

## **Final Notice and Public Explanation of a Proposed Activities in a Federal Flood Risk Management Standard Designated Floodplain**

To: All interested Agencies, Groups, and Individuals

This is to give notice that Gloucester County has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The following activity is funded under the HOME Investment Partnerships Program and Community Project Funding Program with anticipated funding from Project Based Vouchers and Project Based VASH and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain:

**Gordon H. Mansfield Veterans & Senior Village at West Deptford:** Gloucester County proposes the use of \$150,000 in HOME funding, among other funding sources, for the construction of eighty-four (84) age restricted and Veteran dwelling units (66 one-bedroom units and 18 two-bedroom units) within a four (4) story, 84,720± square foot housing facility and related site improvements. Related site improvements for the proposed project include: 1) 121 parking spaces; 2) a four (4) foot wide walking trail; 3) a community greenhouse; 4) landscaping; 5) an outdoor seating area/gathering area; and 6) monument signage. The project and its related site improvements are proposed for development on 5.4 + acres of land located at 420 Grove Avenue, West Deptford Township, Gloucester County, New Jersey. The proposed project is located on Block 328, Lot 3.01 on the official Tax Map of West Deptford Township. The site is within the RiverCenter at West Deptford (RiverWinds) Redevelopment Area, which is owned by the Applicant and includes Block 328, Lot 3.12 which has been developed. Block 328, Lot 3.01 is currently vacant and underutilized.

Gloucester County has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values:

Alternatives considered were choosing another location, modifying the project to eliminate impact on the FFRMS floodplain, and the alternative of no action. The first two alternatives were considered impractical due to the fact that the project is site-specific, as it involves new construction on an existing lot that is within the RiverCenter at West Deptford (RiverWinds) Redevelopment Area, which is owned by the Applicant and includes Block 328, Lot 3.12 which has been developed. The aim of the project is to construct eighty-four (84) age restricted and Veteran dwelling units to expand the availability of housing for these populations. The third alternative, No Action, is unacceptable as this course of action

would result in not being able to redevelop the site for the purpose of constructing much needed housing for the County's veterans and seniors. Mitigation measures include: required implementation of restoration work in accordance with erosion and sedimentation control plans consistent with Federal, State and local requirements for construction activities in the floodplain, activities undertaken will be in conformance with sound engineering practices to assure resistance to a flood of the FFRMS floodplain, and compliance with Federal Flood Insurance purchase requirements in case of development of the site.

Gloucester County has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

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

Written comments must be received by Gloucester County at the following address on or before December 17, 2024 Office of Housing and Community Development, 1480 Tanyard Road, Sewell, NJ 08080, and (856)-307-6664, Attention: Christina Velázquez, Director, Office of Housing and Community Development. A full description of the project may also be reviewed during regular business hours at the address stated above. Comments may also be submitted via email at [cvelazquez@co.gloucester.nj.us](mailto:cvelazquez@co.gloucester.nj.us)

**Publication Date: December 2, 2024**