

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Harper-Apartments

HEROS Number: 900000010309090

Responsible Entity (RE): BURLINGTON COUNTY, 49 RANCOCAS ROAD MT HOLLY NJ,
08060

RE Preparer: Monica Rego

State / Local Identifier:

Certifying Officer: Jennifer Hiros

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 307 Harper Dr, Moorestown, NJ 08057

Additional Location Information:

The property is located at 307 Harper Drive and on the northeast corner of the intersection of Harper Drive and East Gate Drive in Moorestown Township, Burlington

County. The parcel consists of approximately 3.68 acres, known as Block 3201, Lot 3 on the municipal tax maps.

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Harper Apartments will be a one (1) four-story multi-family apartment building containing 75 housing units and 1 superintendent's unit. 15 one-bedroom units, 42 two-bedroom units, and 19 three-bedroom units. 11 of the 76 units will be HOME-assisted units that will consist of 3 one-bedroom units, 5 two-bedroom units, and 3 three-bedroom units. 5 of the 11 HOME-assisted units will be set aside for formerly homeless individuals and/or families, to be referred to the project by the Burlington County Continuum of Care through Burlington County's Rapid Re-housing Program. In addition, on-site parking, laundry facilities, a community room, and a playground will be available to residents. This community has received an award of 9% LIHTC credits.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of the proposed project is to construct a residential apartment building at the northeast corner of the intersection of Harper Drive and East Gate Drive. The development will provide high-quality affordable housing to meet the needs and requirements of the Township's Affordable Housing policies, plans, and goals. The developer intends to make 11% of the units available to households with incomes at or below 30% of the AMI, 40% of the units available to households at or below 50% AMI, and 49% of the units available to households with incomes at or below 60% of the AMI.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Harper Apartments project site is primarily undeveloped urban land, consisting of a large lawn area and a wooded/wetlands pocket to the west. Onsite elevations range from approximately 15 to 26 feet msl, with the topography sloping from east to west and towards the wooded/wetland area. Surrounding property use is predominantly suburban with commercial and retail structures in the immediate vicinity.

Maps, photographs, and other documentation of project location and description:

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
M22-DC-34-0212	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$550,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$219,470,300.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The property is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. Therefore, the project is in compliance with Airport Hazard Requirements, see Airport Map.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier

<p>Improvement Act of 1990 [16 USC 3501]</p>		<p>Resources Act. The property is not within the Coastal Barrier. See the NJ Coastal Barrier Resource Area Map.</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. The project is not located in a high-risk flood zone and Flood Insurance is not mandatory. See National Flood Hazard Map.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Ozone, Particulate Matter, <2.5 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The project is located within Burlington County, which is a non-attainment area for Ozone. The project does not exceed the established de minimus emission levels and is therefore in compliance. See emissions worksheet.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. Moorestown Township is listed as a tidally influenced municipality but the project is not</p>

		located in a CAFRA zone. See included CAFRA Map.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. Searches of the Natural Heritage and Landscape Projects, maintained by the NJDEP identified ranked habitats for several species along the westernmost site boundary and along E. Gate Drive. This area is to remain largely unchanged, with no disturbance to the wooded area, and the potential impact is considered negligible. See Natural Heritage Letter and Endangered Species Map.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. Phase I did not identify the potential for unexploded ordinances or above-ground storage tanks in proximity to the property, therefore the property is in compliance.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The project is in compliance with the Farmland Protection Policy Act. The project is in a highly suburban and developed area, no farmland exists on or in proximity to the property. Therefore, no farmland will be converted for nonagricultural purposes and this project is in compliance.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. This

		project does not occur in a floodplain, see attached Flood Hazard and CAFRA Maps. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. The project is not listed on the NJDEP's Register of Historic Places. Properties within Moorestown Township are listed, however, none are in proximity.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulations. The calculated Day/Night Noise is calculated to be less than 65 dB. The HUD Noise Calculator is attached.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The project is in compliance with Sole Source Aquifer requirements. The property is located within a sole source aquifer; however, the property is serviced by both public water and sewer, and no impact on the aquifer is anticipated.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. A Freshwater Wetlands Letter of Interpretation (LOI) Line Verification was obtained by the NJDEP on March 21. Wetlands occur within the wooded area. However, the disturbance is not proposed within the wetland or wetland buffer. See included LOI Letter.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. No Wild or Scenic Rivers are

