

## COMBINED PUBLIC NOTICE

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

#### ESSEX COUNTY

December 2, 2016

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

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

#### REQUEST FOR RELEASE OF FUNDS

On or about December 19, 2016, the DCA will submit a request to HUD for the release of Federal funds under the Community Development Block Grant Program (CDBG) pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013) for the Housing and Mortgage Finance Agency (HMFA) Fund for Multi-Family Restoration (FRM). DCA expects to fund the project using approximately \$1,100,000.00 of HMFA FRM funds.

#### PROJECT DESCRIPTION

Application ID number: HMFA02890

Project Title: Fairmount South 10th St Apartments

Location: 128-134 South 10th Street/101 South 9th Street, Newark, Essex County, NJ

The total estimated project cost is \$4,500,000.00.

The project is intended to provide housing for families at or below the area median income (AMI) and/or who were formerly homeless in Essex County, New Jersey. The project will also help alleviate the shortage of housing caused by Superstorm Sandy within the nine impacted counties of New Jersey.

The applicant, previously known as the Fairmount 10th Street Apartments, will rehabilitate the existing vacant building at 128-134 South 10th Street in Newark and construct one new building at 101 South 9th Street in Newark, Essex County, New Jersey, for a total of twenty three units of permanent supportive and affordable housing. The building at 128-134 South 10th Street was originally built as a psychiatric hospital and subsequently used as state offices and transitional housing. The current proposal for this site is for the applicant to rehabilitate the building to include four studio, nine one-bedroom and eight two-bedroom units on floors one through four. Each unit will have its own heating and air conditioning units, windows and appliances will be

energy star rated and provide as much energy efficiency as possible to keep the consumption of electricity low. There will not be on-site parking for this property. Site activities will include interior demolition and rehabilitation work in order to reconfigure the floors into residential apartment units. New mechanical equipment will also be installed in the building basement. Asphalt in the front courtyard (west side of the building) will be removed to allow for greater green space, and a new ADA ramp will be installed at the building's main entrance. Site remediation work will also be conducted, including abatement for asbestos containing materials (ACM) and lead based paint (LBP). Mold, mildew and other hazards (including underground storage tanks and/or contaminated soils, if present) will also be addressed if encountered.

The second property, located on South 9th Street, is a vacant lot abutting the South 10th street property. The applicant is proposing to develop this site into a two-family home with two car garage parking spaces on the first level and two three-bedroom units on floors two and three. Each unit will be approximately 1,500 square feet. Site preparation activities will include geotechnical investigations prior to installation of building foundations, if necessary. In addition, site construction will also involve clearing and grading for the construction of the new building foundation.

#### FINDING OF NO SIGNIFICANT IMPACT

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

#### PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on this project may submit written comments to Laura Shea, Assistant Commissioner, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800 or online at <http://www.nj.gov/dca/divisions/sandyrecovery/review/> and to Tennille Smith Parker, DRS, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. All comments received by December 19, 2016, or fifteen (15) days from the actual date of publication, whichever is later, will be considered by DCA. Comments should specify which Notice they are addressing.

#### ENVIRONMENTAL CERTIFICATION

DCA certifies to HUD that Charles A. Richman, in his capacity as Commissioner of DCA consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under the

National Environmental Policy Act and related laws and authorities, and allows DCA to use CDBG-DR funds.

#### OBJECTIONS TO RELEASE OF FUNDS

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

Commissioner Charles A. Richman  
New Jersey Department of Community Affairs