



**U.S. Department of Housing and Urban
Development**

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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Melrose Pump Station Flood Mitigation

Responsible Entity: New Jersey Department of Community Affairs (NJDCA)

Grant Recipient (if different than Responsible Entity): Borough of Sayreville

State/Local Identifier: New Jersey

Preparer: Austin Bazuk, CME Associates / Haley Wilmot, CME Associates

Certifying Officer Name and Title: Samuel R. Viavattine, Deputy Commissioner

Consultant (if applicable): CME Associates

Direct Comments to: Samuel R. Viavattine, Deputy Commissioner
Department of Community Affairs
P.O. Box 823
Trenton, NJ 08625-0800

Project Location:

Scott Avenue, Sayreville, NJ 08872

Block: 283, Lot: 3

See Attachment A – Location Map and USGS Map

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Resilient Communities program is a grant program which aims to increase the resiliency of HUD-identified and State-identified “most impacted and distressed” (MID) areas to flood-related natural hazards by aiding for the recovery and mitigation of public infrastructure projects. Structure elevation and reconstruction is among one of the examples of eligible activities under the grant program.

The proposed project consists of the demolition and reconstruction of the existing Melrose Sanitary Pump Station above the flood elevation within the Borough of Sayreville, Middlesex County, NJ. The Melrose Pump Station was initially constructed in the 1989 and has a footprint of approximately 25’ x 35’. Reconstruction of the pump station shall include: the removal of the existing equipment and pumps located in the wet well and dry well, site demolition, reconstructing the existing building above the flood elevation, installation of submersible pumps, installation of piping fitting, valves, replacement of the existing on-site force main, installation of pump station control building, controls, variable-frequency drives (VFDs), installation of emergency generator, and miscellaneous site construction. A location map and USGS quad map are provided in **Attachment A - Attachments 1 and 2**. Site photographs are provided in **Attachment 3**.

Site demolition will include demolishing the existing masonry building and the removal of the existing 550-gallon above-ground diesel fuel tank and valve chamber. The new pump station will be an approximately 25.5’ x 15’ precast building with an elevated first floor at 18.10 feet. Construction will also include the installation of a 10’ x 16’ x 8’ H precast concrete valve chamber, 690 linear feet of 10” polyvinyl chloride (PVC) force main with tracer wire and locator balls, a 6’ x 10’ x 8’ H precast concrete meter chamber, and improvements including the construction of a concrete curb and milling and paving of the existing asphalt. A 125KW diesel-fueled generator with a 260-gallon subbase fuel tank will be located inside the pump station and provide backup power during outages. The project lot is 4.7 acres in size and the project proposes a total of 7,508 SF (0.17 acres of disturbance). The project is entirely within the 100-year floodplain and will disturb 83 SF of vegetated freshwater wetland transition area. Site plans are provided in **Attachment B**.

The estimated length of project construction is 365 days. HUD funding for the project consisted of a \$2,859,780 grant through the CDBG-DR Program.

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

The Melrose Pump Station is one of nine pumping stations currently servicing the Borough of Sayreville, Middlesex County, NJ. The pump station provides sanitary sewer conveyance for the

northeastern section of the Borough. Wastewater from the pump station is conveyed for the Middlesex County Utilities Authority for treatment.

The Melrose Pump Station Improvements will elevate the pump station above the flood elevation as the current pump station is below the flood hazard elevation and the station experienced flooding in 2012 due to Superstorm Sandy from the Raritan Bay. Flood levels from Superstorm Sandy were approximately 9 inches above the first-floor elevation at an elevation of 13 feet. Damage to the station included flooding of both the wet and dry well shafts, comminutor, meter pit, generator, and building. The project proposes the elevation of the pump station above the flood elevation to help reduce impacts from future flood events and is elevated such that the building will comply with NJDEP Flood Hazard Area Control Act Rules, as found at N.J.A.C. 7:13. This will help to prevent power failures and damages related to future flood events while reducing health and safety concerns resulting from potential wastewater overflows at the sanitary sewer pumping station as.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site is located in an area of industrial and commercial uses. The project site is located within the Flood Hazard Area of the Raritan Bay and within a freshwater wetland transition area. The pump station services the northeastern portion of the Borough. In the absence of the proposed project, existing conditions and vulnerabilities are expected to persist and worsen. The existing pump station, which sits below the regulatory flood hazard elevation, will remain exposed to flooding and storm surge. Sea level rise projections for the Raritan Bay region suggest that flood frequency and severity will increase, further heightening the risk of service distribution, equipment failures, and untreated wastewater chargers. Without intervention, long-term deterioration of the facility and recurring flood damage will continue to undermine the resilience of the Borough's sanitary conveyance system.

