

ENVIRONMENTAL ASSESSMENT

Determinations and Compliance Findings for HUD-Assisted Projects

24 CFR Part 58

Responsible Entity: New Jersey Department of Consumer Affairs, Richard Constable III, Commissioner

Applicant Name: _____ (First) _____ (Last)

-or- Borough of Tuckerton (Business/Corporate Name)

Project Location: 420 East Main Street (Street Address)

Tuckerton (Municipality) Ocean (County) New Jersey (State)

63 (Block) 7.01 (Lot)

Conditions for Approval [40 CFR 1505.2(c)]: (List all mitigation and project modification measures required by the Responsible Entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as required. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.)

The following mitigation measures are required as conditions for approval of the project:

General

1. Acquire all required federal, state and local permits prior to commencement of construction and comply with all permit conditions.
2. If the scope of work of a proposed activity changes significantly, the application for funding must be revised and resubmitted for reevaluation under the National Environmental Policy Act.

Water Quality

3. Implement and maintain erosion and sedimentation control measures sufficient to prevent deposition of sediment and eroded soil in offsite waters and to prevent erosion in offsite waters.
4. Minimize soil compaction by minimizing project activities in vegetated areas, including lawns.

Drainage/Storm Water Runoff

5. Temporary soil disturbances during construction on the project site will require the applicant to implement best management practices to minimize any potential short-term impacts.
6. Applicant must comply will requirements under stormwater discharge permits with oversight by local soil conservation districts to minimize any potential short-term impacts.
7. Best management practices will be used to properly manage operational storm water runoff.

Air Quality

8. Use water or chemical dust suppressant in exposed areas to control dust
9. Cover the load compartments of trucks hauling dust-generating materials
10. Reduce vehicle speed on non-paved areas and keep paved areas clean
11. Retrofit older equipment with pollution controls
12. Establish and follow specified procedures for managing contaminated materials discovered or generated during construction
13. Employ spill mitigation measures immediately upon a spill of fuel or other hazardous material
14. Obtain an air pollution control permit to construct and a certificate to operate for all equipment subject to N.J.A.C. 7:27-8.2(c). Such equipment includes, but is not limited to, the following:
 - a. Any commercial fuel combustion equipment rated with a maximum heat input of 1,000,000 British Thermal Units per hour or greater to the burning chamber (N.J.A.C. 7:27-8.2(c)1);
 - b. Any stationary storage tank for volatile organic compounds with a capacity of 2,000 gallons and a vapor pressure of 0.02 pounds per square inch or greater (N.J.A.C. 7:27-8.2(c)9);
 - c. Any tank, reservoir, container, or bin with capacity in excess of 2,000 cubic feet used for storage of solid particles (N.J.A.C. 7:27-8.2(c)10); and
 - d. Any stationary reciprocating engine with a maximum rated power output of 37 kW or greater, used for generating electricity, not including emergency generators (N.J.A.C. 7:27-8.2(c)21).
15. Minimize idling and ensure that all on-road vehicles and non-road construction equipment operated at or visiting the project site comply with the applicable smoke and “3-minute idling” limits (N.J.A.C. 7:27-14.3, 14.4, 15.3 and 15.8).
16. Ensure that all diesel on-road vehicles and non-road construction equipment used on or visiting the project site use ultra-low sulfur fuel (<15 ppm sulfur) in accordance with the federal Non-road Diesel Rule (40 CFR Parts 9, 69, 80, 86, 89, 94, 1039, 1051, 1065, 1068).
17. Operate, if possible, newer on-road diesel vehicles and non-road construction equipment equipped with tier 4 engines, or equipment equipped with an exhaust retrofit device.

Hazardous Materials

18. All activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the following:
 - National Emission Standard for Asbestos, standard for demolition and renovation, 40 CFR 61.145
 - National Emission Standard for Asbestos, standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations, 40 CFR 61.150
 - NJAC 7:26-2.12—Generator requirements for disposal of asbestos containing waste materials
 - New Jersey Asbestos Control and Licensing Act, N.J.S.A. 34:5A-32 et seq.
19. Applicant must comply with all laws and regulations concerning the proper handling, removal and disposal of hazardous materials (e.g. asbestos, lead-based paint) or household waste (e.g. construction and demolition debris, pesticides/herbicides, white goods).
20. All activities must comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to HUD’s lead-based paint regulations in 24 CFR Part 35 Subparts B, H, and J.
21. All residential structures must be free of mold attributable to Superstorm Sandy.

FINDING:

Finding of No Significant Impact (FONSI) [24 CFR 58.40(g)(1); 40 CFR 1508.27]

(The project will not result in a significant impact on the quality of the human environment.)

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

(The project may significantly affect the quality of the human environment.)

CERTIFICATIONS:

Matthew Adelson, Tetra Tech, Inc.
Preparer Name and Agency

Preparer Signature

12/11/2014
Preparer Completion Date

RE Certifying Officer Name

RE Certifying Officer Signature

RE CO Signature Date

Funding Information:

Grant Number	HUD Program	Funding Amount
B-13-DS-34-0001	Neighborhood Community Revitalization	\$1,500,000

Estimated Total HUD Funded Amount:

\$1,500,000

Estimated Total Project Cost [24 CFR 58.32(d)]:

\$1,500,000

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of this project is two-fold; first, to acquire a parcel of land (block 63, lot 7.01) and second, to rehabilitate and redevelop that parcel. The rehabilitation aspect of the project includes, but is not limited to, converting a former private school into a municipal services building and adding an additional parking lot in the front of the building. When completed, the new municipal services complex is not expected to generate any new employment; however, its relocation will greatly increase the quality of life of residents and will be more resilient to future storm events. This project is needed to replace the existing Tuckerton Police Department building, which was substantially damaged by a 4 foot storm surge, resulting in extensive flooding to the police department building, as well as two sheds to the north and south side of the police department.

Description of the Proposed Project [24 CFR 50.12 & 58.32, 40 CFR 1508.25]: (Include all contemplated actions that are logically either geographically or functionally a composite part of the project, regardless of the source of funding. As appropriate, attach maps, site plans, renderings, photographs, budgets, and other descriptive information.)

The first component of this project is the acquisition of a land parcel. Due to Superstorm Sandy, a 4-foot storm surge occurred, inundating the waterfront areas and causing extensive flooding to the former Tuckerton Police Department

building, the building contents, the shed on the north side of the building, and the shed on the south side of the building. The Borough of Tuckerton therefore initiated and completed an acquisition of what was previously the Coastal Early Learning Center, a school that was closed and left vacant since 2011.

The second component consists of the rehabilitation aspect of the project, which entails rehabilitating the school building to accommodate all municipal services, including Borough Hall, the Emergency Management Office and Operations Center, the Police Department and the Court. This rehabilitation will consist of new sheetrock, masonry, siding and rails, as well as flooring, doors and hardware, glass, acoustic ceiling and toilet accessories; plumbing and electric will be connected to existing public sewer and water utilities, and solar panels will be installed on the roof of the building. The rehabilitation also includes a proposal for a new 5,000-square foot parking lot in the front of the building. The new municipal services building is not expected to generate any new employment; however, it will be located in an area more resilient to future storm events. Furthermore, the rehabilitation of the existing building would not change the footprint or elevation of the current structure.