		located within proximity to the site. See included Wild and Scenic Rivers Map. No Wild or Scenic Rivers are located within proximity to the site. See included Wild and Scenic Rivers Map.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1)** Minor beneficial impact
- (2)** No impact anticipated
- (3)** Minor Adverse Impact – May require mitigation
- (4)** Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The use conforms with the planning and zoning requirements of the Township of Moorestown and was approved via Resolution PB-27-2020. The County of Burlington Planning Board approved the project via BCPB #S22-22-027.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Drainage and Stormwater runoff will comply with local requirements. See attached Stormwater management report and local planning board approvals.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The contractor will maintain a Health and Safety Plan throughout construction. Appropriate lighting will be implemented, and anticipated Site noise and hazards are anticipated to be negligible due to the residential nature of the Site. Site plans have received approval and will meet local	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Safety requirements. Site Plans are included.	
Energy Efficiency	2	The proposed building will be constructed in accordance with applicable building codes and Energy-Star-rated appliances will be incorporated as feasible.	
SOCIOECONOMIC			
Employment and Income Patterns	1	Burlington County offers diversified employment opportunities for residents with an unemployment rate of 6.9% in 2021 and less than the state average. An ample supply of income-eligible residents resides within the market. The Market Study, including relevant income and employment information, is included.	
Demographic Character Changes / Displacement	1	As detailed in the market plan, the project is anticipated to be well received by a surplus of income-eligible residents. As the property is currently, no displacements will occur.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The township offers a public school system with numerous elementary, middle, and high schools. As detailed in the Market Study, Burlington County College is located in proximity to the project. A library, a Senior Center, and several religious centers are also located in proximity.	
Commercial Facilities (Access and Proximity)	1	The project is located in proximity to a retail center, including the Moorestown Mall, East Gate Square Shopping Center, and various other amenities.	
Health Care / Social Services (Access and Capacity)	2	Kennedy Hospital and several health centers are located in proximity (less than 3 miles) to the project.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	All recyclable material and solid waste will be collected by a private waste hauler and taken to an approved facility.	
Waste Water and Sanitary Sewers	2	Sanitary infrastructure will be installed for the Site and service will be provided by	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
(Feasibility and Capacity)		Moorestown Township Public Works. See the included Will Serve Letter.	
Water Supply (Feasibility and Capacity)	2	Water infrastructure will be installed for the Site and service will be provided by Moorestown Township Public Works. See the included Will Serve Letter.	
Public Safety - Police, Fire and Emergency Medical	2	The property will be serviced by the Fire District #1 and the Moorestown Police Department both within 3 miles of the property. Emergency medical services are available through Kennedy Hospital.	
Parks, Open Space and Recreation (Access and Capacity)	2	A playground is proposed as part of the project, in addition, Strawbridge Lake Park and Memorial Field are located within walking distance.	
Transportation and Accessibility (Access and Capacity)	2	The project is located within a strong network of highways and public transportation, including a bus stop within walking distance.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There are no unique natural features, agricultural lands, or water resources that exist on, or in close proximity to the project. See included Environmental Reports.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The existing wooded area will remain and landscaping in developed areas will utilize native plant material, wildlife, and vegetation impact is anticipated to be minimal, if any. The Landscape plan is included in the attached Site Plans.	
Other Factors 2			

Supporting documentation

[17A 2022-11-18-PSEG Will Serve.pdf](#)

[16- 221189 Harper Family Moorestown - MS.pdf](#)

[13A 2020-08-13 Moorestown Pre AND Final SP Resolution.pdf](#)

[15- 2020-05-19-Set Signed.pdf](#)

[14- 2020-05-18 Stormwater Geotech Report.pdf](#)

[13B 2022-08-11 BCPB Final Approval.pdf](#)

[17C Will Serve Harper Apts.pdf](#)

[17B Verizon Will Serve Letter.pdf](#)

Additional Studies Performed:

Phase I Environmental Review

Field Inspection [Optional]: Date and completed
by:

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

NJDEP Geoweb Database - <http://www.state.nj.us/dep/gis/geoweb splash.htm>
Housing and Urban Development's (HUD) 1986 Environmental Review Guide for
Community Development Block Grants. Council on Environmental Quality (CEQ)
Regulations, PART 1502 - Environmental Impact Statement[s]. FEMA Region II
Coastal Analysis and Mapping - <http://www.region2coastal.com/view-flood- maps- data/what-is-my-bfe-address-lookup-tool/> National Wild and Scenic Rivers System,
Wild and Scenic Rivers Map -
<https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431 ea765071e9502d5ac#> NJDEP Dataminer Database -
<https://www13.state.nj.us/DataMiner> Housing and Urban Development (HUD),
Noise Abatement and Control -
<https://www.hudexchange.info/programs/environmental-review/noise-abatement- and-control/>

List of Permits Obtained:

Moorestown Planning Board Approval Burlington County Planning Board Approval
NJDEP LOI No 0322-20-0004.1 Moorestown Township Public Works Soil Conservation
District (application pending)

Public Outreach [24 CFR 58.43]:

A Finding of No Significant Impact has been concluded from this report. It is
anticipated that a combined FONSI/RROF will be publicly advertised.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed Harper Apartment housing project is a single-location project which
does not require function project aggregation. Geographical aggregation of the
proposed improvements has been addressed and analyzed in this environmental
review.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Among the myriad options, this analysis identified feasible specific alternatives for realistic comparisons. The alternatives herein considered are:

A. Market Rate Housing: Single-Family This site could be redeveloped in accordance with the zoning district as single-family homes, which could provide both significant benefits and negatives. The property owner's mission is to provide affordable housing. While it is feasible to develop single-family housing, making it meet the definition of affordable is extremely financially challenging. Further, the yield of housing will be the least numerous using this option.