Conditions for Approval [40 CFR 1505.2(c)]:

See Mitigation Measures and Conditions section below.

Funding Information

Grant Number	HUD Program	Funding Amount
B-21-DF-34-0001	CDBG-DR	\$2,859,780

Estimated Total HUD Funded Amount:

\$2,859,780

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$2,859,780

No non-HUD funds are included in this project.

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is located more than 2,500 ft from a civilian airport and more than 5,000 ft from a military airfield.</p> <p>The Newark Liberty International Airport (EWR) is located approximately 15 miles from the site.</p> <p>The Joint Base McGuire-Dix-Lakehurst (JBMDL) military airfield is located approximately 35 miles from the site</p> <p>The project is not located within 2,500 feet of a civilian airport runway or within 5,000 feet of a military airfield runway.</p> <p>This project is in compliance with Airport Hazards requirements. Formal compliance steps or mitigation are not required. Refer to Attachment C for statutory worksheets and supporting documentation.</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>According to the USFWS Coastal Barrier Resources System Mapper, the project site is not located within a coastal barrier resource area. The proposed project is in compliance with the Coastal Barrier Resources Act. As such, formal compliance steps or mitigation are not required. Refer to Attachment C for statutory worksheets and supporting documentation.</p>

<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>According to preliminary FEMA Firm Map 34023C0156G dated January 31, 2014, the project site is located within Zone VE (EL 15) and Zone AE (EL 15). Additionally, the Borough of Sayreville (Community #340276) is participating in the National Flood Insurance Program (NFIP).</p> <p>Properties in, or partially in, the 100-year floodplain shown on the effective FEMA Flood Insurance Rate Map (FIRM), must be covered by flood insurance and the flood insurance must be maintained when ownership transfers [24 CFR 58.6(a)(1)]. No funding will be provided to any person who previously received federal flood disaster assistance conditioned on obtaining and maintaining flood insurance but failed to obtain and maintain insurance [24 CFR 58.6(b)].</p> <p>Refer to Attachment C for statutory worksheets and supporting documentation.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The facility is currently operating under a GP 5A General Air Permit for Emergency Generators Burning Distillate Fuels. Based on an assessment of the EPA's NEPAassist and the EPA's AirData Air Quality Monitors GIS Resource, the site is located within a nonattainment zone for Ozone 8-hr (1997, 2008, and 2015 standards) and is in the maintenance zone for PM2.5 24 hr (2006 standard) and PM2.5 annual (1997 standard). The Bureau of Evaluation and Planning determined the scope of the project would result in emission levels that are below the General Conformity de minimis levels (40CFR93.153).</p> <p>Mitigative measures to reduce temporary impacts to air quality are listed in the Mitigation and Conditions section. This project is in compliance with the Clean Air Act. Refer to Attachment C for statutory worksheets and supporting documentation.</p>

<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project area is located more than 500' from the mean high waterline of the Raritan River and is located outside of the CAFRA Zone and the Waterfront Development Area. As such, this project will not require approval under the Coastal Zone Management Rules, as found at N.J.A.C. 7:7-2.4. The project is located outside of the Hackensack Meadowlands Region and is located outside of the Tidelands. The project is in compliance with the Coastal Zone Management Act. Formal compliance steps or mitigation are not required. Refer to Attachment C for statutory worksheets and supporting documentation.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>A Phase I Environmental Site Assessment (ESA) was conducted for the project site in April 2025 (Attachment D). A total of three RECs were identified that will not conflict with the intended use of the property:</p> <p>REC-1: Historic Fill</p> <p>REC-2: Soil Staging and Operations Area</p> <p>REC-3: Historic Operations Areas.</p> <p>The proposed project involves the demolition and reconstruction of an existing pump station and ancillary equipment, including submersible pumps, a force main, diesel generator and associated utilities in an industrial location. No residential properties are located nearby. HUD regulations at 24 CFR 50.3(i) and 58.5(i)(2) require evaluation of contamination and toxic substances that could affect the health and safety of project occupants. Because the project is not residential in nature and will not introduce sensitive receptors, and given that the work is limited to replacement of an existing facility within an industrial area, the risk to human health and safety is minimal. The proposed facility is low-occupancy and historic fill or subsurface soil contamination will not affect the health and safety of facility workers. However, mitigation for</p>