Existing Conditions and Trends [24 CFR 58.40(a)]: (Describe the existing conditions of the project area and its surroundings, and the trends likely to continue in the absence of the project.)

The 1.23-acre¹ project site houses the former Coastal Early Learning Center, a school that was closed and left vacant since 2011. The area in which the school was located is predominantly residential with commercial and government properties located in the surrounding area (a public car-wash adjacent to the southeastern boundary and a building housing the New Jersey National Guard are located approximately 200 feet southwest). The proposed project centers on the rehabilitation and redevelopment of a former private school building into a municipal services building in Tuckerton, New Jersey. In the absence of the proposed project, the community would be left with a municipal services building, including police department and courts, in a location susceptible to future flooding events and, even with elevation, the building would be potentially inaccessible if surrounding roads flooded making delivery of essential services more difficult and causing the viability of the community to worsen. Also in the absence of the project, the property proposed for redevelopment, vacant since 2011, would likely continue to be vacant.

¹ tax records indicate the parcel acreage as 1.13

PART I: STATUTORY CHECKLIST [24 CFR 50.4, 24 CFR 58.5]

DIRECTIONS – For each authority, check either Box “A” or “B” under “Status.”

“A box” The project is in compliance, either because: (1) the nature of the project does not implicate the authority under consideration, or (2) supporting information documents that project compliance has been achieved. In either case, information must be provided as to WHY the authority is not implicated, or HOW compliance is met; OR

“B box” The project requires an additional compliance step or action, including, but not limited to, consultation with or approval from an oversight agency, performance of a study or analysis, completion of remediation or mitigation measure, or obtaining of license or permit.

IMPORTANT: Compliance documentation consists of verifiable source documents and/or relevant base data. Appropriate documentation must be provided for each law or authority. Documents may be incorporated by reference into the ERR provided that each source document is identified and available for inspection by interested parties. Proprietary material and studies that are not otherwise generally available for public review shall be included in the ERR. Refer to HUD guidance for more information.

Statute, Authority, Executive Order, Regulation, or Policy cited at 24 CFR §50.4 & §58.5	STATUS A B		Compliance Documentation
<p>1. Air Quality [Clean Air Act, as amended, particularly sections 176(c) & (d), and 40 CFR 6, 51, 93]</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposed project is in compliance. Of the applicable activities, it involves new construction and change of land use, but it does not involve acquisition of undeveloped land, demolition, or major rehabilitation.</p> <p>According to the U.S. Environmental Protection Agency (USEPA), Ocean County has been designated a nonattainment or maintenance area for three National Ambient Air Quality Standard (NAAQS) pollutants (see NCR39564_USEPA_NonAttainment-MaintenanceforNAAQS_NCR_TO1069):</p> <ul style="list-style-type: none"> • a moderate nonattainment area for 8-hour ozone (1997 Standard) • a marginal nonattainment area for 8-hour ozone (2008 Standard) • a non-classified maintenance area for carbon monoxide <p>Emissions associated with the proposed project are estimated to be well below the threshold when compared to the federal General Conformity Rule de minimis thresholds.</p> <p>There will be temporary, unavoidable increases in particulate matter levels during the proposed repairs and rehabilitation of the building. While air quality may be temporarily affected during improvement activities, the proposed project will adhere to state air quality standards (N.J.A.C. 7:27-1 et seq.). Air quality effects will be mitigated to the extent feasible.</p> <p>The Division of Air Quality (DAQ) has revised the General Conformity Applicability Analysis for the DCA, HUD Community Development Block Grant for Disaster Recovery (CDBG-DR) for the</p>

		<p>Hurricane Sandy recovery efforts according to a memorandum from the DAQ dated January 23, 2014 (see NCR39546_RevisedGeneralConformityApplicability_NCR_TO1069). The general conformity analysis is required by the Clean Air Act and Federal Regulation (40 CFR Part 93, (Subpart B)). This revision is due to updated information received from the Sandy Recovery Environmental and Historic Preservation Review Program regarding commercial construction activities associated with the CDBG-DR, which were not assessed in the original environmental assessment. The revised estimated air emissions, including the air emissions related to commercial construction activities, continue to remain well below the Federal General Conformity regulation's de minimis thresholds and are presented to conform to the State Implementation Plan (SIP).</p> <p>To avoid adverse air quality impacts, compliance with the regulatory requirements of New Jersey's Air Rules continues to remain in effect. Activities must still meet the State's Air Pollution Control requirements, e.g., obtaining permits when necessary, adherence to idling limitations, and implementation of all reasonable measures to mitigate dust and fugitive emissions from demolition and construction.</p>
<p>2. Airport Hazards (Clear Zones and Accident Potential Zones) [24 CFR 51D]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p>The proposed project is in compliance. Of the applicable activities, it involves new construction and change of land use, but it does not involve acquisition for construction, an increase in density, or major rehabilitation.</p> <p>The restrictions on construction and major rehabilitation of structures in runway protection zones (formerly called runway clear zones) apply to civil airports (24 CFR 51.303). Civil airports are defined as commercial service airports designated in the Federal Aviation Administration's National Plan of Integrated Airport Systems (NPIAS) (24 CFR 51.301(c)). Within the 9 counties most impacted by Superstorm Sandy, the only New Jersey airports listed as commercial service airports in the current NPIAS are Newark Liberty International Airport in Essex and Union Counties and Atlantic City International Airport in Atlantic County. Runway protection zones extend up to half a mile from the ends of runways along flight paths, and become wider as distance from the runway increases. There are no civil airport runway protection zones in Ocean County. Newark Liberty International Airport is located approximately 74 miles to the north of the project location, and Atlantic City International Airport is located approximately 16 miles to the southwest of the project location (see NCR39564_AirportHazardsMap_NCR_TO1069).</p> <p>HUD regulations also include restrictions on construction and major rehabilitation in clear zones and accident potential zones associated with runways at military airfields (24 CFR 51.303). The only military airfield in New Jersey with clear zones and accident potential zones subject to these restrictions is the Lakehurst Naval Air Station. The clear zones and accidental potential zones associated with the Lakehurst Naval Air Station are located in Burlington County and Ocean County. Consequently, the proposed project is not located within an airport clear zone or the Lakehurst</p>

