

U.S. Department of Housing and Urban Development 451 Seventh Street, SW Washington, DC 20410 www.hud.gov espanol.hud.gov

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

Project Information

Project Name:

15-Ellison-St.-Argus-Ellison-Development

HEROS Number:

900000010210710

Project Location:

15 Ellison St, Paterson, NJ 07501

Additional Location Information:

aka 8-9 MILL ST PATERSON, NJ 07501 aka 5-7 MILL ST PATERSON, NJ 07501

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

Argus Ellison Development is the proposed redevelopment of a full city block in Paterson, NJ. The Project will create 74 residential housing units for families. The existing Historic Argus Mill will house 6 two-bedroom apartments on its upper 3 floors as well as program space on its lower level. The remaining 68 units (one-, two, and three-bedrooms) will be constructed in a new mid-rise building above a parking podium. The small existing office buildings on the site, the Ryles/Thompson Houses, will remain in place and house management office space and non-profit office space. The project boundaries are within Paterson's Great Falls Historic District.

Funding Information

Grant Number	HUD Program	Program Name	
	Community Planning and	Community Development Block Grants (CDBG)	
	Development (CPD)	(Entitlement)	

Estimated Total HUD Funded Amount:

\$600,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:

\$40,000,000.00

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
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.
Contamination and Toxic Substances	Historic Fill was noted on site via soil boring installation. One soil sample revealed a Benzo[a]pyrene concentration (0.51 parts per million (ppm)) marginally above the New Jersey Department of Environmental Protection (NJDEP) Residential Direct Contact Soil Remediation Standards of 0.5 ppm. One groundwater sample exhibited a concentration of tetrachloroethene (1.2 parts per billion (ppb)) marginally above the NJDEP Groundwater Quality Standards (1.0 ppb). Through the use of the NJDEP's rounding policy, both contaminant concentrations are in compliance with their respect cleanup standard.
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	Refer to Hudson Essex Passaic Soil Conservation District approval letter; certification letter is valid for 3.5 years from date of letter (from May 6, 2021)
HISTORIC PRESERVATION	ARCHAEOLGICAL SURVEY PENDING REVIEW FROM SHPO. SUBSEQUENT PCONSULTING PARTIES the National Historic Landmark program and the Paterson Great Falls National Historical Park

Project Mitigation Plan

08/27/2021 11:52 Page 2 of 3

Determination:

REC/AOC-2 and REC/AOC-3 - Historic Fill and Former Industrial Site Operations Based on soil and groundwater analytical results in conjunction with field observations, First Environment recommends the implementation of institutional (i.e., Deed Notice) and engineering (i.e., cap) controls to address historic fill and associated contaminants of concern that were identified below the Site. Any future construction for residential redevelopment must conform to the NJDEP Presumptive Remedy Guidance document and TRSR. Dissolved-phase PCE was detected in temporary monitoring well SB-7/TWP at a concentration of 1.2 ppb, which is marginally above the NJDEP GWQS of 1.0 ppb. Due to this outlier concentration, the location of SB-7/TWP, which is spatially located along the northern border of the Site, and based on the absence of observed impact (e.g., staining, odors, and/or elevated PID readings) in the recovered soil for all borings installed at the Site, the presence of low-level PCE in groundwater is likely attributed to regional groundwater conditions. This finding should be evaluated in accordance with the NJDEP TRSR and Off-site Groundwater Contamination Guidance document.....

X	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFI	R 1508.13] Th	ne project will not result
()	in a significant impact on the quality of human environmer	nt	£
	Finding of Significant Impact		
Prepare	er Signature: Diang Vagy	Date: _	8/27/21
Name /	Title/ Organization: DIANA VAZQUEZ / / PATERSON		
Certifyii Name/	Title: CD Director	2	Date: 8/27/202/
~			

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

U.S. Department of Housing and Urban Development 451 Seventh Street, SW Washington, DC 20410 www.hud.gov espanol.hud.gov

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

Project Information

Project Name:

15-Ellison-St.-Argus-Ellison-Development

HEROS Number: 900000010210710

Responsible Entity (RE): PATERSON, CITY HALL PATERSON NJ, 07505

RE Preparer: DIANA VAZQUEZ

State / Local Identifier:

Certifying Officer: ANDRE SAYEGH, MAYOR

Grant Recipient (if different than Responsible Ent ARGUS ELLISON ASSOCIATES LLC ity):

Point of Contact:

Consultant (if applicabl WINN DEVELOPMENT

e):

Point of Contact:

LAURA MANVILLE

Project Location: 15 Ellison St, Paterson, NJ 07501

Additional Location Information:

aka 8-9 MILL ST PATERSON, NJ 07501 aka 5-7 MILL ST PATERSON, NJ 07501

Direct Comments to: Potential objectors should contact the HUD office via email at

CPD_COVID-190EE-NK@hud.gov

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

Argus Ellison Development is the proposed redevelopment of a full city block in Paterson, NJ. The Project will create 74 residential housing units for families. The existing Historic Argus Mill will house 6 two-bedroom apartments on its upper 3 floors as well as program space on its lower level. The remaining 68 units (one-, two, and three-bedrooms) will be constructed in a new mid-rise building above a parking podium. The small existing office buildings on the site, the Ryles/Thompson Houses, will remain in place and house management office space and non-profit office space. The project boundaries are within Paterson's Great Falls Historic District.

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

The project site is currently underutilized, housing a public surface parking lot and the vacant Historic Argus Mill. The City has long prioritized the site for redevelopment, due to its proximity to transit, employment, and commercial opportunities in downtown Paterson. The proposed project will meet a demonstrated demand for affordable housing in Passaic County as identified by the City's Comprehensive Plan and local policy priorities.

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

This project is needed in order to preserve the historic resource that is the Historic Argus Mill. The Mill building is in poor condition and in need of stabilization and rehabilitation.