		<p>worksite safety and control of potentially contaminated groundwater will include:</p> <ol style="list-style-type: none"> 1. Maintaining proper erosion control measures to prevent aquifer contamination by surface water runoff or surface contaminant infiltration, particularly during excavation below the water table. 2. Contractors will follow proper health and safety procedure and notify appropriate parties following any field observations indicating contamination of historic fill – such as petroleum or chemical odors, soil staining, or free product, and; 3. If historic fill is present, contaminated water generated during construction dewatering operations shall be properly managed as contaminated water in accordance with applicable discharge and/or waste regulations. <p>As such, the project is compliant with 24 CFR 50.3(i) and 58.5(i)2.</p> <p>Refer to Attachment C for statutory worksheets and supporting documentation.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The USFWS IPaC Species List generated on April 7, 2025, identifies the Monarch butterfly (<i>Danaus plexippus</i>), a proposed species, as potentially occurring within the study area and/or being affected by the proposed project. However, since the monarch butterfly is a proposed species and not yet listed under the Endangered Species Act, consultation with USFWS under Section 7 of the Endangered Species Act is not required.</p> <p>Based on the proposed activities, the project is in compliance with Section 7 of the Endangered Species Act. Formal compliance steps or mitigation are not required.</p> <p>According to the Department’s Natural Heritage Database search results, there is an urban nest for the Peregrine falcon and a breeding sighting for the Savannah sparrow on site or within the immediate vicinity of the site. Within one mile of the site, there is</p>

		<p>a migration corridor, adult sighting, for the Atlantic and Shortnose sturgeon, a breeding sighting for the Northern Harrier, foraging habitat for the Yellow-crowned Night-heron, and occupied habitat for the Leatherback sea turtle and Loggerhead sea turtle. The proposed project activities are limited to the site of the former pump station and will not result in adverse impacts to the species identified in the NHD results.</p> <p>Refer to Attachment C for statutory worksheets and supporting documentation.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed Melrose Pump Station Improvement Project does not involve the development of a hazardous facility or any construction or rehabilitation that would increase residential densities. Therefore, it has been determined that the project complies with HUD requirements for Explosive and Flammable Hazards pursuant to 24 CFR Part 51 Subpart C, and due to the nature of the project, an ASD analysis is not required. Refer to Attachment C for statutory worksheets.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project does not include any activities, including new construction, acquisition of undeveloped land, or conversion, that could potentially convert one land use to another. The project is located on industrial and barren lands. Therefore, there is no potential for agricultural land to be converted to non-agricultural land use as a result of the proposed project. Refer to Attachment C for statutory worksheets and supporting documentation.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>According to preliminary FEMA Firm Map 34023C0156G dated January 31, 2014, the project site is located within Zone VE (EL 15) and Zone AE (EL 15). This project will raise the building elevation three feet above the Design Flood Elevation to mitigate potential flood damages in accordance with the Flood Hazard Area Control Act Rules as</p>

