Flood Elevation per the Preliminary Work Maps of June 2013. The new Borough Hall will be constructed within the footprint of the existing building and no new impervious coverage will be added onsite. Renovation of the property includes clearing and regrading, landscaping and runoff control. Rehabilitation of the existing structure was considered as an alternative, however, the building is 4.86 FT below the minimum required base flood elevation and the risk of repeat flood incidents is high. There is no other means of mitigating the flood hazard for this building. This site is serviced by public water and public sewer and refuse is managed by the Borough of Beach Haven.

Design plans were initiated for the reconstruction project when the Neighborhood & Community Revitalization Grant opportunity was issued. A survey of the entire site is complete as well as Preliminary Site Plan drawings and architectural drawings. Demolition work has not begun.

Appendix 3

Appendix A

NJDEP Environmental and Historic Preservation Application #9 Detailed Project Description – Required Information

Borough of Beach Haven, Ocean County
Beach Haven Borough Hall Reconstruction and inclusion of Police Department
March 10, 2014

1. **Contact Information**

a. **Project Owner:**

*Borough of Beach Haven
Richard Crane, Borough Manager
420 Pelham Avenue
Beach Haven, NJ 08008
609-492-0111 X213*

b. **Project Representative**

*Allison S. Iannaccone, Planner
Frank J. Little, Jr, PE, PP, CME
Owen, Little & Associates, Inc.
443 Atlantic City Blvd
Beachwood, NJ 08722
732-244-1090*

2. **Project Description**

Summary: The purpose of this project is to demolish and reconstruct the storm damaged Borough Hall building located at 300 Engleside Avenue in Beach Haven and include the Police Department in the new building. The building is approximately 6,780 SF, employs 30 people and is the cornerstone for the downtown area. The total project cost is \$5 million dollars and the Borough is seeking EDA Grant funding in the amount of \$3.5 million dollars. The existing building is a multi-level brick and mortar structure which was built in 1974/1975. The site is fully developed and is also the site of the Borough's Water Treatment Plant, elevated water tank and Police Department. Minimal Public Works parking is available onsite and the majority of employees utilize the abundant number of on-street parking spaces. Since this location is in the core of the downtown area, many residents walk to this location.

The project includes the demolition of the existing structure as it was inundated with flood waters and is significantly below FEMA's latest Minimum Flood Elevation per the Preliminary Work Maps of June 2013. The new Borough Hall will be constructed within the footprint of the existing building and no new impervious coverage will be added onsite. Renovation of the property includes clearing and regrading, landscaping and runoff control. Rehabilitation of the existing structure was considered as an alternative, however, the building is 4.86 FT below the minimum required base flood elevation and the risk of repeat flood incidents is high. There is no other means of mitigating the flood hazard for this building. This site is serviced by public water and public sewer and refuse is managed by the Borough of Beach Haven.

Design plans were initiated for the reconstruction project when the Neighborhood & Community Revitalization Grant opportunity was issued. A survey of the entire site is complete as well as Preliminary Site Plan drawings and architectural drawings. Demolition work has not begun.

3. Project Budget

A. SITE WORK

1. Demolition/Asbestos Removal	Lump Sum	\$100,000.00
2. Site Grading	10,000 SF @ \$2/SF	\$20,000.00
3. Concrete Curb	250 LF @ \$20/LF	\$5,000.00
4. Concrete Sidewalk	2,000 SF @ \$6/LF	\$12,000.00
5. Final Grading and Landscaping	Lump Sum	\$20,000.00
6. Utility Connections Water and Sewer w/Pavement Repair	Lump Sum	\$20,000.00
	Subtotal	\$177,000.00

B. BUILDING CONSTRUCTION

1. Borough Hall/Police Department	13,000 SF @ \$210/SF	\$2,730,000.00
2. Plumbing	Lump Sum	\$125,000.00
3. HVAC	Lump Sum	\$300,000.00
4. Fire Protection	Lump Sum	\$75,000.00
5. Electric/Communication Service	Lump Sum	\$300,000.00
6. Elevators	Lump Sum	\$150,000.00
	Subtotal	\$3,680,000.00

Total A & B	\$3,857,000.00
Architectural/Engineering 10%	\$385,700.00
Construction Management 10%	\$385,700.00
Contingencies 10%	\$385,700.00
TOTAL	\$5,000,000.00