Maps, photographs, and other documentation of project location and description: site photos - 15 Ellison St.docx

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:

0 HEROS SIGNATURE FORM.pdf

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project HUD Program Identification Number		Program Name	
	Community Planning and	Community Development Block Grants	
	Development (CPD)	(CDBG) (Entitlement)	

Estimated Total HUD Funded, Assisted or Insured Amount:

\$600,000.00

Estimated Total Project Cost [24 CFR 58.2 (a)

\$40,000,000.00

(5)]:

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 ORE	DERS, AND REGULATIO	ONS LISTED AT 24 CFR §50.4 & § 58.6
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	□ Yes ☑ 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.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	□ Yes ☑ 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 Resources Act. (Refer to CBRS NJ map and CBRS map of project site.)
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001- 4128 and 42 USC 5154a]	□ Yes ☑ No	The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program,

		whichever is less. For grants and other non-loan forms of financial assistance,
		flood insurance coverage must be
		continued for the life of the building
	ule and minutes	irrespective of the transfer of
	A MARIAN	ownership. The amount of coverage
		must at least equal the total project cost
		or the maximum coverage limit of the
		National Flood Insurance Program,
		whichever is less. With flood insurance
		the project is in compliance with flood
		insurance requirements. (REFER TO
		SUPPORTING DOCUMENTS)
		NS LISTED AT 24 CFR §50.4 & § 58.5
Air Quality	☐ Yes ☑ No	The project's county or air quality
Clean Air Act, as amended,		management district is in non-
particularly section 176(c) & (d); 40		attainment status for the following:
CFR Parts 6, 51, 93		Carbon monoxide, Ozone. 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.
Coastal Zone Management Act	☐ Yes ☑ No	This project is not located in or does not
Coastal Zone Management Act,		affect a Coastal Zone as defined in the
sections 307(c) & (d)		state Coastal Management Plan. The
		project is in compliance with the Coastal
		Zone Management Act. (Refer to the
		CAFRA NJ Map)
Contamination and Toxic	☐ Yes ☑ No	Site contamination was evaluated as
Substances		follows: ASTM Phase I ESA, ASTM Phase
24 CFR 50.3(i) & 58.5(i)(2)]	ÇÇIÇI	II ESA. On-site or nearby toxic,
		hazardous, or radioactive substances
	***************************************	were found that could affect the health
		and safety of project occupants or
		conflict with the intended use of the
		property. The adverse environmental
		impacts can be mitigated. With
		mitigation, identified in the mitigation
		section of this review, the project will be
		in compliance with contamination and
		toxic substances requirements. (Refer to
		supporting documents)
Endangered Species Act	☐ Yes ☑ No	This project May Affect, but is Not Likely

		L. Al. J. Affr. & P. J.
Endangered Species Act of 1973,		to Adversely Affect, listed species, and
particularly section 7; 50 CFR Part		informal consultation was conducted.
402	·	This project is in compliance with the
	'	Endangered Species Act without
		mitigation. (Refer to IPAC report and
		supporting docs)
Explosive and Flammable Hazards	☐ Yes ☑ No	There are no current or planned
Above-Ground Tanks)[24 CFR Part		stationary aboveground storage
51 Subpart C		containers of concern within 1 mile of
1		the project site. The project is in
		compliance with explosive and
		flammable hazard requirements. (Refer
		to Nepassist Map)
Farmlands Protection	☐ Yes ☑ No	This project does not include any
Farmland Protection Policy Act of	L 163 E 140	activities that could potentially convert
_		agricultural land to a non-agricultural
1981, particularly sections 1504(b)		use. The project is in compliance with
and 1541; 7 CFR Part 658		the Farmland Protection Policy Act.
	D Van D Na	The following exception applies, so the
Floodplain Management	☐ Yes ☑ No	
Executive Order 11988, particularly		project is in compliance with Executive
section 2(a); 24 CFR Part 55		Order 11988: 55.12(c)(7), HUD's
		approval of a project site, an incidental
		portion of which is situated in an
		adjacent floodplain when the proposed
		construction and landscaping activities
		(except for minor grubbing, clearing of
		debris, pruning, sodding, seeding, etc.)
		do not occupy or modify the 100-year
		floodplain or the 500-year floodplain
		(for Critical Actions), appropriate
		provision is made for site drainage, and
		a covenant or comparable restriction is
		placed on the property's continued use
		to preserve the floodplain. (REFER TO
	,	SITE DRAINAGE LETTER, STORMWATER
		REPOPRT, AND FIRMETTE MAP)
Historic Preservation	☐ Yes ☑ No	Based on Section 106 consultation the
National Historic Preservation Act of	100 110	project will have No Adverse Effect on
1966, particularly sections 106 and		historic properties. Conditions: None.
110; 36 CFR Part 800		Upon satisfactory implementation of
1.10, 30 CINTAIL 800		the conditions, which should be
		monitored, the project is in compliance
		with Section 106.
Noise Abatement and Control	☐ Yes ☑ No	A Noise Assessment was conducted. The
	LI 163 LI 100	noise level was acceptable: 65.0 db. See
Noise Control Act of 1972, as		Holde level was acceptable, 05,0 db, 5ee