		<p>Accident Potential Zone, which is located approximately 26 miles from the proposed project (see NCR39564_AirportHazardsMap_NCR_TO1069).</p>
<p>3. Coastal Zone Management [Coastal Zone Management Act sections 307(c) & (d)]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p>The proposed project is in compliance. Of the applicable activities, it involves new construction and change of land use, but it does not involve acquisition of undeveloped land or major rehabilitation.</p> <p>Per the NJDEP’s HUD Environmental Review Tool, the proposed project is located within the CAFRA zone (see NCR39564_CoastalZoneManagementMap_NCR_TO1069). The CAFRA regulations state that if a project activity involving reconstruction or a change in the building footprint is located near (within 150 feet) of the mean high water line, the structure must be landward or parallel to the mean high water line of the footprint of the legally constructed development (existing structure) as defined at N.J.A.C. 7:7E3 and must also meet the requirements of N.J.A.C. 7:7E3.25 and 3.26. However, the proposed project activities and existing structure are located greater than 150 feet from the mean high water line (see NCR39564_MeanHighWaterLineMap_NCR_TO1069). The NJDEP Division of Land Use Regulation (DLUR) has determined that the action does not require permits under the Coastal Permit Program and that no additional consultation or approval is required (see NCR39564_NJDEP_DLUR_CoastalJurisdictionalDetermination_NCR_TO1069).</p> <p>The project is not located within the regulated boundaries of the Upland Waterfront Development Zone or the Hackensack Meadowlands, and permits pursuant to these applicable statutes are not required (see NCR39564_CoastalZoneManagementMap_NCR_TO1069).</p>
<p>4. Contamination and Toxic Substances [24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p>The proposed project is in compliance. Of the applicable activities, it involves rehabilitation and new construction but not acquisition, change of use to residential, demolition, or leasing.</p> <p>HUD policy requires that the proposed site and adjacent areas be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants of the property or conflict with the intended use of the property.</p> <p>To identify sites near the proposed project location that have hazardous materials, contamination, toxic chemicals, gases and radioactive substances as specified in 24 CFR 58.5(i), a review of the NJDEP’s HUD Environmental Review Tool was conducted. This review identified that the location of proposed project activities is not within the 3,000-foot radius of a “threatening” site (see NCR39564_ContaminationandToxicSubstancesMap_NCR_TO1069). The NEPAAssist tool shows the project property within 3000 feet of three (3) Resource Conservation and Recovery Act (RCRA) sites, none of which are hazardous sites of concern. According to the NEPAAssist tool, the compliance status of these three RCRA sites are “no violation”, and therefore are not hazardous sites of concern (see</p>

		<p>NCR39564_ContaminationandToxicSubstancesMap_NCR_TO1069).</p> <p>The site reconnaissance performed on November 5, 2014, revealed no visible recognized environmental conditions (RECs) in the vicinity of the proposed project. There were no obstacles to identification of RECs. In addition, the proposed project site is not listed on a State or Federal Hazardous Waste sites database (see NCR39564_ContaminationandToxicSubstancesMap_NCR_TO1069).</p> <p>The structure on the subject property may have lead-based paint or asbestos-containing materials associated with it as it was constructed prior to 1978 (structure was constructed in 1973).</p> <p><u>Lead-Based Paint</u></p> <p>The structure located on the proposed project site was constructed in 1973 (based on discussions with the Borough of Tuckerton County Clerk’s Office); because the structure was constructed before 1978, lead-based paint is assumed to be present and is a potential concern. Applicant must comply with all laws and regulations concerning the proper handling, removal and disposal of hazardous materials (e.g. asbestos, lead-based paint) or household waste (e.g., construction and demolition debris, pesticides/herbicides, white goods). In accordance with 24 CFR Part 35.155(a)(1), any property constructed prior to January 1, 1978 is required to comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to HUD’s lead-based paint regulations in 24 CFR Part 35 Subparts B, H, and J. A survey of the building will be completed to determine if the building contains any lead-based painted materials.</p> <p><u>Asbestos</u></p> <p>The project structure was constructed in 1973 (based on discussions with the Borough of Tuckerton County Clerk’s Office); because the structure was constructed before 1980, asbestos is assumed to be present and is a potential concern. All activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the National Emission Standard for Asbestos, standard for demolition and renovation, 40 CFR 61.145; National Emission Standard for Asbestos, standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations at 40 CFR 61.150; and NJAC 7:26-2.12—Generator requirements for disposal of asbestos containing waste materials; New Jersey Asbestos Control and Licensing Act, N.J.S.A. 34:5A-32 et seq. A scope of the building will be completed to determine if the building has any asbestos-containing materials.</p> <p><u>Radon</u></p> <p>No testing or mitigation is required for structures that are in areas with ranks of Tier 3 or Tier 2. The structure in question is located in a Tier 3 area, and therefore no radon testing or mitigation is required (See NCR39564_RadonPotentialMap_NCR_TO1069).</p> <p>All solid waste materials must be managed and transported in accordance with the state’s solid and hazardous waste rules. Lead</p>
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		<p>and asbestos will be handled in accordance with all applicable federal, state and local regulations.</p>
<p>5. Endangered Species [Endangered Species Act of 1973, particularly section 7; 50 CFR 402]</p>	<p><input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. Of the applicable activities, it involves a change in land use and new construction, but it does not involve any demolition, major rehabilitation, or acquisition of undeveloped land.</p> <p>The environmental review considered potential impacts of the HUD-assisted proposed project to T&E species and, for listed animal species, their critical habitats. The review evaluated potential impacts not only to listed, but also to any proposed or candidate endangered or threatened species and critical habitats. Projects that affect T&E species or their critical habitats require consultation with the U.S. Fish and Wildlife Service (USFWS) and/or the National Marine Fisheries Service (NMFS), in compliance with the procedure of Section 7 of the ESA.</p> <p>The project can be listed as having “no effect”, as there is no potential to affect federally or state-listed threatened or endangered (T&E) species based on a review of the NJDEP’s HUD Environmental Review Tool. The NJDEP ArcGIS Screening Tool Centroid layer indicates that no federally or state-listed T&E species are documented on the subject property. Review of the individual Environmental Review Tool layers for piping plover, red knot and bats (northern long-eared bat) indicate that none of the species are present on the subject property, although northern long-eared bats may be located adjacent to the project site (see NCR39564_EndangeredSpeciesMap_NCR_TO1069). All project activities will be limited to the subject property; therefore, the proposed project would have no effect on listed animal species.</p> <p>Consultation with the NJDEP Natural Heritage Program (NHP) did not identify any federally listed plant species on or near the project site (see NCR39564_NJDEP_NaturalHeritageProgramResponse_NCR_TO1069). The USFWS IPaC landscape explorer tool was used to generate a list of any possibly federally listed plants species in the project vicinity. Results of this screening indicate that Knieskern's beaked-rush (<i>Rhynchospora knieskernii</i>) and swamp pink (<i>Helonias bullata</i>) may be in the project vicinity. Knieskern's beaked-rush is an obligate wetland species and occurs in early successional wetland habitats, often on bog-iron substrates adjacent to slow-moving streams in the Pinelands region. Swamp pink is also an obligate wetland species, occurring in a variety of palustrine forested wetlands including swampy forested wetlands bordering meandering streamlets, headwater wetlands, sphagnum Atlantic white-cedar swamps, and spring seepage areas. Because there is no suitable habitat for either Knieskern's beaked-rush or swamp pink on or near the project, the project will not affect either of these federally listed plant species (see NCR39564_IPaC_Results_NCR_TO1069).</p> <p>Coordination with the NHP did not identify any other federally listed plant species on the project site, but did indicate the potential presence of five state-listed plant species and foraging or nesting habitat for 10 state-listed bird species within a quarter mile</p>