		found at N.J.A.C. 7:13. This project will require a Flood Hazard Area Individual Permit from the NJDEP in accordance with NJAC 7:13. An Early Floodplain Notice was published on May 29, 2025 on the Official State of New Jersey website with a comment period through June 14, 2025. Refer to Attachment C for statutory worksheets and supporting documentation including the 8-step process, early floodplain notice, and proof of publication.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The DCA determined that the above-ground aspects of this project are exempt from Section 106 review under the New Jersey Programmatic Agreement for CDBG-DR Programs, as they meet the criteria in Appendix B, Tier II Allowances, II.J.1, since the existing building was constructed in 1989. In addition, an SOI-qualified archaeologist determined that there is low potential for encountering archeological sites or deposits within the APE. Any below-ground work including grading, excavation, or other artificial disturbances are not covered under the PA and required additional review to ensure compliance with preservation standards.</p> <p>In correspondence dated June 25, 2025, the New Jersey Historic Preservation Office concurred that there are no historic properties affected within the project's area of potential affects. Additionally, initiating consultation was sent to the Middlesex County Division of History and Historic Properties and the Sayreville Historical Society on May 28, 2025. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during the project implementation. Refer to Attachment C for statutory worksheets and supporting documentation.</p>
Noise Abatement and Control	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located within 500 feet of County Road 684 (Main Street), 1500 feet of State Routes 9 and 35, within 2000 feet of

Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B		the Garden State Parkway, and about 1900 feet from the nearest railroad. The project site is about 15 miles from the Newark International Airport and about 35 miles from the Joint Base McGuire-Dix-Lakehurst (JBMDL) military airfield. Additionally, there is an active scrap metal operation on the neighboring lot. The project does not include new residential construction, rehabilitation of an existing residential property, or a research demonstration project. The project is in compliance with HUD's Noise regulation. Formal compliance steps or mitigation are not required. Refer to Attachment C for statutory worksheets and supporting documentation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	Based on an assessment of NJDEP's GeoWeb Online GIS Resource, the project site is within the Coastal Plains Sole Source Aquifer. The project involves a new force main and improvements to an existing pump station and will not impact the sole source aquifer. In correspondence dated September 8, 2025, the EPA determined that the project would not pose a substantial threat to the New Jersey Coastal Plain Aquifer System and listed 7 recommendations/requirements for the protection of the Aquifer (refer to 'Mitigation and Conditions' section). Refer to Attachment C for statutory worksheets and supporting documentation.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	Based on a site inspection conducted by CME, a portion of the project is located within wetland transition area and is shown on the site plan. The proposed improvements will require a Freshwater Wetlands General Permit 2 from the NJDEP for the installation of a new valve chamber. A total of 83 SF of freshwater wetland transition area will be disturbed. Refer to Attachment C for statutory worksheets and supporting documentation.
Wild and Scenic Rivers	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on an assessment of the Wild and Scenic Rivers Interactive Mapper and Nationwide Rivers Inventory, the project site

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		is not located within the one-quarter mile of a Wild and Scenic River or a river believed to possess “outstandingly remarkable” values. There are no Wild and Scenic Rivers within Middlesex County or surrounding counties. The nearest Wild and Scenic River is the Delaware (Lower) River which is about 30 miles from the project site. The project is in compliance with the Wild and Scenic Rivers Act. Formal compliance steps or mitigation are not required. Refer to Attachment C for statutory worksheets and supporting documentation.
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	According to the Borough of Sayreville GIS Viewer, the project site is zoned as B-3 Highway Business of which essential services are permitted and public utilities are permitted under conditional use. The proposed pump station improvements will not change the existing land use of the site.
Soil Suitability/ Slope/ Erosion/	2	According to Web Soil Survey, the project site is designated as Urban land. No change in slope, erosion,

Drainage/ Storm Water Runoff		<p>drainage, or stormwater runoff is anticipated from project activities.</p> <p>Construction activities must comply with the New Jersey Standards for Soil Erosion and Sediment Control. Soil erosion will be minimized and controlled through implementation of a certified soil erosion and sediment control plan. The contractor will be responsible for securing a Soil Erosion and Sediment Control Plan Certification from the Freehold Soil Conservation District. The Contractor will install and maintain erosion and sedimentation control measures and appropriate best management practices prior to and throughout construction, and in compliance with the certified soil erosion and sedimentation control plan.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>According to NJ GeoWeb, commercial and industrial properties exist in the immediate vicinity to the east, west, and south of the project site within the B-3 Highway Business Zone. Residential dwellings exist beyond the industrial land use sites to the south. The Raritan Bay exists to the north. The area is zoned for commercial and industrial uses and site activities will not negatively impact the surrounding area. No hazards or nuisances are associated with the proposed project or use.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	Project activities will have no impact on this category. The project site is currently functioning as a pump station and existing uses will not change.
Demographic Character Changes, Displacement	2	Project activities will have no impact on this category. The project site is currently functioning as a pump station and existing uses will not change.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>Robert N. Wilentz Elementary School, South Amboy Elementary School and South Amboy Middle/High School are the educational facilities located nearest the project site, approximately 1-1.5 miles away (Google Maps). The Sayreville School district consists of 9 schools. Project activities will not impact any educational/cultural facilities in the area and land use will not be impacted.</p>