		
amended by the Quiet Communities		noise analysis. The project is in
Act of 1978; 24 CFR Part 51 Subpart	•	compliance with HUD's Noise
В		regulation. (Refer to NEPAssist noise
		generator maps AND Essex County
•		Airport Noise Contour Map)
Sole Source Aquifers	☐ Yes ☑ No	The project is not located on a sole
Safe Drinking Water Act of 1974, as		source aquifer area. The project is in
amended, particularly section		compliance with Sole Source Aquifer
1424(e); 40 CFR Part 149		requirements. (Refer to ArcGIS Web
		Map.)
Wetlands Protection	☐ Yes ☑ No	The project will not impact on- or off-
Executive Order 11990, particularly		site wetlands. The project is in
sections 2 and 5		compliance with Executive Order 11990.
		(Refer to the Wetlands Map)
Wild and Scenic Rivers Act	☐ Yes ☑ No	This project is not within proximity of a
Wild and Scenic Rivers Act of 1968,		NWSRS river. The project is in
particularly section 7(b) and (c)		compliance with the Wild and Scenic
		Rivers Act. (Refer to Wild Scenic Rivers
		NJ Map, Nationwide Rivers Inventory
		Map, and to the Wild and Scenic River
		Studies list)
HIID HC	USING ENVIRONMEN	TAL STANDARDS
	OSING ENVIRONIVIEN	TAL STANDARDS
	ENVIRONMENTAL J	USTICE
Environmental Justice	☐ Yes ☑ No	
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	2	The project's site plan has been	
Plans / Compatible Land		approved by the Planning Board and	
Use and Zoning / Scale		Municipal Council of the City of	
and Urban Design		Paterson. Documentation: City of	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Assessment Factor		LAND DEVELOPMENT	
		LAND DEVELOPMENT	
	_	Paterson Planning Board Resolution	Defeate Hudson
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	3	Soil would be removed from the ground to construct the buildings and to properly install each utility easement. Select soils will be staged onsite for later use as backfill for utility easements and for final grading. Since the anticipated land disbursement is expected to be greater than 5,000 square feet, a Soil Erosion and Sediment Control (SESC) Plan will be submitted to the Hudson Essex Passaic Soil Conservation District for review and approval. SESC measures will include the installation of silt fencing and hay bales along the perimeter of the work area, construction of containment cells to stage materials, and misting/wetting of exposed soil to mitigate dust. Documentation: Hudson Essex Passaic Soil Conservation District approval letter	Refer to Hudson Essex Passaic Soil Conservation District approval letter; certification letter is valid for 3.5 years from date of letter (from May 6, 2021)
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	Upon completion, the project site will not be impacted by those hazards to which aboveground structures can possibly be vulnerable.	
Energy Consumption/Energy Efficiency	1	The proposed project is the construction of energy efficient rental housing with low impact to the environment. The new construction portion of project is designed to meet Energy Star Multifamily standards and will be designed with an efficient envelope, efficient light and water fixtures, and efficient heating and cooling systems.	
		SOCIOECONOMIC	
		The proposed project would support	

Environmental	Impact	Impact Evaluation	Mitigation
Assessment Factor	Code	·	
		LAND DEVELOPMENT	
Income Patterns		the construction industry by	
		creating new jobs (at NJ Prevailing	
		Wage Rates) and supporting local	
		economic activity. As such, the	
		proposed project is not expected to	
		measurably alter employment and	
		income patterns. Furthermore, the	
		project will help meet the strong	
		demand for affordable family	
1		housing in Paterson.	
Demographic Character	2	The proposed project is not	
Changes / Displacement		expected to measurably alter the	
		area's demographic character and will not result in any displacement	
		of households. The proposed	
		housing is expected to meet an	
		existing need within Paterson and	
		Passaic County for safe and	
		affordable housing for families who	
		may already reside within the	
•		community.	
	сомми	NITY FACILITIES AND SERVICES	
Educational and	2	The proposed project would not	
Cultural Facilities		affect resident access to or demand	
(Access and Capacity)		for educational and cultural facilities	
		in the region, and would thus have	
		no measurable impact on the	
		region's educational and/or cultural	
		facilities. The access and capacity	
		to get to these facilities will not be	
		an issue. If the residents are	
		interested in taking	
		educational/cultural classes in their	
		leisure time at Passaic County	
		Community College, about 1 mile from the site.	
Commercial Facilities	2	The proposed project would not	
(Access and Proximity)	_	affect resident access to commercial	
(Access and Frominity)		facilities located in the area and	
		would thus have no measurable	
		impact on the region's commercial	
		facilities. The housing project will	

Environmental	Impact	Impact Evaluation	Mitigation
Assessment Factor	Code		
		LAND DEVELOPMENT	·
		be in proximity to walkable	
		locations to restaurants, groceries,	
		open space, pharmacies, and	
		banking services. Source: Google	
		Maps	
Health Care / Social	2	The proposed project would not	
Services (Access and		affect resident access to, or the	
Capacity)		demand for health care services in	
		the region and would thus have no	
		measurable impact on the region's	
		health care and social services	
		capacity. The nearest full-service	
		hospital, St. Joseph's University	•
		Medical Hospital is 2 miles away.	
		The nearest police station located	
		approximately 5 minutes away.	
		Primary care doctors located within	
		neighborhood. The City of Paterson	
		is the seat of Passaic County and	
		hosts many government social	
		service agencies.	
Solid Waste Disposal	2	The proposed project would	
and Recycling		increase the amount of solid waste	
(Feasibility and		disposal and recycling of residential	
Capacity)		waste streams; however, the	
		anticipated increase in solid waste	
		disposal and recycling is expected to	
		be minimal given the overall size	
117 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	and scope of the proposed project	
Waste Water and	2	The proposed project would marginally increase the capacity for	
Sanitary Sewers		wastewater and sanitary sewer	
(Feasibility and Capacity)		systems. Capacity for the project	
Capacity)		has been confirmed by the Passaic	
		Valley Sewer Commission.	
Water Supply	2	The proposed project would	
(Feasibility and	1	marginally increase the supply for	
Capacity)		potable water to serve the	
capacity;		residential buildings.	
		Documentation: Water main	
		extension permit; expires Aug. 15,	
		2026	