		<p>of the project (see NCR39564_NJDEP_NaturalHeritage ProgramResponse_NCR_TO1069). Consequently, the proposed project would have no effect on federally or state-listed plant species.</p>
<p>6. Environmental Justice [Executive Order 12898]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p>The proposed project is in compliance. Of the applicable activities, it involves an acquisition, new construction and change in land use, but it does not involve demolition, or major rehabilitation.</p> <p>The project area covers Census blocks that include environmental justice communities. The project area contains Census tracts and blocks with low to moderate environmental justice communities, i.e., minority populations ranging from approximately 0 percent to 10 percent and populations below poverty level ranging from approximately 10 percent to 20 percent (see NCR39564_EnvironmentalJusticeMap_PercentMinority_NCR_TO1069 and NCR39564_EnvironmentalJusticeMap_PercentBelowPoverty_NCR_TO1069)</p> <p>The project would not generate adverse resource or health effects or adversely impact residential, commercial, or community facilities or services that may be of importance to environmental justice communities. Furthermore, the adjacent car wash located to the southeast of the subject property, does not pose any concerns from an environmental justice perspective. The car wash recycles 50 percent of its runoff and uses environmentally friendly and biodegradable detergents and cleaning chemicals. The car wash runoff is discharged to a sewer main, which is conveyed to a municipal sewer treatment plant facility. In addition, there are vegetated swales located between the car wash and the project location that collect surface runoff. Thus, the project would not generate disproportionately high and adverse environmental impacts on environmental justice communities (see NCR39564_EnvironmentalJusticeChecklist_NCR_TO1069).</p>
<p>7. Explosive and Flammable Operations [24 CFR 51C]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p>The proposed project is in compliance.</p> <p>The definition of “HUD-assisted project” at 24 CFR 51.201 is predicated on whether the proposed project increases the number of people exposed to hazardous operations. As the proposed project would result in an increase in employee population, an environmental review is required to apply the acceptable separation distance (ASD) standards in 24 CFR Part 51C. Field reconnaissance of the subject property and surrounding properties, as well as review of aerial photos (see NCR39564_Photolog_m NCR_TO1069; NCR39564_Explosiveand FlammableOperations Map_NCR_TO1069), indicate that the project is not located less than 1 mile from any stationary aboveground storage tanks (ASTs) more than 100 gallons in size that contain explosive or flammable materials (See NCR39564_Explosiveand FlammableOperationsMap_NCR_TO1069). Therefore, per 24 CFR 51.205, no mitigation is required.</p>
<p>8. Farmland Protection [Farmland Protection Policy Act of 1981,</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p>The proposed project is in compliance. Of the applicable activities, it involves new construction, but it does not involve acquisition of undeveloped land, conversion of undeveloped land or site</p>

<p>particularly section 1504(b) & 1541; 7 CFR 658]</p>			<p>clearance.</p> <p>The property involved in the proposed project does include prime or unique farmland as identified by the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS, formerly the Soil Conservation Service) (see NCR39564_FarmlandProtectionMap_NCR_TO1069). However, the project site consists of “land already in or committed to urban development” within the meaning of 7 CFR 658.2(a), and is therefore not farmland for purposes of the Farmland Protection Policy Act. Therefore, as the activity is occurring in an existing urbanized, built-up area and is consistent with current land uses and/or scheduled zoning, the proposed project is in compliance.</p>
<p>9. Floodplain Management [24 CFR 55; Executive Order 11988, particularly section 2(a)]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The proposed project is in compliance. Of the applicable activities, it involves acquisition, improvements to infrastructure and rehabilitation or repair, but does not include disposition, financing or leasing existing building, or building construction.</p> <p>The proposed project is not located within a Special Flood Hazard Area (100-year floodplain, A and V zones mapped by the Federal Emergency Management Agency (FEMA)) or considered a critical action within a 500-year floodplain mapped by FEMA. The proposed project also is not located within 300 feet of a stream based on NJDEP’s HUD Environmental Review Tool or site inspection (see NCR39564_FloodplainManagementMap_NCR_TO1069 and NCR39564_WildandScenicRiversMap_NCR_TO1069).</p>
<p>10. Historic Preservation [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR 800]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The proposed project is in compliance. Of the applicable activities, it involves rehabilitation, repair and acquisition, and new construction, but not demolition, disposition, or ground disturbance.</p> <p>The proposed project is located entirely within a mapped “green zone” (See NCR39564_HistoricPreservationMap_NCR_TO1069). According to lot dimensions and measurement with the NJDEP ArcGIS area tool, the project site is 1.23 acres, whereas the tax records indicate that the project site is 1.13 acres (see NCR39564_SHPO_Response_NCR_TO1069 and NCR39564_Tax_Card_TO1069). A Secretary of the Interior Qualified Professional, Christopher L. Borstel, Ph.D., conducted a review of the proposed project and determined that it is unlikely that the proposed project would affect directly or indirectly any historic or archeological resources listed in or potentially eligible for listing in the National Register of Historic Places. On November 20, 2014, pursuant to 36 CFR 800.4(d)(1), the State Historic Preservation Officer (SHPO) concurred with this finding (see NCR39564_SHPO_Response_NCR_TO1069).</p>
<p>11. Noise Abatement and Control [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR 51B]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>The proposed project is in compliance. Of the applicable activities, the project does not involve acquisition, conversion, or new construction for residential or other noise-sensitive developments such as hospitals, nursing homes, day care, community centers, etc. and does not involve reconstruction or rehabilitation projects where residential density is being increased.</p>

