

**Date of Notice and Date of Government Website Publication: On January 22, 2025**

**NOTICE OF INTENT TO RELEASE OF FUNDS**

January 22, 2025

Gloucester County  
Office of Housing and Community Development  
Department of Economic Development  
1480 Tanyard Road  
Sewell, NJ 08080

On or about February 6, 2025, the County of Gloucester will submit a request to the US Department of Housing and Urban Development (HUD) for the release of funds allocated through the County's HOME Investment Partnerships Program to undertake the following project:

**Environmental Assessment (EA)**

**Project Title:** Gordon H. Mansfield Veterans & Senior Village at West Deptford

**Address of Project Site:** 420 Grove Avenue, West Deptford Township, Gloucester County, NJ

**Funding Sources:**

Community Project Funding \$900,000  
HOME Investment Partnerships Program \$150,000  
Project Based Vouchers  
Project Based VASH

**Estimated Total Project Cost:** TBD

**Project Description:** 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 also includes Block 328, Lot 3.12. Block 328, Lot 3.12 has been developed. Block 328, Lot 3.01 is currently vacant and underutilized. The project consists 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 (i) 121 parking spaces; (ii) a four (4) foot wide walking trail; (iii) a community greenhouse; (iv) landscaping; (v) an outdoor seating area/ gathering area; and (vi) monument signage.

**Level of Environmental Review Citation:** The activities listed immediately above require an Environmental Assessment under HUD regulations at 24 CFR Part 58, Section 58.36 from National Environmental Policy Act (NEPA) requirements.

The activities proposed are determined to be Environmental Assessment under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for these projects are on file at the at 1480 Tanyard Road, Sewell, NJ 08080, and may be examined or copied during regular business hours. An electronic version may also be requested by contacting Christina Velazquez, Office of Housing and Community Development Director at [cvelazquez@co.goucester.nj.us](mailto:cvelazquez@co.goucester.nj.us).

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to Gloucester County, Office of Housing and Community Development, Department of Economic Development, 1480 Tanyard Road, Sewell, NJ 08080, Phone: (856)307-6664, Attention: Christina Velazquez, Office of Housing and Community Development Director, Email: [cvelazquez@co.goucester.nj.us](mailto:cvelazquez@co.goucester.nj.us). All comments received by February 6, 2025 will be considered by the County of Gloucester prior to authorizing submission of a request for release of funds.

## **ENVIRONMENTAL CERTIFICATION**

The County of Glocuester certifies to HUD that Christina Velazquez, in her capacity as Office of Housing and Community Development Director 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 NEPA and related laws and authorities and allows the County of Gloucester to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will consider objections to its release of funds and the County of Gloucester'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 or other officer of the CCounty of Gloucester.
- (b) The County of Gloucester 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 or other participants in the development process have committed funds, 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), and shall be addressed to Michael R. Furda, Field Environmental Officer, Region II, U.S. Department of Housing and Urban Development, 275 Chestnut Street, 4<sup>th</sup> Fl., Manchester, NH 03103 and sent via email to [Michael.R.Furda@hud.gov](mailto:Michael.R.Furda@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.

*Christina Velázquez*  
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*Department of Economic Development*  
*1480 Tanyard Road*  
*Sewell, NJ 08080*  
*(856)307-6664/ (856)384-6938 Fax*