Environmental	Impact	Impact Evaluation	Mitigation
Assessment Factor	Code		
		LAND DEVELOPMENT	
Public Safety - Police, Fire and Emergency Medical	2	The proposed project will have no long-term impact on the region's public safety services. The proposed project will be easily accessible to public safety personnel. The nearest police station as well as the fire station is 1 mile from the project site. The nearest full-service hospital, St. Joseph's University Medical Hospital is 2 miles away. Resource: Google Maps	
Parks, Open Space and Recreation (Access and Capacity)	2	There are three parks located within the neighborhood: - Paterson Great Falls National Historic Park - Grace Buckley Park - West Side Park where residents can enjoy in their neighborhood. Resource: Google Maps	
Transportation and Accessibility (Access and Capacity)	2	The proposed project will have no long-term impact on transportation or accessibility. Temporary disturbances to parking may occur during construction; however, proper protocols will be implemented to ensure the safety of onsite workers and the public. A residential parking ratio of 1 car per unit will be provided. The site is also less than half a mile from rail and bus access and the Sponsor expects residents will utilize public transportation as well as private vehicles. Resource: Project scope; Google Maps	
		NATURAL FEATURES	
Unique Natural Features /Water Resources	2	The proposed project is not located within and/or adjacent to an agricultural district or unique natural features. As such, no impacts are anticipated.	
Vegetation / Wildlife (Introduction,	2	Currently, the site is improved with a surface parking lot and existing	

Environmental	Impact	Impact Evaluation	Mitigation	
Assessment Factor	Code		<i>8</i>	
LAND DEVELOPMENT				
Modification, Removal, Disruption, etc.)		buildings which will remain and be rehabilitated. The proposed project		
Distuption, etc.,		includes some very minor clearing of vegetation from select areas to support redevelopment.		
		Disturbance of vegetation will be limited to only those areas that require redevelopment, and disturbed vegetation will be	*	
	28	preserved or replaced in accordance with the approved site plan.	4	
Other Factors		4	0	

Supporting documentation

Google map 15 Ellison St Paterson NJ.pdf
Approval - Soil Conservation District.PDF
PVWC WATERMIAN EXTEND PERMIT.pdf
planning board resolution(1).pdf

Additional Studies Performed:

Phase I Environmental Site Assessment dated February 2021 Phase II Environmental Site Assessment dated February 2021 Field Inspection (Date and completed by): October 16, 2020 by David DeGhetto of First Environment; and February 4, 2021 by Andrew Truman of First Environment

Field Inspection [Optional]: Date and completed

by:

DIANA VAZQUEZ

8/16/2021 12:00:00 AM

site photos - 15 Ellison St.docx

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

As part of the Environmental Assessment and in accordance with the ASTM requirements, available records for the Site were evaluated through contact with local, state, and Federal regulatory agencies. FOIA requests were submitted to the USEPA and OPRA requests were submitted to the NJDEP, Passaic County, and the City of Paterson. A list of sources is provided below. 1. NJDEP-Bureau of Geographic Information Systems (2020, September); http://www.nj.gov/dep/gis/geowebsplash.htm 2. EDR Database Report- Environmental Data Resources, Inc. (EDR), (September 2020) 3. NJDEP DataMiner (2020, September) https://www13.state.nj.us/DataMiner 4. NJ State

15 Ellison St. Paterson, NJ Site Photos

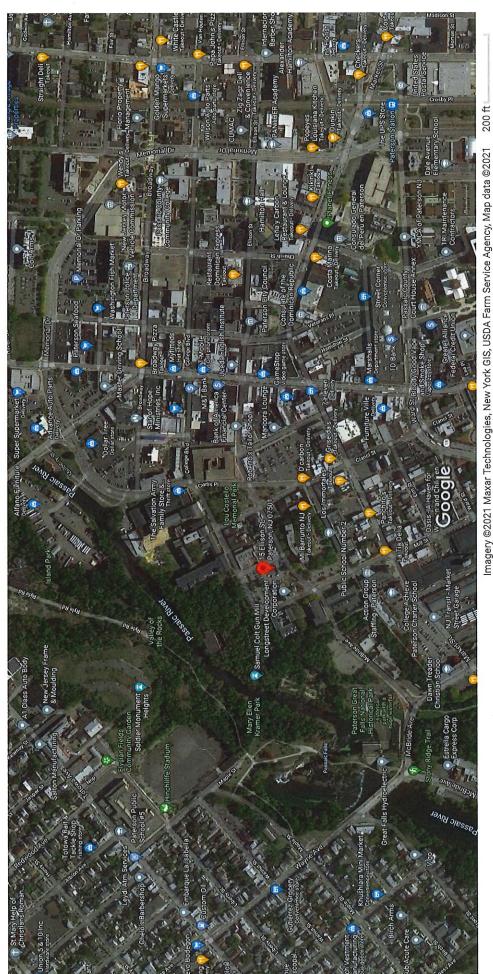








Google Maps 15 Ellison St, PATERSON, NS



Imagery @2021 Maxar Technologies, New York GIS, USDA Farm Service Agency, Map data @2021

8/25/2021, 11:26 AM



HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT

80 ORCHARD STREET BLOOMFIELD, NJ 07003-5104

Telephone: (862) 333-4505 Fax: (862) 333-4507 www.hepsoilnj.org

May 6, 2021

Mr. Gilbert J. Winn Argus Ellison Associates, LLC 366 E. 26th Street Paterson, NJ 07501

RE:

Argus Ellison Redevelopment

1-9 Van Houten St, Paterson, NJ Block: 4602 Lot: 1-16

HEPSCD Ch.251 ID# 221-P-5200, plan by PS&S, dated 4/22/21

Dear Sir/Madam:

The District has completed the review of the soil erosion and sediment control plan for the above referenced project and hereby reports that the plan meets the Standards for Soil Erosion and Sediment Control in New Jersey (N.J.A.C.290-1.1 et seq., promulgated pursuant to the New Jersey Soil Erosion and Sediment Control Act, N.J.S.A.4-24-39 et seq.). Accordingly, the plan is **certified** by the Hudson-Essex-Passaic Soil Conservation District subject to the following conditions:

- 48 hours prior to the commencement of any construction activity, complete & submit the District Start Notice form. The form is included in this mailing.
- A copy of the certified plan must be kept on the job site at all times.
- The applicant or contractor must request a final inspection (once landscaping and final soil stabilization is complete) & obtain a Report of Compliance prior to seeking a temporary or permanent Certificate of Occupancy.
- The District must be provided with written notification of any conveyance of this project, subject property, or
 portions thereof, including individual residential lots if applicable. Said notice must provide the names, addresses,
 and telephone numbers of subsequent owners.
- The District must be informed of address and or telephone number changes of owners, agents responsible for site
 construction, and job supervisors.