		<p>Per HUD directive, 24 C.F.R. Part 51B is not applicable to a disaster recovery program, including reconstruction, rehabilitation, elevation and mitigation that meets the requirements for exclusion in 24 CFR 51.101(a)(2). The regulation states that HUD noise policy does not apply to “projects involving non-noise sensitive activities or commercial properties.” The rule is principally aimed at housing construction projects, as well as other potentially noise sensitive developments such as hospitals, assisted living homes, hotels and other projects where high levels of noise will adversely impact their use.</p> <p>The proposed project involves the acquisition of and rehabilitation of a vacant structure on a lot in the Borough of Tuckerton, as well as the construction of a 5,000-square foot parking lot. Research conducted revealed that the vacant structure was previously occupied by a private school, formerly known as the Coastal Early Learning Center. Upon completion, the project will provide the Borough of Tuckerton with a new municipal services building, including the police department and the court. Because the municipal facility is not considered a noise sensitive use, noise abatement and control mitigation will not be required.</p>
<p>12. Sole Source Aquifers [Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR 149]</p>	<p><input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. Of the applicable activities, the proposed project involves a change of land use and new construction, but does not involve acquisition of undeveloped land.</p> <p>Review of the NJDEP’s HUD Environmental Review Tool indicated that the proposed project is located in an area of a sole-source aquifer. The New Jersey Coastal Plain aquifer system underlies the proposed project site as well as the entire southern half of the state, including all of Ocean County (see NCR39564_SoleSourceAquifersMap_NCR_TO1069).</p> <p>A memorandum of understanding between EPA and HUD (see NCR39564_USEPA_SoleSourceAquiferReviewofHUDProjects_NCR_TO1069) states that the following activities would not create a significant hazard to public health and do not require review for potential impact to sole source aquifers:</p> <ul style="list-style-type: none"> <input type="checkbox"/> • rehabilitations or improvements to infrastructure already in place, such as water and sewer line replacement, fire hydrant installations, curb cuts, building renovations that do not involve significant expansion, street light and sign installment, road repavement, etc. <p>HUD has provided guidance that EPA consultation or review is not required for new construction or rehabilitation projects that rely on municipal public water and sewer service. Consultation with EPA Region 2 is not required as long as the threshold criteria described below on sole source aquifers are not exceeded:</p> <ol style="list-style-type: none"> 1. Impervious surface coverage that does not exceed 75 percent of the site, and 2. There is no significant runoff from the site. <p>The proposed project and property is serviced by municipal</p>

		<p>sewer and water (The Borough of Tuckerton Water and Sewer Department), will not have impervious surface coverage exceeding 75 percent of the site and will not have any significant runoff, either construction or operational, from the site. The pre-construction percentage of impervious surface on the project site is approximately 58 percent, whereas the post-construction percentage of impervious surface coverage is approximately 67 percent, resulting in a net increase of approximately 9 percent impervious surface coverage (based on total acreage is 1.23 acres; pre-construction impervious surface coverage is approximately 0.71 acres; addition of 5,000 square-foot parking lot approximately 0.11 acres). Therefore, the increase in impervious surface coverage should not be considered a substantial increase (greater than 30 percent), and the proposed project is in compliance.</p>
<p>13. Wetland Protection [24 CFR 55, Executive Order 11990, particularly sections 2 & 5]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p>The proposed project is in compliance. Of the applicable activities, the proposed project involves change of land use and construction, but does not involve acquisition of undeveloped land or expansion of building footprint.</p> <p>A review of the NJDEP HUD Environmental Review Tool indicated that no coastal or freshwater wetlands are present on or adjacent to the proposed project site (see NCR39564_WetlandsProtection Map_NCR_TO1069).</p>
<p>14. Wild and Scenic Rivers [Wild and Scenic Rivers Act of 1968, particularly section 7(b) & (c); 36 CFR 297]</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p>The proposed project is in compliance. Of the applicable activities, the proposed project includes change of land use and new construction, but does not involve acquisition of undeveloped land, or major rehabilitation.</p> <p>New Jersey has 262.7 river miles designated as segments of the National Wild and Scenic Rivers System, including portions of the Delaware River, Great Egg Harbor River, Maurice River, and Musconetcong River. Designated rivers also include specific segments of tributaries to these rivers as referenced in the Act. There are no Wild and Scenic Rivers in Ocean County, and the nearest river is the Maurice River, located in Atlantic County approximately 18 miles to the southwest of the proposed project location (see NCR39564_WildandScenicRiversMap_NCR_TO1069). Therefore, the project is not located within ¼ mile of a Wild and Scenic River stream bank, is not within a one-mile radius of a designated Wild and Scenic River, and would not affect Wild and Scenic Rivers.</p>

PART II: ENVIRONMENTAL ASSESSMENT CHECKLIST

[24 CFR 58.40; 40 CFR 1508.8 & 1508.27]

For each impact category, evaluate the significance of the effects of the proposal on the character, features, and resources of the project area. Enter relevant base data and credible, verifiable source documentation to support the finding. Note names, dates of contact, telephone numbers, and page references. Attach additional material as appropriate. **All conditions, attenuation, or mitigation measures have been clearly identified.**

Impact Codes:

- (1) no impact anticipated
- (2) potentially beneficial
- (3) potentially adverse- requires documentation
- (4) requires mitigation
- (5) significant/potentially significant adverse impact requiring avoidance or modification which may require an Environmental Impact Statement

Impact Categories	Impact Code	Impact Evaluation, Source Documentation and Mitigation or Modification Required
Land Development		
Conformance with Comprehensive and Neighborhood Plans	1	The only applicable comprehensive or neighborhood plan is the Ocean County Planning Board Comprehensive Master Plan (CMP). The project is consistent with the CMP's land use goals to promote economic sustainability, improve efficiency, and protect the area environs, The CMP adopts the State Development and Redevelopment Plan's planning areas and the project is located in the Suburban Planning Area (Planning Area 2 – PA2), which is a designated growth area. In the CMP, Tuckerton is also designated as a Town Center. The Center Type defines the desirable development intensity and impervious coverage limits within the Center. The permitted impervious coverage limit is 30 percent for the Town Center unit (Tuckerton Borough is approximately 3.8 square miles or approximately 2,400 acres). The project would be consistent with development and impervious cover goals because it involves rehabilitation of an existing structure and would result in a negligible increase (0.12 acres) in impervious surface associated with a new parking area.
Land Use Compatibility and Conformance with Zoning	1	The proposed project, a municipal use in a B (business) District, involves the acquisition and rehabilitation of a vacant former private school building that will be converted into a municipal services building for the Borough of Tuckerton, NJ, consistent with zoning requirements of the Borough of Tuckerton and Stronger NJ Neighborhood and Community Revitalization program. The rehabilitation of the building would involve a similar land use, as the previous use was an educational property and the new use would be a municipal services building, and would therefore be compatible