Funding Sources:

<i>Flood Insurance Settlement</i>	<i>\$130,000</i>
<i>Bond Ordinance</i>	<i>\$5,000,000</i>
<i>Anticipated EDA Grant</i>	<i>\$3,500,000</i>
<i>Total Project Cost</i>	<i>\$5,000,000</i>

4. **Site Plan Enclosed**
5. **No previous Environmental Studies have been conducted**
6. **Miscellaneous**
 - a. *Photographs*
 - b. *Preliminary Site Plan*
 - c. *Architectural Rendering of Proposed Elevation*

APPENDIX 4

RIGHT-OF-ENTRY PERMIT and RELEASE OF INFORMATION NJEDA Small Business Grant or Loan and Neighborhood and Community Revitalization Programs

Applicant Name: Borough of Beach Haven	
Address: 420 Pelham Avenue	
City: Beach Haven	County: Ocean
Phone: 609-492-0111	
Email: Richard Crane, Borough Manager - boroughmanager@beachhaven-nj.gov	

RIGHT OF ENTRY (“ROE”): The undersigned Applicant hereby unconditionally authorizes New Jersey Economic Development Authority (“NJEDA”), the New Jersey Department of Environmental Protection (“NJDEP”), and their respective assigns, employees, agents, contractors, program managers, inspectors and subcontractors (collectively, the “Permitted Parties”) to have the right of access and to enter in and onto the property described above (the “Property”) for the purpose of performing any of the following activities in connection with determining eligibility for and/or receiving assistance under the Stronger NJ Business Grant and/or Loan Program, or the Neighborhood and Community Revitalization Program (the “Program”): environmental review and inspections, historic preservation review and inspections, the taking of samples for specialized testing, on-site inspections and regulation compliance inspections.

Applicant understands and agrees:

1. This Right of Entry does not create any obligation on the part of the Permitted Parties to perform any of the foregoing activities on the Property.
2. Environmental inspections and historic preservation reviews are a requirement of CDBG-DR funding. Compliance with that funding requirement requires that the Permitted Parties be granted full access for the purpose of environmental and historic preservation inspection activities. Inspection activities will primarily consist of external inspections of the property.
3. No inspections will be performed until this ROE is completed in full.
4. Applicant authorizes the Permitted Parties to collect samples of materials, including but not limited to, drywall compound, floor tile, piping insulation, paint, ceiling tile, soil, potable water and groundwater for purposes of testing for potentially hazardous materials (including lead paint, asbestos, mold, etc) in accordance with the requirements of local, State, and federal authorities. Applicant understands that this sampling may result in minor damages to the Property, which damages may be repaired if the Applicant receives assistance from the Program, but will not be repaired if the Applicant does not receive assistance from the Program.

5. Applicant shall indemnify and hold harmless the NJEDA, NJDEP, and the other Permitted Parties for any and all liability, loss, damage, or destruction of any type whatsoever to the Property and to personal property and fixtures situated thereon, and for bodily injury or death to persons on the Property, and hereby releases, discharges and waives any and all liability, claims, demands, damages, injuries, losses, penalties, fines, costs, causes of action, judgments, expenses, as well as any and all actions, either legal or equitable, which the undersigned has, or that might arise, of any nature whatsoever and by whomever made, or may have, by reason of or incident to any action of aforesaid NJEDA, NJDEP or the other Permitted Parties taken to accomplish the purpose of this Right of Entry.
6. Applicant represents and warrants that Applicant has full power and authority to execute and fully perform Applicant's obligations under this ROE. If Applicant is an entity, Applicant also represents and warrants that Applicant has such power and authority pursuant to its governing instruments, without the need for any further action, and that the person(s) executing this ROE on behalf of Applicant are the duly designated agents of Applicant and are authorized to do so. Applicant expressly represents and warrants that fee title to the Premises is vested solely in Applicant.
7. This Right of Entry shall expire twelve (12) months after this Application is duly signed and submitted to the NJEDA, unless otherwise extended in writing by Applicant.

Applicant Name Richard Crane, Borough Manager Date 3-7-14

Authorized Signatory  Date 3-7-14

Witness Signature Shari Bolner Date 3-7-14