Commercial Facilities	2	There are several commercial facilities within 2 miles of the project site. Project activities will not impact any commercial facilities in the area and land use will not be impacted.
Health Care and Social Services	2	The HMH Raritan Bay Medical Center is the nearest facility to the project site, located about 2 miles away or a 7-minute drive. The HMH Old Bridge Medical Center and Robert Wood Johnson University Hospital are within a 15-minute and 30-minute drive from the project site respectively (Google Maps). The project will not have impacts on Health Care or Special Services.
Solid Waste Disposal / Recycling	2	The Middlesex County Utilities Authority (MCUA) serves all 25 municipalities in Middlesex County, including the Borough of Sayreville. The project will not impact municipal solid waste and recycling services and programs currently in place. Management, removal and recycling of solid wastes generated or resulting from construction activities (e.g. waste concrete, asphalt, brick, tc.) will comply with applicable regulations of the NJDEP at N.J.A.C. 7:26 and 7:26A.
Waste Water / Sanitary Sewers	1	The pump station and surrounding area is currently serviced by the MCUA and will continue to be. Improvements to the pump station will benefit wastewater services and ensure no health and safety issues arise from potential flooding events associated with the sanitary sewer pump station.
Water Supply	2	Water supply to the area is serviced by the Sayreville Water Department. Project activities will not result in any impacts to local water supply.
Public Safety - Police, Fire and Emergency Medical	2	South Amboy Police Department is located approximately 1 mile from the project site and the Sayreville Police Department is located approximately 1.3 miles from the project site (Google Maps). The Sayreville Fire Department is an all-volunteer department with four stations: Melrose Hose Company, Morgan Hose Company, President Park Fire Company, and Sayreville Engine Company #1. The nearest to the project site is Melrose Hose Company, approximately $\frac{3}{4}$ mile away. Emergency Medical Services in Sayreville are provided by the Sayreville Emergency Squad and the Morgan First Aid Squad, both volunteer squads. The proposed project will not affect the demand for police, fire, and EMS services within the borough.
Parks, Open Space and Recreation	2	Open space exists within the vicinity of the project site including Oak Street Park, Brown Hughes Park, Zdanewicz Park, Waterfront Walkway (Google Maps). There are Green Acres Encumbered Conservation Areas beginning approximately 500 feet to the northwest of the project site.

		The project activities will not impact any open space or parks.
Transportation and Accessibility	2	NJ Transit Bus Lines 815 and 817 run along Main Street where the project site is located. The nearest NJ Transit Rail Station is South Amboy Station located approximately 1 mile from the project site. The proposed project will have no permanent impact on transportation or accessibility in the study area, nor will it increase roadway or transit travel demand.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	According to NPS Wild and Scenic Rivers System, there are no designated Wild or Scenic Rivers in the vicinity of the project site. The project site is urban land currently servicing as a pump station and the land use will not change. The proposed project is located in the Flood Hazard Area and is expected to have a minimal impact on the 100-year floodplain. Due to the elevation of the pump station, an FHA individual permit will be needed. Wetlands are located on the site; however, work will be kept within transition area. As such, a Freshwater Wetlands General Permit 2 will be required for impacts to the wetland transition area. According to NJ GeoWeb, the project site is not in a well head protection area.
Vegetation, Wildlife	2	According to a review of the USFWS IPaC Resource List, the Monarch butterfly is located within the project area. However, there are no critical habitats designated for this species. Land use at the site will remain the same. Vegetation impacts will include maintained lawn and will be replaced upon completion of construction.
Other Factors	2	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation
ENERGY		
Energy Efficiency	1	The proposed improvements include a backup generator which will help eliminate potential outages and energy failures associated with flooding impacts.

