

**EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED
ACTIVITY IN A WETLAND**

January 13, 2017:

To: All Interested Agencies, Groups & Individuals

This Notice is related to Federal assistance provided in response to the Presidentially-declared disaster, Superstorm Sandy. This is to give notice that the New Jersey Department of Community Affairs (DCA) has determined that following proposed action under the Fund for Restoration of Multifamily Housing (FRM), developed by the state to rehabilitate or reconstruct properties damaged by Superstorm Sandy, is partially located in a wetland. DCA will be identifying and evaluating practicable alternatives to locating the action in the wetland and analyzing the potential impacts on the wetland from the proposed action, as required by [Executive Order 11990], in accordance with HUD regulations at 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Project Description:

Application ID number: HMFA03180

The proposed project is located at 1110 Route 70 in Manchester, Ocean County, New Jersey.

This project involves the clearing of an existing undeveloped, wooded parcel of land and construction of a senior housing development consisting of one, three-story residential structure containing 76 affordable housing units, community area and leasing offices totaling approximately 72,152 square feet. The remainder of the complex will include ample outdoor common space, a garden area, stormwater management facilities and parking areas. The proposed development will cover approximately 8.541 acres. A wetland area is present within the southern portion of the project footprint and totals approximately 0.04 acres of land. Based on review of Site Plan for the Willows at Whiting dated August 27, 2015, it appears that this portion of the project site will remain undeveloped. The total estimated cost of the proposed project, of which \$9.1 million would be provided through U.S Department of Housing and Urban Development funding, is \$19,017,724 and is considered a substantial improvement.

There are three primary purposes for this notice. First, people who may be affected by activities in wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public education tool. Commenters are encouraged to offer alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. The dissemination of information and request for public comment about wetlands can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by DCA on or before January 30, 2017, or fifteen (15) days from the actual date of publication, whichever is later. DCA encourages electronic submittal of comments at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. In the alternative, comments may be submitted on paper to: Laura Shea, Assistant Commissioner, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800.

Commissioner Charles A. Richman
New Jersey Department of Community Affairs