

## **NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

### **HUDSON COUNTY**

February 8, 2019

New Jersey Department of Community Affairs  
101 South Broad Street  
PO Box 800  
Trenton, NJ 08625-0800

This Notice is related to Federal assistance provided in response to the Presidentially-declared disaster, Superstorm Sandy. This notice shall satisfy the procedural requirements for activities to be undertaken by the New Jersey Department of Community Affairs (DCA).

### **REQUEST FOR RELEASE OF FUNDS**

On or about February 18, 2019, the DCA will submit a request to HUD for the release of Federal funds under the Community Development Block Grant Program (CDBG) pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013) for the Fund for Restoration of Multifamily Housing (FRM). DCA expects to fund the project using approximately \$3,854,907 of FRM funds.

### **PROJECT DESCRIPTION**

Application ID number: HMFA03079

Project Title: Harrison Gardens

Location: 1 to 320 Jackson Street and 2 to 321 Harrison Street, Hoboken, Hudson County, New Jersey

The total estimated project cost is \$3,854,907.

The proposed action involves the removal and replacement and/or improvement of existing roof systems, elevator systems, boiler systems and associated transmission lines, hot water system and associated storage tanks, electrical and plumbing systems, courtyard parking gate and flood barriers for doors, garage doors, and heating utility openings at the Harrison Gardens property located at 1 to 320 Jackson Street and 2 to 321 Harrison Street in Hoboken, Hudson County, New Jersey (Block 36, Lot 13 and Block 46, Lot 1). The project also includes repainting and other necessary exterior work, improvements to existing grounds, curbs, sidewalks, and courtyard, and lead-based paint and asbestos removal. The Harrison Gardens apartment complex includes two 10-story, H-plan, high-rise senior housing structures collectively containing 208 apartment units, including 72 one-bedroom, 60 two-bedroom, 56 three-bedroom, and 20 four-bedroom apartments. According to application materials, elevation is not proposed. The Harrison Gardens apartment buildings were constructed in 1959 and, along with asphalt-paved areas, occupy approximately 2.59 acres of land and are currently owned by the Hoboken Housing Authority.

No renovation work has been initiated to date. The total proposed project cost was determined to be \$3,854,907.00 and is considered minor rehabilitation as the cost of repair is less than 50 percent of the pre-storm market value of the Harrison Gardens apartment buildings, \$8,507,900.00, as reported on tax records.

The Responsible Entity, DCA, has determined that the proposed project is Categorically Excluded Subject to §58.5 authorities per 24 CFR 58.35(a). As such, a Statutory Checklist has been completed in order to determine whether the project is in compliance with the authorities cited at 24 CFR§58.5.

Additional project information is contained in the Environmental Review Record on file at the New Jersey Department of Community Affairs, Sandy Recovery Division, 101 South Broad Street, Trenton, NJ 08625-0800. The record is available for review and may be examined or copied weekdays 9 A.M. to 5 P.M. or can be viewed online at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

## PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Samuel Viavattine, Deputy Commissioner, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800 or online at <http://www.nj.gov/dca/divisions/sandyrecovery/review/> and to Tennille Smith Parker, DRS, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. All comments received by February 18, 2019, or seven (7) days from the actual date of publication, whichever is later, will be considered by DCA. Comments should specify which Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

DCA certifies to HUD that Lieutenant Governor Sheila Y. Oliver, in her capacity as Commissioner of DCA consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under the National Environmental Policy Act and related laws and authorities, and allows DCA to use CDBG-DR funds.

## OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and DCA's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of DCA; (b) DCA has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency, acting pursuant to 40 CFR Part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of

environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58.76) and shall be addressed to Tennille Smith Parker, DRS, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. Potential objectors should contact HUD to verify the actual last day of the objection period.

Lieutenant Governor Sheila Y. Oliver, Commissioner  
New Jersey Department of Community Affairs