B. Market Rate Housing: Multi-Family The site could potentially be developed as multi-family housing in a similar manner to the proposed action, however, this is in opposition to the goals of the owner, which has approved the affordable housing project.

C. Uses Other Than Housing: Commercial/Retail It is the mission of the owner and their partners to create affordable housing. While it is feasible to develop the site for alternative uses, the present owners/development team must have a development plan where the primary development objective is affordable housing. It is unclear whether the Township would approve of any non-residential uses on this property. In addition, commercial spaces exist within the Township and immediate proximity and the development of commercial spaces is contrary to the goals of the current owner.

D. Uses Other Than Housing: School The current owner, the Township of Edison, is responsible for the regional school district has determined that a school is not desired on this property and has approved the development of the lot for affordable housing.

E. Proposed Action This option has been selected by the property owner because the benefits far exceed the benefits of other options for action. The negatives of this option are limited. The property owner's mission is to provide affordable housing within the area. The Township and County governing body and Planning Board have indicated support for this action.

No Action Alternative [24 CFR 58.40(e)]

Taking no action has several definable and direct negative impacts on the community and environment, and property owner(s). At the same time, the benefits of no action appear to be limited. Only a select few would receive any benefit whatsoever. The property owner is invested in the development of the property to the benefit of area residences. If no action is taken, that investment, which was intended to further the affordable housing stock within the township will have been wasted.

Summary of Findings and Conclusions:

The proposed project consists of the redevelopment of Block 3201, Lot 3, with one (1) four-story multi-family apartment building containing 75 housing units and one superintendent's unit. Fifteen one-bedroom units, forty-two two-bedroom, and nineteen three-bedroom units are proposed as part of the project. In addition, on-site parking, laundry facilities, a community room, and a playground will be available to residents. The development will provide high-quality affordable housing to meet the needs and requirements of the Township's Affordable Housing policies, plans, and

goals. The developer intends to make 11% of the units available to households with incomes at or below 30% of the GMFI, 40% of the units available to households at or below 50% of the GMFI, and 49% of the units available to households with incomes at or below 60% of the GMFI. As demonstrated in this document, the preferred option is the development of the Site into affordable housing. While the development of the site necessarily means "change", and there are certain unavoidable impacts, this assessment of impacts and compensation through mitigation measures concludes that the development does not have a significant negative environmental impact. The outcome of development yields an apartment community that meets the planning and land use objectives promulgated by Moorestown Township. The design, layout, and project elements all work to create a new development that has the least impact on the region, preserves key features of the existing site, and meets all regulatory requirements.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Air Quality	Dust control in accordance with local Soil Conservation District standards, including the use of properly maintained construction equipment; the use of trap covers on trucks transporting materials to and from the site; the dampening and weekly cleaning of all onsite roadway surfaces and excavated areas; and the maintenance of all construction entrances to the site. Therefore, no qualitative carbon monoxide mitigation measures are necessary for mother vehicles.	N/A		
Land Use	The wooded wetland area will be preserved with minimal impact and the wetland buffer will remain intact.	N/A		

Noise and Light Pollution	Limit construction activities to daytime hours. Design site layout to maintain the majority of wooded areas. Provided perimeter Buffering along property lines and streets.	N/A		
---------------------------	---	-----	--	--

Project Mitigation Plan

Any findings will be handled in accordance with all applicable regulations, by appropriately licensed individuals.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The property is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport.

Therefore, the project is in compliance with Airport Hazard Requirements, see Airport Map.

Supporting documentation

[1- Airport Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. The property is not within the Coastal Barrier. See the NJ Coastal Barrier Resource Area Map.

Supporting documentation

[2- Coastal Barrier Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- No

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. The project is not located in a high-risk flood zone and Flood Insurance is not mandatory. See National Flood Hazard Map.