Please be advised that the Soil Erosion and Sediment Control Act authorizes the issuance of stop construction orders and penalties of up to \$3000 per day for violations of the certified plan or for failure to comply with the aforementioned requirements. Please be further advised that any conveyance of this project or portions thereof will transfer full responsibility for compliance with the certified plan to subsequent owners. Please contact the District if you require assistance implementing the certified soil erosion and sediment control plan. This certification is valid for 3-1/2 years from the date of this letter and is limited to the controls specified in this plan. It is not authorization to engage in proposed land use unless such use has been previously approved by the municipality or other controlling agency.

Yours truly,





For District Use		710
221-8	-5200	
artified	= 5/6/21	
,		

APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (NJSA 4:24-39 et. seq.) An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this

Name of Project Argus Ellison Redevelopment	Project Location: Municipality City of Paterson	
Project Street Address 1-9 Van Houten Street	Block 4602 Lot 1-16	Lot 1-16
Project Owner(s) Name Argus Ellison Associates, LLC		
Project Owner(s) Street Address (No P.O. Box Numbers) 366 E. 26th Street	City Paterson	State NJ Zip 07501
Total Project Area (Acres) Total Project Area (Acres) 1.32 Ac. Total Disturbed Area (Acres) O.97 Ac Total Soil Restoration Area (Acres) 0.00 Ac	No. Dwelling or other Units	Fee S 925
Plans Prepared by* PS&S (Mark Cifelli, P.E.)	Email of plan preparer: mcifelli@psands.com	Phone # 848-206-2633 Fax #
Street Address 1450 US Highway 34	City Wall	State Zip NJ 07728
Engineering related items of the Soil Erosion and Sediment Control Plan MUST be proceeded in the State of New Jersey, in accordance with NJAC 13:27-6.1 et, seq.) Agent Responsible During Construction	Email	sealed by a Professional Engineer or Architect

OA Peterson Construction Co., Inc. jcpeterson@oapeterson.com Street Address 78 North Willow St. 07042 City Montclair State NJ Zip Phone 973-744-6200 Fax #

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current Standards for Soil Erosion and Sediment Control In New Jersey and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

- 1. To notify the District in writing at least 48 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
- 2. To notify the District upon completion of the Project (Note: No certificate of occupancy can be granted until a report of compliance is issued by the
- 3. To maintain a copy of the certified plan on the project site during construction.
- 4. To allow District agents to go upon project lands for inspection.
- That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
- To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sediment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the initial project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three- and one-half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. It is further understood that all documents, site plans, design reports etc. submitted to the district shall be made available to the public (upon request) pursuant to the Open Public Records Act. N.J.S.A. 47:1A-1 et seq.

1. Applicant Certification*	3. Plan determined complete:
Signature	Signature of District Official Date
Applicant Name (Print) Gilbert Julin	5/04/24
Receipt of fee, plan and supporting documents is hereby acknowledged:	4. Plan certified, denied or other actions noted above. Special Remarks:
Signature of District Official Date	Signature of Paure Office 1. Date
4/1/21	COCCESS ARIONS

*If other than project owner, written authorization of owner must be attached.

START NOTICE

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT

THIS FORM IS TO BE SUBMITTED TO PROVIDE THE REQUIRED 48 HOUR ADVANCE NOTICE OF THE START OF SOIL DISTURBING ACTIVITIES AND THE IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN

This project requires / does not require the NJDEP 5G3 (RFA) permit prior to groundbreaking.
PROJECT NAME: ARGUS ELISON REDEVELOPMENT
HUDSON-ESSEX-PASSAIC SCD 251 ID #: 221 - P- 5200
PROJECT LOCATION: STREET ADDRESS: 1-9 Van Housen St
MUNICIPALITY: Paterson
PROJECT OWNER/APPLICANTS NAME: Agus Ellison Associates, LC/Gilbert Win
ADDRESS: 366 E. 26th St. Paterson, NJ 07501
PHONE #: 202-87(-7142 FAX:
E-MAIL: L. Mannville @ Winn co. con CELL#_
ON-SITE AGENT RESPONSIBLE DURING CONSTRUCTION or CONTRACTOR
NAME:
ADDRESS:
PHONE #:FAX
EMAIL:CELL#_
PROJECT START DATE:
(including DEMOLITION, CLEARING, LAND GRADING) This form must be provided to the
District at least 48 hours in advance of any soil disturbing activity pertaining to a plan previously
certified by this office. Failure to provide this notification is a violation of the New Jersey Soil
Erosion and Sediment Control Act, ch.251, P.L 1975, and may result in additional fees.
MAIL THIS NOTICE TO: HUDSON-ESSEX-PASSAIC SCD
80 ORCHARD ST.
BLOOMFIELD NJ 07003
Or send via FAX: (862) 333-4507 or EMAIL: information@hepscd.org



State of New Jersey

PHILIP D. MURPHY GOVERNOR

SHEILA Y. OLIVER Lt. Governor DEPARTMENT OF ENVIRONMENTAL PROTECTION

Mail Code 401-04Q
Division of Water Supply & Geoscience
Water System Operations Element
Bureau of Water System Engineering
401 E. State Street - P.O. Box 420
Trenton, New Jersey 08625-0420
Tel #: (609) 292-2957 - Fax #: (609) 633-1495
https://www.nj.gov/dep/watersupply/

SHAWN M. LATOURETTE COMMISSIONER

August 16, 2021

Passaic Valley Water Commission 1525 Main Avenue Clifton, NJ 07011

Dear Water Purveyor:

Enclosed is a simplified water main extension permit dated August 16, 2021 issued to you pursuant to the New Jersey Safe Drinking Water Act, N.J.S.A. 58:12A, and in consideration of your application dated July 13, 2021 and signed by Patricia Dannhardt, Principal Engineer.