		with existing land use of the proposed project's surrounding area.
Urban Design- Visual Quality and Scale	1	The proposed work would maintain visual quality relative to current conditions by rehabilitating a vacant property and restoring the character of the lot and the building. The exterior of the building is not changing, except for the addition of solar paneling that will be installed on the roof. The height (number of stories of the building) will remain the same, as well as the existing footprint of the building.
Slope	1	Because the site is relatively flat and was previously developed for educational use, existing slope is not expected to affect the proposed project. No site grading to address slope issues is anticipated as part of this project.
Erosion	1	Because the site is relatively flat and was previously developed for educational use, erosion is not expected to affect the proposed project. According to the US Department of Agriculture (USDA) Web Soil Survey, the proposed project site is on 0 to 5 percent slope soils. Furthermore, erosion is not expected to affect the proposed project as it is the rehabilitation of the existing structure and the addition/construction of a parking lot; potential erosion effects regarding the addition of a parking lot are generally addressed during the local permitting process.
Soil Suitability	1	Review of the USDA Web Soil Survey identified that the proposed project site is underlain by Hammonton loamy sand, 0 to 5 percent slopes soils. This soil type has a rating reported as "Not limited" for the construction of small commercial buildings. The "Not limited" rating is defined by the USDA as a soil with features that are very favorable for the specified use; good performance and very low maintenance can be expected. Documentation supporting this finding is presented as NCR39564_USDA_SoilSuitability_NCR_TO1069. Also, because the site was previously developed for educational use, it is expected that the soils are suitable for municipal rehabilitation. If unsuitable soils have caused structural problems for previous structures on the project site, this would generally be addressed during the local permitting process.
Hazards and Nuisances, Including Site Safety	1	The project parcel is currently occupied by the vacant former Coastal Early Learning Center building. The rehabilitation of this parcel would eliminate nuisances associated with vacant buildings, thereby enhancing the local neighborhood. Site safety should be managed through the use of construction best management practices (BMPs). It is not anticipated that the proposed project site would present any additional unusual hazards or nuisances.
Drainage/Storm Water Runoff	4	The Borough of Tuckerton is required to manage stormwater runoff from construction activities and municipal separate storm water systems (MS4 regulations, N.J.A.C. 7:14A et seq.). The proposed project would result in temporary soil disturbances during construction of a parking lot on the project site. This 5,000-square foot parking lot will not result in adverse impacts from operational runoff. Flood control, groundwater recharge, and pollutant reduction through nonstructural or low-impact techniques would be explored before relying on structural best management practices.

		Implementing best management practices with oversight by local soil conservation districts would minimize any potential short-term impacts (see above Conditions for Approval).
Noise-Effects of Ambient Noise on Project & Contribution to Community Noise Levels	1	The proposed project is not in a location with ambient noise levels that would adversely affect the planned municipal activities. Those activities also would not create noise sufficient to substantially increase community noise levels.
Energy Consumption	1	Some energy would be consumed in implementing the proposed project; however, the heating, cooling and hot water systems of the municipal services building are being connected to already existing utilities. Furthermore, the building is being fitted with solar panels on the roof, helping reduce the amount of energy consumed by the building. Additionally, the relocation of the municipal services to a central area with close proximity to mass transportation may reduce energy consumed for transportation. Therefore, the implementation of the proposed project would not increase long-term energy consumption and should help to reduce the overall energy consumption.
Socioeconomic Factors		
Demographic Character Changes	1	Because the proposed project would maintain the same employment levels by relocating them from the former complex to the project site, it would not alter the local demographics.
Displacement	1	Because the proposed project would involve rehabilitation of a vacant property, it would not displace any residents or businesses.
Employment and Income Patterns	2	Tuckerton has an unemployment rate of 6.9 percent and a median household income of \$53,209 (see NCR39564_SelectedEconomic Characteristics_NCR_TO1069. The proposed project would provide a temporary boost to the construction industry. As it is a municipal rehabilitation/development, the project would shift employment from the previous municipal complex to the new location and is not expected to generate any new employment, nor would it affect long-term employment and income patterns.
Community Facilities and Services		
Educational Facilities	1	Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, it would not increase the local school-age population or the demand for educational facilities.
Commercial Facilities	2	Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, it would not increase the demand for commercial services; it would, however, make the services of the municipal building more accessible.
Health Care	1	Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, it would not increase the demand for health care.
Social Services	1	Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, it would not increase the demand for social services.

Solid Waste Disposal/Recycling	1	Trash and recycling services are provided by the Borough of Tuckerton. The proposed project would result in the generation of construction/rehabilitation and operational solid waste. Based on EPA's estimate for nonresidential construction debris, an average of 3.89 pounds of debris is generated per square foot; therefore, the proposed project would generate an estimated 13 tons of debris during it rehabilitation (6,600 square feet x 3.89 pounds/2,000 pounds per ton). It is anticipated that there would be no substantive change in the amount of waste generated during operation, as compared to operation of the now-vacant school facility.
Waste Water/Sanitary Sewers	1	Wastewater services are provided by the Borough of Tuckerton's Water and Sewer department. Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, it would have a minimal impact on the demand for waste water/sanitary sewer systems. All publicly owned and operated waste water and sanitary sewer systems in the project area are in operation and are assumed to have sufficient capacity for the rehabilitated building, as the size and footprint of the current building is not expected to change.
Water Supply	1	Water services are provided through the Borough of Tuckerton's Water and Sewer department. Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, it would have a minimal impact on the demand for water supply. All publicly owned and operated drinking water supplies in the project area are in operation and are assumed to have sufficient capacity for the rehabilitated municipal services building.
Public Safety: <ul style="list-style-type: none"> • Police • Fire • Emergency Medical 	2	Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, it would not increase the demand for police protection, fire protection, or emergency medical services. The project would, however, benefit these services as police and emergency management services would now be centrally located within the same building.
Parks, Open Space & Recreation: <ul style="list-style-type: none"> • Open Space • Recreation 	1	Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, it would have no impact on open space or recreation.
Cultural Facilities	1	Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, it would have no impact on cultural facilities.
Transportation & Accessibility	1	The proposed project would have a minor and temporary increase in construction traffic during the rehabilitation of the vacant building as well as the paving of a proposed parking lot. While users of the municipal services building, as well as local residents, may impact transportation through the use of public transportation and personal vehicles, those impacts are expected to be minor because the proposed project involves the rehabilitation of a previously vacant building for municipal purposes on a property that previously contained a private educational facility.

Natural Features		
Water Resources	4	The proposed project would not pose a significant threat to ground water or other water resources. As water and wastewater services would be provided by the Borough of Tuckerton's Water and Sewer Departments, there would be no impact to water resources. The nearest surface water is located greater than 1,000 feet, and with use of BMPs during construction would avoid the potential for any impacts to surface waters. The project is consistent with the applicable regulations for Wetlands Protection, Coastal Zone Management, Floodplain Management and Sole Source Aquifers, which are protective of water resources of the State (see above findings). Mitigation measures would be implemented to avoid or minimize any potential temporary impacts (see above Conditions for Approval).
Surface Water	4	The proposed project would not pose a significant threat to surface water. The project does not include any work in surface waters and there will be no new discharges to surface water. The nearest stream is located more than 1,000 foot away from the project site. Any impacts would be temporary during construction and effectively managed using required mitigation measures (see above Conditions for Approval).
Unique Natural Features & Agricultural Lands	1	The proposed project would have no effect on unique natural features or agricultural land because those features are not present on or adjacent to the project site. No sites listed on the National Registry of Natural Landmarks are present in the vicinity of the proposed project. None of the proposed activities would occur on agricultural land.
Vegetation and Wildlife	1	<p>The activities associated with the proposed project are not expected to generate long-term adverse impacts on vegetation or wildlife.</p> <p>No threatened or endangered species (piping plover, red knots or bats), state listed endangered species, or federal listed endangered species were identified on the proposed project site based on a review of the NJDEP's HUD Environmental Review Tool (see NCR39564_EndangeredSpeciesMap_NCR_TO1069).</p> <p>Consultation with the NJDEP Natural Heritage Program (NHP) did not identify any federally listed plant species on or near the project site (see NCR39564_NJDEP_NaturalHeritageProgramResponse_NCR_TO1069). The USFWS IPaC landscape explorer tool was used to generate a list of any possibly federally listed plants species in the project vicinity. Results of this screening indicate that Knieskern's beaked-rush (<i>Rhynchospora knieskernii</i>) and swamp pink (<i>Helonias bullata</i>) may be in the project vicinity. Knieskern's beaked-rush is an obligate wetland species and occurs in early successional wetland habitats, often on bog-iron substrates adjacent to slow-moving streams in the Pinelands region. Swamp pink is also an obligate wetland species, occurring in a variety of palustrine forested wetlands including swampy forested wetlands bordering meandering streamlets, headwater wetlands, sphagnous Atlantic white-cedar swamps, and spring seepage areas. Because there is no suitable habitat for either Knieskern's beaked-rush or swamp pink</p>