Supporting documentation

[3- Flood Hazard Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

Harper-Apartments

Moorestown, NJ

900000010309090

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- ✓ Particulate Matter, <2.5 microns
- Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Carbon monoxide	9.00	ppm (parts per million)
Ozone	70.00	ppb (parts per million)
Particulate Matter, <2.5 microns	35.00	µg/m ³ (micrograms per cubic meter of air)

Provide your source used to determine levels here:

Conformity determination thresholds at 40 CFR 93.153(b) (<https://www.epa.gov/general-conformity/de-minimis-emission-levels>)

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Carbon monoxide	ppm (parts per million)
Ozone	ppb (parts per million)
Particulate Matter, <2.5 microns	µg/m ³ (micrograms per cubic meter of air)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Ozone, Particulate Matter, <2.5 microns. This project

does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The project is located within Burlington County, which is a non-attainment area for Ozone. The project does not exceed the established de minimus emission levels and is therefore in compliance. See emissions worksheet.

Supporting documentation

[4- Clean air.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. Moorestown Township is listed as a tidally influenced municipality but the project is not located in a CAFRA zone. See included CAFRA Map.

Supporting documentation

[5- CAFRA Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

Yes

Screen Summary

Compliance Determination

Supporting documentation

[6B- 2020-06 Pesticide Assessment.pdf](#)

[6A- Phase 1 307 Harper Dr Moorestown NJ Phase I ESA \(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

Harper-Apartments

Moorestown, NJ

900000010309090

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Screen Summary**Compliance Determination**

This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act. Searches of the Natural Heritage and Landscape Projects, maintained by the NJDEP identified ranked habitats for several species along the westernmost site boundary and along E. Gate Drive. This area is to remain largely unchanged, with no disturbance to the wooded area, and the potential impact is considered negligible. See Natural Heritage Letter and Endangered Species Map.

Supporting documentation

[7B- Endangered Species Map.pdf](#)

[7A- 2022-02-25 NHP Letter.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary**Compliance Determination**

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. Phase I did not identify the potential for unexploded ordinances or above-ground storage tanks in proximity to the property, therefore the property is in compliance.

Supporting documentation

[6A- Phase 1_307 Harper Dr Moorestown NJ_Phase I ESA \(2\)\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

No

Screen Summary

Compliance Determination

This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The project is in compliance with the Farmland Protection Policy Act. The project is in a highly suburban and developed area, no farmland exists on or in proximity to the property. Therefore, no farmland will be converted for nonagricultural purposes and this project is in compliance.

Supporting documentation

Are formal compliance steps or mitigation required?

Harper-Apartments

Moorestown, NJ

900000010309090

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[3- Flood Hazard Map\(1\).pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. This project does not occur in a floodplain, see attached Flood Hazard and CAFRA Maps. The project is in compliance with Executive Order 11988.

Supporting documentation

[3- Flood Hazard Map\(2\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 “Protection of Historic Properties” https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

✓ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

Yes, because the project includes activities with potential to cause effects (direct or indirect).

Threshold (b). Document and upload the memo or explanation/justification of the other determination below:

The project is not listed on the NJDEP's Register of Historic Places. Properties within Moorestown Township are listed, however, none are in proximity.

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. The project is not listed on the NJDEP's Register of Historic Places. Properties within Moorestown Township are listed, however, none are in proximity.

Supporting documentation

[SHPO Letter.pdf](#)

[8- BURLINGTON Historic places.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD’s noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: “Compatible Land Uses at Federal Airfields”	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

- There are no noise generators found within the threshold distances above.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulations. The calculated Day/Night Noise is calculated to be less than 65 dB. The HUD Noise Calculator is attached.

Supporting documentation

[9- DNL Calculator - HUD Exchange.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Yes

3. Does your region have a memorandum of understanding (MOU) or other working agreement with Environmental Protection Agency (EPA) for HUD projects impacting a sole source aquifer?

Yes

Document and upload MOU or Agreement below.

No

4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen

Yes

Document and upload where your project fits within the MOU or working agreement below. Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The project is in compliance with Sole Source Aquifer requirements. The property is located within a sole source aquifer; however, the property is serviced by both public water and sewer, and no impact on the aquifer is anticipated.

Supporting documentation

[Modified Region-2-MOU-Between-HUD-and-EPA.pdf](#)
[10- Sole Source Aquifer Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

Screen Summary
Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. A Freshwater Wetlands Letter of Interpretation (LOI) Line Verification was obtained by the NJDEP on March 21. Wetlands occur within the wooded area. However, the disturbance is not proposed within the wetland or wetland buffer. See included LOI Letter.

Supporting documentation

[11C Wetlands Map.pdf](#)

[11B 2021-03-05 NJDEP FWW LOI Approved Plan.pdf](#)

[11A- 2021-03-05 NJDEP FWW LOI.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. No Wild or Scenic Rivers are located within proximity to the site. See included Wild and Scenic Rivers Map. No Wild or Scenic Rivers are located within proximity to the site. See included Wild and Scenic Rivers Map.

Supporting documentation

[12 Wild and Scenic Rivers Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No