Your permit is for:

- ◆ Construction of a 6-story building, with four residential floors over two (2) levels of parking, consisting of 74 apartments. The proposed work includes 4-inch domestic and 6-inch fire service to the building, which will connect to a proposed 6-inch main in McGee's Alley, replacing an existing 2-inch copper main; located in Paterson City (McGee's Alley from Van Houten Street to Ellison Street, Block # 4602, Lots # 1-16), County of Passaic, New Jersey; and
- The distribution of water for potable purposes from said works.

Your attention is directed to both the **specific and general** conditions of the aforementioned permit. Enclosed with this permit is the Placed into Service Certification (PSC). The PSC **must** be submitted as required by the Submittal Action Requirements in the attached permit conditions. If the facility is not completed within the specified time allotment, an "Extension of Time" shall be requested at least ninety (90) days prior to the permit expiration date to allow for review and approval. No extension of time will be granted to an expired permit. Should you have any questions about this permit, please contact Cory Stevenson at (609) 292-2957. When contacting the Department regarding this permit, please reference the Permit No. and PWSID No. provided herein.

Sincerely,

Nasir Butt, Environmental Engineer 4 Bureau of Water System Engineering

PWSID NO.: NJ1605002, WCP210003

Enclosures

CC:

Mark Cifelli, P.E., PS&S, LLC Mayor and Council of Paterson City Corv Stevenson, BWSE

NJEMS\sd_const_pemit_simple_01/22/2021



State of New Jersey

PHILIP D. MURPHY GOVERNOR

SHEILA Y. OLIVER Lt. Governor DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE COMMISSIONER

Mail Code 401-04Q
Division of Water Supply & Geoscience
Water System Operations Element
Bureau of Water System Engineering
401 E. State Street - P.O. Box 420
Trenton, New Jersey 08625-0420
Tel #: (609) 292-2957 - Fax #: (609) 633-1495
https://www.nj.gov/dep/watersupply/

PERMIT*

The New Jersey Department of Environmental Protection grants this permit in accordance with your application, attachments accompanying same application, and applicable laws and regulations. This permit is also subject to further conditions and stipulations enumerated in the supporting documents which are agreed to by the permittee upon acceptance of the permit.

acceptance of the permit.			
Permit No. WCP210003	Issuance Date	Effective Date	Expiration Date
PWSID No. 1605002	August 16, 2021	August 16, 2021	August 15, 2026
Name and Address of Applica	nt	Location of Activity	//Facility:
Passaic Valley Water Commissi	on	McGee's Alley from \	Van Houten Street to
1525 Main Avenue		Ellison Street	
Clifton, NJ 07011		Block # 4602, Lots # 1-16	
		Paterson City, Passa	aic County
		Type of Permit	Statute(s):
		Potable Water Suppl	N.J.S.A. 58:12A-1.1 et seg.

This permit grants permission to:

- 1. Construct a 6-story building, with four residential floors over two (2) levels of parking, consisting of 74 apartments. The proposed work includes 4-inch domestic and 6-inch fire service to the building, which will connect to a proposed 6-inch main in McGee's Alley, replacing an existing 2-inch copper main;
- 2. Operate the facilities approved by this permit and distribute water for potable purposes from said works.

According to Simplified Water Main Extension Certification Form:

Dated July 13, 2021, prepared by PS&S, LLC, received July 20, 2021;

According to Plans entitled:

Argus Ellison Redevelopment

Date 07/14/2021 Prepared By

Paulus, Sokolowski, and

Sartor, LLC

Additional information: N/A

This permit is subject to specific and general conditions contained in the following page(s):

Continued on Requirements Page -- 1 of 2

Approved by the authority of:	
	Grand Pout
	Comme /
Shawn M. LaTourette	
Commissioner	
Department of Environmental Protection	Nasir Butt, Environmental Engineer 4

^{*}The word permit means approval, certification, registration, etc.



PHILIP D. MURPHY GOVERNOR

SHEILA Y. OLIVER LT. GOVERNOR DEPARTMENT OF ENVIRONMENTAL PROTECTION

Mail Code 401-04Q
Division of Water Supply & Geoscience
Water System Operations Element
Bureau of Water System Engineering
401 E. State Street - P.O. Box 420
Trenton, New Jersey 08625-0420
Tel #: (609) 292-2957 - Fax #: (609) 633-1495
https://www.nj.gov/dep/watersupply/

SHAWN M, LATOURETTE COMMISSIONER

PLACED INTO SERVICE CERTIFICATION

Attention:

Bureau of Water System Engineering

Engineering Section

PERMIT NO.: WCP210003

ISSUANCE DATE: August 16, 2021

APPLICANT: Passaic Valley Water Commission

PWSID: NJ1605002

PROJECT DESCRIPTION: The property owner, Argus Ellison Associates, LLC, is proposing to construct a 6-story building, with four residential floors over two (2) levels of parking, consisting of 74 apartments. The proposed work includes 4-inch domestic and 6-inch fire service to the building, which will connect to a proposed 6-inch main in McGee's Alley, replacing an existing 2-inch copper main.

MUNICIPALITY: Paterson City

COUNTY: Passaic

I (We) hereby certify that the following has been built and placed into service* and was completed in conformance with N.J.A.C. 7:10-11.10 and accordance with the approved plans and other supporting information.