Additional Studies Performed:

- Phase 1 ESA
- 8-Step Floodplain/Wetland Assessment

Field Inspection (Date and completed by):

A site inspection was performed by CME Associates on April 9, 2025.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

NJDEP GeoWeb Online GIS Resource
NJDEP Land Resource Protection Web Application
USGS Web Soil Survey
FEMA.gov
USFWS Coastal Barrier Resources Mapper
NPS Wild and Scenic Rivers Interactive Map
EPA's Environmental Justice Screening and Mapping Tool (Version 2.3)
Google Maps (2024)
Borough of Sayreville (sayreville.com)
NJDEP Data Miner
<https://www.fema.gov/cis/NJ.html>
USFWS IPaC
NJDEP Coastal Zone Management Rules (N.J.A.C. 7:7)
NJDEP Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A)
NJDEP Flood Hazard Area Control Act Rules (N.J.A.C. 7:13)

List of Permits Obtained:

No permits have been obtained to date. An application was submitted to the NJDEP and is currently under review for the permits listed below.

- Flood Hazard Area Individual Permit
- Freshwater Wetlands General Permit 2

Public Outreach [24 CFR 50.23 & 58.43]:

An Early Floodplain Notice was published on May 29, 2025 on the Official State of New Jersey website with a comment period through June 14, 2025.

Sayreville invited the public to review and provide comments on the proposed grant applications to request funding for the improvement of sewer pump stations that have been identified as at risk of flooding during extreme weather. That public hearing took place on November 27, 2023 and a public comment period ran from November 20 to December 4, 2023; no comments were received. These notices were published in English and Spanish.

A combined FONSI/ROD Final Floodplain Wetland public notice will be posted in English and Spanish per DCA public notice standards.

Cumulative Impact Analysis [24 CFR 58.32]:

The project site is currently functioning as a pump station and the proposed improvements will include improvements to the existing station and will not alter the land use.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Alternatives for the proposed project include:

- Alternative 1: No Action

Alternative 1 was considered and eliminated because it would not address the need to protect the flood station from future flood events. The elevation of the pump station above the flood elevation will help minimize the likelihood of damage as a result of flood events. It is not feasible to relocate the pump station to another part of the Borough at this time. Land use on site will remain the same and the improvements will benefit the pumping station and local community for years to come while ensuring efficient wastewater services in the area.

- Alternative 2: Relocate the Pump Station out of the Floodplain

Alternative 2 was considered and eliminated due to the environmental constraints on site, including the lack of available land at a higher elevation within a practical distance from the existing infrastructure. Additionally, relocating the pump station outside of the floodplain would require extensive routing of utilities, resulting in substantial construction costs, operational disruptions, and potentially additional environmental impacts. These factors make relocating the station outside of the floodway less viable compared to implementing flood protection measures at the existing site.

- Alternative 3: Relocate the Pump Station to Another Site

Alternative 3 was considered and eliminated as relocating the pump station would require extensive modifications to existing infrastructure. Such changes would involve significant capital investment, prolonged service disruptions and potentially complex permitting challenges. Furthermore, identifying and acquiring a suitable new site with proximity to downstream infrastructure presents additional logistical hurdles.

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

No Action Alternative would expose the pump station to further impacts from future flood events and comprise the integrity and proper functioning of the pump station.

Summary of Findings and Conclusions:

Finding of No Significant Impact on the environment or surrounding area.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Airport Hazards	None
Coastal Barrier Resources	None
Flood Insurance	<p>Properties in, or partially in, the 100-year floodplain shown on the effective FEMA Flood Insurance Rate Map (FIRM), must be covered by flood insurance and the flood insurance must be maintained when ownership transfers [24 CFR 58.6(a)(1)].</p> <p>No funding will be provided to any person who previously received federal flood disaster assistance conditioned on obtaining and maintaining flood insurance but failed to obtain and maintain insurance [24 CFR 58.6(b)].</p>
Air Quality	<p>Construction activities that the proposed action requires can result in some temporary impacts to air quality such as an increase in dust or particulate matter, exhaust emission from equipment, or greenhouse gases. Mitigative measures can be implemented such as spraying water to decrease dust, reducing idling to limit exhaust emissions, or optimizing construction schedules to avoid extended use of heavy machinery.</p>
Coastal Zone Management	None
Site Contamination	<p>A Phase I ESA was conducted for the site in April 2025. Mitigation for worksite safety and control of potentially contaminated groundwater will include:</p> <ol style="list-style-type: none"> 1. Maintaining proper erosion control measures to prevent aquifer contamination by surface water runoff or surface contaminant infiltration, particularly during excavation below the water table. 2. Contractors will follow proper health and safety procedure and notify appropriate parties following any field observations indicating contamination of historic fill – such as petroleum or chemical odors, soil staining, or free product, and; 3. If historic fill is present, contaminated water generated during construction dewatering operations shall be properly managed as contaminated water in accordance with applicable discharge and/or waste regulations.
Endangered Species	None


