

COMBINED PUBLIC NOTICE

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

MONMOUTH COUNTY

August 5, 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 August 22, 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 Fund for Restoration of Multifamily Housing (FRM) Program. DCA expects to fund the project using approximately \$12.2 million of FRM funds.

PROJECT DESCRIPTION

Application ID number: HMFA03149
Project Title: Howell Family Apartments LLC
Location: West Farms Road & Fort Plains Road, Howell, Monmouth County, New Jersey
The total estimated project cost is \$22.6 million.

The proposed project would assist the community in the recovery from Superstorm Sandy and involves the construction of a new 72-unit affordable housing complex on a 6.6-acre portion of a 29.4-acre lot located at West Farms Road and Fort Plains Road, in Howell Township, Monmouth County, New Jersey currently owned by Rabbi Israel Meyer Hachohen Rabbinic. The parcel of land involved in the proposed project is largely undisturbed and consists of wooded land and several building remnants and is located within the West Howell portion of the Township. According to application materials, the existing 29.4-acre parcel (Lot 26) would be subdivided, with Lot 26A to include the 6.6-acre affordable housing development and an additional approximately 5.9 acres to the east, which would serve as an undeveloped riparian buffer extending 300 feet from the upper reaches of Turtle Brook. The proposed project would have a development footprint of approximately 6.6 acres. The remainder of the parcel (approximately 22.8 acres) would remain forested open space. Application materials indicate that the developer

would lease the property from The Rabbinical Seminary of America. As part of the proposed project, wooded land present on the 6.6-acre portion of the property would be cleared, and building remnants would be removed. The affordable housing complex would include ten residential buildings consisting of 14 one-bedroom units, 43 two-bedroom units, 15 three-bedroom units, and one two-bedroom superintendent unit. Residential units would range from approximately 812 square feet to approximately 1,280 square feet and include washers, dryers, a dishwasher, controlled heating and central air conditioning, and a host of advanced features consistent with many market rate multifamily developments in the region. All complex units would be income restrictive, including the superintendent's unit. Parking for the residential units would be located in front of each building, with a ratio of 1.8 parking spaces per unit. The remainder of the complex would include a 2,900-square foot stand-alone clubhouse and leasing office building, centralized refuse area, tot lot with related amenities, and stormwater management facilities including three stormwater basins. West Farm Road would be widened for a sufficient left turn into the complex, and frontage along both West Farm Road and Fort Plains Road would contain curb and pedestrian sidewalks. The proposed project is within water and sewer service areas and associated infrastructure would be extended to the project location in accordance with all applicable permits and approvals. Complex buildings would use electricity and natural gas for cooling and heating, and trash pick-up would be handled by a private waste hauler. The development is being designed with a Leadership in Energy and Environmental Design (LEED) Gold Certification goal.

When completed, the proposed housing complex will be a valuable housing option within Howell Township for low-income individuals and families and individuals and families impacted by Superstorm Sandy. The proposed housing complex will provide an opportunity for low-income residents to have access to top-rated schools and will also fulfill a part of Howell Township's affordable housing plan, which, by law, requires municipalities to have a certain amount of low- and medium-income housing based on population.

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 August 22, 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