		<p>on or near the project, the project will not affect either of these federally listed plant species (see NCR39564_IPaC_Results_NCR_TO1069).</p> <p>Coordination with the NHP did not identify any other federally listed plant species on the project site, but did indicate the potential presence of five state-listed plant species and foraging or nesting habitat for 10 state-listed bird species within a quarter mile of the project (see NCR39564_NJDEP_NaturalHeritageProgramResponse_NCR_TO1069). Consequently, the proposed project would have no effect on federally or state-listed plant species.</p> <p>Because the proposed project involves the rehabilitation of a previously vacant property for municipal purposes, any impacts to vegetation and wildlife expected to be minimal.</p>
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PART III: 58.6 CHECKLIST [24 CFR 50.4, 24 CFR 58.6]

1. AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES NOTIFICATION [24 CFR Part 51.303(a)(3)]

Does the project involve the sale or acquisition of property located within a Civil Airport Runway Clear Zone or a Military Airfield Clear Zone?

No. Cite or attach Source Documentation:

The project site is not within any runway protection zones (formerly called runway clear zones) at airports subject to 24 CFR 58.6 or clear zones at military airfields subject to 24 CFR 58.6. Documentation supporting this finding is presented as NCR39564_AirportHazardsMap_NCR_TO1069.

[Project complies with 24 CFR 51.303(a)(3).]

Yes. Notice must be provided to the buyer. The notice must advise the buyer that the property is in a Runway Clear Zone or Clear Zone, what the implications of such a location are, and that there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information, and a copy of the signed notice must be maintained in the ERR.

2. COASTAL BARRIERS RESOURCES ACT [Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)]

Is the project located in a coastal barrier resource area?

No. Cite or attach Source Documentation:

The nine designated units of the Coastal Barrier Resources System in New Jersey are uninhabited. The 12 “otherwise protected areas” associated with the Coastal Barrier Resources System in New Jersey area also uninhabited. The proposed project activities will not occur on designated coastal barriers or in “otherwise protected areas,” and the proposed project would have no impact on coastal barrier resources. Documentation supporting this finding is presented as NCR39564_USFWS_CoastalBarrierResourcesMap_NCR_TO1069.

[Proceed with project.]

Yes. Federal assistance may not be used in such an area.

3. FLOOD DISASTER PROTECTION ACT [Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 (42 USC 4001-4128 and 42 USC 5154a)]

Does the project involve acquisition, construction, or rehabilitation of structures located in a FEMA-identified Special Flood Hazard Area (SFHA)?

No. Cite or attach Source Documentation:

The proposed project is not located within the 100-year floodplain or FEMA-identified Special Flood Hazard Area. Documentation supporting this finding is presented as NCR39564_FloodplainManagementMap_NCR_TO1069.

[Proceed with project.]

Yes. Cite or attach Source Documentation:

Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)?

Yes. Flood Insurance under the National Flood Insurance Program must be obtained. If HUD assistance is provided as a grant, insurance must be maintained for the economic life of the project and in the amount of the total project cost (or up to the maximum allowable coverage, whichever is less). If HUD assistance is provided as a loan, insurance must be maintained for the term of the loan and in the amount of the loan (or up to the maximum allowable coverage, whichever is less). A copy of the flood insurance policy declaration must be kept on file in the ERR.

No. Federal assistance may not be used in the Special Flood Hazard Area.

Summary of Findings and Conclusions

Additional Studies Performed: (List the reports, studies, or analyses performed for this assessment, and attach studies or summaries.)

No additional studies were performed.

Field Inspection (Date and completed by):

Field inspection conducted on November 5, 2014, by Matthew Adelson, Tetra Tech.

List of Sources, Agencies, and Persons Consulted [40 CFR 1508.9(b)]: (List sources, agencies, and persons consulted for this assessment.)

ESRI. New Jersey Department of Environmental Protection (NJDEP) Housing and Urban Development (HUD) Environmental Review Tool 2.1. Accessed November 2014: <http://bit.ly/1dREWkD>.

John H. Chafee Coastal Barrier Resources System, New Jersey map. Accessed November 13, 2014: <http://www.fws.gov/CBRA/Maps/Locator/NJ.pdf>.

National Park Service, National Registry of Natural Landmarks. Accessed November 13, 2014: www.nature.nps.gov/nnl/docs/NNLRegistry.pdf.

New Jersey Department of Community Affairs (NJDEP), Areawide Compliance Process, Executive Order 11988 – Floodplain Management, Atlantic, Bergen, Cape May, Essex, Hudson, Middlesex, Monmouth, Ocean and Union Counties, New Jersey.

NJDEP, Community Development Block Grant Disaster Recovery Action Plan, March 2013. Accessed November 13, 2014: <http://nj.gov/dca/announcements/pdf/CDBG-DisasterRecoveryActionPlan.pdf>.

New Jersey Department of Environmental Protection (NJDEP), Division of Fish and Wildlife; Accessed November 13, 2014: <http://www.state.nj.us/dep/fgw/pdf>.

New Jersey Department of Transportation (NJDOT), Bureau of Transportation Data & Safety. Accessed November 15, 2014. <http://www.state.nj.us/transportation/refdata/roadway/traffic.shtm>

NJDEP, State Forestry Services, ONLM - Natural Heritage Program. Robert Cartica, letter correspondence, November 20, 2014.

NJDEP, Division of Land Use Regulation, DLUR – Coastal Zone Jurisdictional Determination. Jessica Cobb, email correspondence, November 18, 2014.

NJDEP, Division of Land Use Regulation, DLUR – Coastal Zone Jurisdictional Determination. Colleen Keller, letter correspondence, November 21, 2014.

NJDEP, New Jersey Geological and Water Survey, Digital Geodata Series, DGS98-6 Sole-Source Aquifers of New Jersey. Accessed November 13, 2014: <http://www.njgeology.org/geodata/dgs98-6.htm>.

