

**Date of Notice and Date of Government Website Publication: On March 7, 2025**

**NOTICE OF INTENT TO RELEASE OF FUNDS**

March 7, 2025

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

On or about March 24, 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:** East Greenwich Family Housing

**Address of Project Site:** 129 W Cohawkin Road, Clarksboro, New Jersey 08020 (Block 205 Lot 13.02)

**Funding Sources:**

NJHMFA Tax Exempt Bonds \$4,313,192  
4% LIHTC Equity \$11,888,667  
HOME Investment Partnerships Program \$150,000  
NJHMFA Affordable Housing Production Funds \$10,000,000  
NJHMFA Special Needs Housing Trust Funds \$1,200,000  
Deferred Developer Fee \$1,015,881

**Estimated Total Project Cost:** \$28,617,740

**Project Description:** The development will be the new construction of 70 affordable rental units for families. The site is located at 129 West Cohawkin Road in the Clarksboro section of East Greenwich Township, Gloucester County. It consists of approximately 4.4 acres and is known as Block 205 Lots 13.01 and 13.02. The proposed development is in the East Greenwich Redevelopment Area. The development will contain 8 one-bedroom units, 36 two-bedroom units, and 26 three-bedroom units. The development will also include a club house which will contain a community room, management offices, laundry facility, computer room and fitness room. Five (5) units will be set aside for homeless veterans. A total of 35 units (inclusive of the 5 units set aside for homeless veterans) will have a veterans preference designation. A full array of social services for the population will be provided by People for People.

**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 this project is 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 March 24, 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 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 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 County 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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1480 Tanyard Road  
Sewell, NJ 08080  
(856)307-6664/ (856)384-6938 Fax*