COMPLETION DATE:	
DATE FACILITIES WERE PLACED INTO SERVI	CE *:
	Signature of Engineer & Embossed Seal
	Name of Engineer / New Jersey License Number
	Date

^{*} Placed into service means that the water mains or other permitted infrastructure changes are actually delivering water to all consumers approved by the permit, except to the extent that the remaining number of realty improvements not being served is below the threshold for needing a permit, i.e. less than 30 realty improvements or 12,000 GPD of non-residential demand.

PASSAIC VALLEY WATER COMMISSION 1605002

SDW Construction Permit: WCP210003

Permit Requirements

Submittal/Action Requirements

Applicable Subject Items	Submittal/Action Type	Requirement
WCP210003, Argus Ellison Redevelopment (WSYT1827696)	Completed construction certification report	Within thirty days of completion of the approved facilities the permittee/engineer shall notify the Bureau of Water System Engineering of the completion date and certify that the facilities were constructed in accordance with the approved plans and specifications by returning the enclosed Placed in Service Certification (PSC). The PSC Submission shall be no later than 30 days after expiry of permit. [N.J.A.C. 7:10-11]

Text Requirements

All Phases

WCP210003, Argus Ellison Redevelopment (WSYT1827696)

- 1. DISTRIBUTION SYSTEM PERMIT SPECIFIC CONDITIONS.
- 2. The permittee is advised that the peak daily demand associated with this approval is 0.029 MGD. [N.J.A.C. 7:10-11]
- 3. The permittee is advised that with this approval and previously approved water main extensions, the projected peak daily demand for this water supply will be 104.271 MGD including bulk sales versus a current Firm Source/Treatment Capacity of 117.582 MGD, [N.J.A.C. 7:10-11]
- 4. The permittee is advised that the total water available from diversion privileges as set by Water Allocation Permit 5099X is 2,325 MGM and 27,375 MGY with (an) additional bulk purchase(s) from N.J.D.W.S.C. at 1,320.042 MGM and 12,952.025 MGY for a total supply of approximately 3,645.042 MGM and 40,327.025 MGY. With this approval and previously approved water main extensions, the projected peak monthly and annual demands are 3,218.418 MGM and 30,928.484 MGY. [N.J.A.C. 7:10-11]
- 5. This permit shall not be construed as an approval for any other future development(s) or service connections to be served by this water main extension. Separate permit applications are necessary for these development(s). [N.J.A.C. 7:10-11]
- 6. The permittee is advised that a backflow prevention device and physical connection permit is required pursuant to N.J.A.C. 7:10-1 et seq. on a service line that serves a facility containing an unapproved water source which may contaminate the approved water source as a result of cross-connections. Therefore the permittee shall not place such a service line into service until such time as a backflow prevention device has been installed and a physical connection permit has been obtained by the facility supplied by the service line. [N.J.A.C. 7:10-11]
- 7. For this permit to remain valid, the facilities approved in this permit shall be constructed and placed into service within five years from the effective date of the permit. [N.J.A.C. 7:10-11]
- 8. PERMIT GENERAL CONDITIONS.
- 9. The permit is revocable, or subject to modification or change, at any time, when in the judgment of the New Jersey Department of Environmental Protection such revocation, modification or change shall be necessary. [N.J.A.C. 7:10-11]
- 10. The issuance of this permit shall not be deemed to affect in any way action by the New Jersey Department of Environmental Protection on any future application. [N.J.A.C. 7:10-11]
- 11. The works, facilities and/or activities shown by plans and/or other engineering data, which are this day approved, subject to the conditions herewith established, shall be constructed and/or executed in conformity with such plans and/or engineering data and said conditions. [N.J.A.C. 7:10-11]
- 12. No change in plans or specifications shall be made without prior written permission from the Bureau of Water System Engineering. Modification requests shall be submitted on the applicable form available at www.state.nj.us/dep/watersupply/dws const.html. [N.J.A.C. 7:10-11]

PASSAIC VALLEY WATER COMMISSION 1605002

SDW Construction Permit: WCP210003

Text Requirements

All Phases

WCP210003, Argus Ellison Redevelopment (WSYT1827696)

- 13. The granting of this permit shall not be construed in any way to affect the title or ownership of property, and shall not make the New Jersey Department of Environmental Protection or the State a party in any suit or question of ownership of property. [N.J.A.C. 7:10-11]
- 14. This permit does not waive the obtaining of Federal or other State or Local Government consent when necessary. This permit is not valid and no work shall be undertaken until such time as all other required approvals and permits have been obtained. [N.J.A.C. 7:10-11]
- 15. A copy of this permit shall be kept at the work site, and shall be exhibited upon the request of Department personnel. [N.J.A.C. 7:10-11]
- 16. In the examination of plans and/or other engineering data, the New Jersey Department of Environmental Protection does not examine the structural features of the design, such as thickness of concrete or its reinforcement, the efficiency of any electrical or mechanical equipment or apparatus, and the approval herewith given does not include these features. [N.J.A.C. 7:10-11]
- 17. Water distribution by said works shall at all times meet the applicable standards for quality. Additional units for the derivation, treatment and for distribution of the water shall be established if and when required by the New Jersey Department of Environmental Protection. [N.J.A.C. 7:10-11]
- 18. The operations of the public water facility shall be under the supervision of an operator or operators who shall possess a valid license or licenses issued by the New Jersey Department of Environmental Protection, pursuant to the provisions of the Water Supply and Wastewater Operators' Licensing Act, N.J.S.A. 58:11-64 et seq. [N.J.A.C. 7:10-11]
- 19. The minimum required licensing classification(s) shall be W-4 and T-4 or equivalent in accordance with the Licensing of Water Supply and Wastewater Treatment System Operators, N.J.A.C. 7:10A-1.1 et seq. [N.J.A.C. 7:10-11]
- 20. The public water facilities shall be operated in such a manner so as to be in full compliance with the New Jersey Safe Drinking Water Act Rules at N.J.A.C. 7:10-1.1 et seq. and the Water Supply Allocation Rules at N.J.A.C. 7:19-1.1 et seq. [N.J.A.C. 7:10-11]
- 21. The public water facilities shall be operated in such a manner as to optimize the use of all available sources of water in order to achieve and maintain compliance with Water Allocation Permit 5099X. [N.J.A.C. 7:10-11]
- 22. As per N.J.A.C. 7:10-11.17, an applicant for a permit under this subchapter or any person, subject to the limitation on third party appeal rights set forth in P.L. 1993, c.359 (N.J.S.A. 52:4B-3.1 through 3.3), who believes himself or herself to be aggrieved with respect to any decision made by the Department regarding such permit application submitted pursuant to this subchapter, may contest the decision and request an adjudicatory hearing pursuant to the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq., and the Uniform Administrative Procedure Rules, N.J.A.C. 1:1 within 20 calendar days of the receipt of the permit decision. Filing details and the required form to be submitted are available at www.state.ni,us/dep/watersupply/dws const.html. [N.J.A.C. 7:10-12]

