

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO RELEASE OF FUNDS

April 8, 2025
County of Gloucester
Office of Housing and Community Development
1480 Tanyard Road
Sewell, NJ 08080
(856)-307-6664

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of Gloucester.

REQUEST FOR RELEASE OF FUNDS (REVISED)

On or about April 24, 2025 the County of Gloucester will submit a request to the US Department of Housing and Urban Development (HUD) for the release of HOME Program funds 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.

FINDING OF NO SIGNIFICANT IMPACT

The County of Gloucester has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at 1480 Tanyard Road, Sewell, NJ 08080, and may be examined or copied during regular business hours.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the County of Gloucester 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.gloucester.nj.us. All comments received by April 23, 2025 will be considered by the County of Gloucester prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The County of Gloucester 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 accept objections to its release of fund 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 the following bases: (a) the certification was not executed by the Certifying Officer of the County of Gloucester; (b) the County of Gloucester has omitted a step or failed to make a decision on the 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, Sec. 58.76) and shall be addressed to HUD at CPDRROFNJN@hud.gov.

Christina Velázquez

Director, Office of Housing and Community Development

Department of Economic Development

1480 Tanyard Road

Sewell, NJ 08080

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