Explosives and Flammable Hazards	None
Farmlands Protection	None
Floodplain Management	The pump station will be elevated to elevation 18.10, 3' above the FHA Design Flood Elevation, to limit flood damage. The diesel-powered generator will also be elevated to reduce instances of power outages that could potentially result in sewage overflows and health and safety concerns. These measures will ensure the pump station can function properly during major storm events. This project will require a Flood Hazard Area Individual Permit from the NJDEP in accordance with NJAC 7:13.
Historic Preservation	None
Noise Abatement and Control	None
Sole Source Aquifer	<p>USEPA Region 2 provided 7 recommendations and requirements to protect the affected SSA:</p> <ol style="list-style-type: none"> 1. During construction and operation, please ensure appropriate safeguards and best management practices for stormwater are in place to ensure that groundwater is not endangered. Such precautions would include notifying general contractors that the site is sensitive, using "green infrastructure" and low-impact development practices where possible, and developing contingency plans to handle the release of any hazardous materials. We also recommend that you set up a decontamination area, which would collect wastewater from activities such as washing of concreting plant and tools. 2. Because excavation will likely extend below the water table, we recommend that you develop a Construction Management Plan that includes robust controls for protection of the underlying groundwater. This plan should include, but is not limited to, spill containment measures for construction equipment, refueling activities, and potential fuel sources stored onsite (petrol, diesel, kerosene, and motor oils) for generators and pumps, as well as mitigation practices to be implemented in the event of a fuel leak or equipment fire during construction. 3. Maintain proper erosion control measures to prevent aquifer contamination by surface water runoff or surface contaminant infiltration, particularly during excavation below the water table. 4. A historically contaminated site has been identified adjacent to the project area. Contractors should be prepared to follow proper health and safety procedures

	<p>and notify appropriate parties following any field observations indicating contamination of historic fill – such as petroleum or chemical odors, soil staining, or free product. EPA expects that existing soil and groundwater near the surface of the site will be made free of contamination before site activities churn and re-mobilize contamination in the subsurface.</p> <p>5. If historic fill is present as mapped, shallow groundwater on site is assumed to be contaminated unless sampling demonstrates it meets applicable ground water quality standards. Contaminated water generated during construction dewatering operations shall be properly managed as contaminated water in accordance with applicable discharge and/or waste regulations.</p> <p>6. Complete aboveground storage tank closure as required by federal, state, and local law.</p> <p>7. Proposed aboveground storage tanks should be double-walled with interstitial leak detection, an overfill alarm, and secondary containment.</p>
Wetlands Protection	<p>Proper soil erosion and sediment control measures will be taken during construction including but not limited to silt fencing, tree protection, construction tracking pads, covering stockpiles, and watering exposed surfaces. Work will be done in accordance with the Soil Conservation permit Requirements established by the Freehold Soil Conservation District. The proposed improvements will require a Freshwater Wetlands General Permit 2 from the NJDEP for the installation of a new valve chamber within freshwater wetland transition area.</p>
Wild and Scenic Rivers	None

Determination:

☒ **Finding of No Significant Impact** [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.

Preparer Signature:  Date: 12/10/25

Name/Title/Organization: Austin Bazuk, Associate Project Manager, CME Associates

Certifying Officer Signature:  Date: 12/17/25

Name/Title: Samuel R. Viavattine, Deputy Commissioner, Department of Community Affairs

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).