NJDEP. NJ-GeoWeb Environmental Mapping Tool. Accessed November 2014:
<http://www.state.nj.us/dep/gis/geoweb splash.htm>

Programmatic Agreement Among the Federal Emergency Management Agency, the New Jersey State Historic Preservation Officer, the New Jersey State Office of Emergency Management, the Advisory Council on Historic Preservation, the Absentee Shawnee Tribe of Indians of Oklahoma, the Delaware Nation, the Delaware Tribe of Indians, the Shawnee Tribe of Oklahoma, and the Stockbridge Munsee Band of Mohicans as a Result of Hurricane Sandy.

Tetra Tech. Chris Borstel, email correspondence, November 11, 2014.

United States Department of Agriculture (USDA) Natural Resources Conservation Service, Web Soil Survey. Accessed November 13, 2014:
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

United States Department of Housing and Urban Development, Noise Abatement and Control. Accessed November 15, 2014:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/dnlcalculator

United States Environmental Protection Agency (USEPA), National Environmental Policy Act (NEPA), NEPAAssist Tool. Accessed November 13 2014: <http://nepassisttool.epa.gov/nepassist/entry.aspx>.

United States Fish and Wildlife Service (USFWS), National Wild and Scenic Rivers System Interactive Map. Accessed November 13, 2014: www.rivers.gov/maps/conus.php.

United States Fish and Wildlife Service (USFWS), Information, Planning, and Conservation System (IPaC). Accessed November 13, 2014: <http://ecos.fws.gov/ipac/>

USFWS, Official Coastal Barrier Resources System Maps. Accessed November 13, 2014:
<http://www.fws.gov/CBRA/Maps/>.

Lists of Permits Required:

None identified

Public Outreach [24 CFR 50.23 & 58.43]:

Public outreach was not conducted during environmental assessment preparation.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project, the acquisition and rehabilitation of an existing lot and building, involves the rehabilitation of a former private school for use as a municipal services building as well as the addition of a 5,000-square foot parking lot. The project is not expected to contribute substantially to any significant impacts of cumulative actions within the region.

Project Alternatives Considered [24 CFR 58.40(e), 40 CFR 1508.9]: (As appropriate, identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment for each alternative and the reasons for rejecting it.)

This project was identified as a result of the Borough of Tuckerton submitting a funding request application through the EDA/NCR. Based on review of the grant application, the applicant stated that because the project is located outside of a designated floodplain, is centrally located creating easy access for residents, and is a municipal use in a previously designated commercial (business) zone and conforms to the current zoning requirements of the Borough of Tuckerton, no other alternatives were considered.

No Action Alternative [24 CFR 58.40(e)]:

A No Action Alternative would involve not developing the vacant parcel, which would then severely hinder and limit the ability of the town to replace the municipal services that were damaged and impacted by Superstorm Sandy.

Summary Statement of Findings and Conclusions:

Based upon completion of this environmental assessment, environmental review of the proposed project indicates there will be no significant changes to existing environmental conditions across the impact categories implemented by HUD in response to the National Environmental Policy Act of 1969.

Required Mitigation and Project Modification Measures: [24 CFR 58.40(d), 40 CFR 1505.2(c), 40 CFR 1508.20] (Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

The following mitigation measures are required as conditions for approval of the project:

General

1. Acquire all required federal, state and local permits prior to commencement of construction and comply with all permit conditions.
2. If the scope of work of a proposed activity changes significantly, the application for funding must be revised and resubmitted for reevaluation under the National Environmental Policy Act.

Water Quality

3. Implement and maintain erosion and sedimentation control measures sufficient to prevent deposition of sediment and eroded soil in offsite waters and to prevent erosion in offsite waters.
4. Minimize soil compaction by minimizing project activities in vegetated areas, including lawns.

Drainage/Storm Water Runoff

5. Temporary soil disturbances during construction on the project site will require the applicant to implement best management practices to minimize any potential short-term impacts.
6. Applicant must comply with requirements under stormwater discharge permits with oversight by local soil conservation districts to minimize any potential short-term impacts.
7. Best management practices will be used to properly manage operational storm water runoff.

Air Quality

8. Use water or chemical dust suppressant in exposed areas to control dust
9. Cover the load compartments of trucks hauling dust-generating materials
10. Reduce vehicle speed on non-paved areas and keep paved areas clean
11. Retrofit older equipment with pollution controls
12. Establish and follow specified procedures for managing contaminated materials discovered or generated during construction
13. Employ spill mitigation measures immediately upon a spill of fuel or other hazardous material
14. Obtain an air pollution control permit to construct and a certificate to operate for all equipment subject to N.J.A.C. 7:27-8.2(c). Such equipment includes, but is not limited to, the following:
 - a. Any commercial fuel combustion equipment rated with a maximum heat input of 1,000,000 British Thermal Units per hour or greater to the burning chamber (N.J.A.C. 7:27-8.2(c)1);
 - b. Any stationary storage tank for volatile organic compounds with a capacity of 2,000 gallons and a vapor pressure of 0.02 pounds per square inch or greater (N.J.A.C. 7:27-8.2(c)9);
 - c. Any tank, reservoir, container, or bin with capacity in excess of 2,000 cubic feet used for storage of solid particles (N.J.A.C. 7:27-8.2(c)10); and
 - d. Any stationary reciprocating engine with a maximum rated power output of 37 kW or greater, used for generating electricity, not including emergency generators (N.J.A.C. 7:27-8.2(c)21).
15. Minimize idling and ensure that all on-road vehicles and non-road construction equipment operated at or visiting the project site comply with the applicable smoke and "3-minute idling" limits (N.J.A.C. 7:27-14.3, 14.4, 15.3 and 15.8).
16. Ensure that all diesel on-road vehicles and non-road construction equipment used on or visiting the project site use ultra-low sulfur fuel (<15 ppm sulfur) in accordance with the federal Non-road Diesel Rule (40 CFR Parts 9, 69, 80, 86, 89, 94, 1039, 1051, 1065, 1068).
17. Operate, if possible, newer on-road diesel vehicles and non-road construction equipment equipped with tier 4 engines, or equipment equipped with an exhaust retrofit device.

Hazardous Materials

18. All activities must comply with applicable federal, state, and local laws and regulations regarding asbestos, including but not limited to the following:
 - National Emission Standard for Asbestos, standard for demolition and renovation, 40 CFR

61.145

- National Emission Standard for Asbestos, standard for waste disposal for manufacturing, fabricating, demolition, and spraying operations, 40 CFR 61.150
 - NJAC 7:26-2.12—Generator requirements for disposal of asbestos containing waste materials
 - New Jersey Asbestos Control and Licensing Act, N.J.S.A. 34:5A-32 et seq.
19. Applicant must comply with all laws and regulations concerning the proper handling, removal and disposal of hazardous materials (e.g. asbestos, lead-based paint) or household waste (e.g. construction and demolition debris, pesticides/herbicides, white goods).
20. All activities must comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to HUD's lead-based paint regulations in 24 CFR Part 35 Subparts B, H, and J.
21. All residential structures must be free of mold attributable to Superstorm Sandy.