

## **COMBINED PUBLIC NOTICE**

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

#### **ATLANTIC COUNTY**

February 3, 2017

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 February 20, 2017, the DCA will submit a request to the U.S. Department of Housing and Urban Development (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 \$16,996,000 of FRM funds.

#### **PROJECT DESCRIPTION**

Application ID number: HMFA03192  
Project Title: Egg Harbor 2 Limited Partnership  
Location: 6281 Black Horse Pike, Egg Harbor, Atlantic County, New Jersey  
The total estimated project cost is \$28,190,983.

The proposed project would assist the community in the recovery from Superstorm Sandy and involves the acquisition of two parcels totaling approximately 13.67 acres at 6821 Black Horse Pike in Egg Harbor Township, Atlantic County, New Jersey, which are currently developed with a former hotel and conference center, and two phases of renovation/construction. The structures on the property were constructed between 1984 and 1995. The hotel most recently operated as a multi-family residential complex known as the Atrium Apartments at Egg Harbor. The Phase 1 activities include the conversion of 84 residential rooms on floors three through six into 16 one-bedroom apartments, 43 two-bedroom apartments, and 25 three-bedroom apartments. Phase 2 includes the demolition of the current one-story convention center building and redevelopment of the southwestern portion of the project location, including the construction of three 20-unit two-story buildings with first floor footprints of 11,348 gross square feet and one 40-unit four-story

building with a first floor footprint of 12,939 gross square feet. According to the application materials, the proposed action includes both Phase 1 and Phase 2 activities, and Phase 1 activities have been initiated at the project location. The proposed project also includes the construction of a community garden, outdoor pavilion, playground and paved parking areas in the vicinity of the four proposed residential buildings as well as the extension of an existing stormwater management basin. All residential units would be income-restrictive. The complex also has a Sandy Displacement Priority where priority status would be granted to Hurricane Sandy-impacted rental applicants.

#### 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 February 20, 2017, 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