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER SYSTEM ENGINEERING SIMPLIFIED WATER MAIN CERTIFICATION TECHNICAL REVIEWER'S REPORT

GENERAL INFORMATION

REVIEWER: Cory Stevenson

PREPARED ON: 08/05/2021

PROJECT NO.: WCP210003

APPLICANT: Passaic Valley Water Commission

PWSID NO.: NJ1605002

MUNICIPALITY: Paterson City

COUNTY: Passaic

SUBJECT: The property owner, Argus Ellison Associates, LLC, is proposing to construct a 6-story building, with four residential floors over two (2) levels of parking, consisting of 74 apartments. The proposed work includes 4-inch domestic and 6-inch fire service to the building, which will connect to a proposed 6-inch main in McGee's Alley, replacing an existing 2-inch copper main

LOCATION OF WORK: McGee's Alley, from Van Houten Street to Ellison Street, Block # 4602, Lots # 1-16

DESIGN ENGINEER: Mark S. Cifelli, P.E.

N.J.P.E. LICENSE NO.: 49269

ENGINEERING FIRM: PS&S, LLC

PERMIT FEE: \$ 250.00

SOURCES OF INFORMATION

APPLICATION RECEIVED: July 20, 2021 APPLICATION DATED: July 13, 2021

APPLICATION SIGNED BY: Patricia Dannhardt, Principal Engineer

ENGINEER'S DRAWINGS:

Argus Ellison Redevelopment

Date

07/14/2021

Prepared By

Paulus, Sokolowski, and Sartor,

LLC

ADDITIONAL INFORMATION DATED: N/A

NJ1605002

WCP210003

Cory Stevenson

08/05/2021

Page 1 of 9

A. General Description of Project

This permit is for the property owner, Argus Ellison Associates, LLC, is proposing to construct a 6-story building, with four residential floors over two (2) levels of parking, consisting of 74 apartments. The proposed work includes 4-inch domestic and 6-inch fire service to the building, which will connect to a proposed 6-inch main in McGee's Alley, replacing an existing 2-inch copper main.

This distribution permit is for:

Diameter	Length	Material
4.00 in	5.00 ft	Ductile Iron Pipe (DIP)
6.00 in	5.00 ft	Ductile Iron Pipe (DIP)
6.00 in	298.00 ft	Ductile Iron Pipe (DIP)

Planning control areas

Area	(Y/N)	Comments
Highlands Planning Area	N	
Highlands Preservation Area	N	
HPA – Exempt?	N	
HPAA permit?	N	
Pinelands	N	

B. Technical Evaluation

Patricia Dannhardt, Principal Engineer and Mark Cifelli, P.E. have certified that the proposed water main extensions will be constructed in conformance with the requirements of N.J.A.C. 7:10-11.10 et seq.

D	^4	i.	ha	Ite	m
т.	en		ea		÷1

- Is the water system designed and constructed to meet all demand requirements?
- 2. Does the system have the monthly allocation to meet the peak month demand?
- 3. Does the system have the annual allocation to meet the peak vearly demand?
- 4. Are there NO exceptions to the regulations recorded on PA-10B?
- 5. Has the PE unconditionally certified that the design is in conformance with regs
- 6. Does the system have firm source capacity to meet the peak daily demand?
- 7. Does the system meet the minimum storage requirements (N.J.A.C. 7:19-6.7)?

Accoptable
X
X
X
X
X
Х
X

Acceptable

Unacceptable			
Опассернаме			

NJ1605002 WCP210003 Cory Stevenson 08/05/2021 Page 2 of 9

C. System Capacity

1. Production Capacity

Passaic Valley Water Commission (PVWC) diverts water from the Pompton and Passaic Rivers into the Little Falls Water Treatment Plant located in Totowa, New Jersey, where the water is treated, filtered, and disinfected. The treatment plant has a production capacity of 110 MGD and a firm capacity of 85 MGD. However, according to the Water Allocation permit 5099X, the daily maximum diversion rate limit is 75 MGD.

PVWC has a bulk water purchase contract with the North Jersey District Water Supply Commission. The contracted allotment has a 120% daily and monthly overdraft allowance for a total purchase capacity of 42.852 MGD, 1,320.042 MGM, and 12.952.025 MGY.

Ponton and Passa	110	110	35	75.000
Source Name	Treatment Capacity (MGD)	Production Capacity (MGD)	Largest Treatment Unit (MGD)*	Firm Capacity (MGD)
:		Surface W	/ater Sources	
Total	42.582	1,320.042	12,952.025	
1613001	42.582	1,320.042	12,952.025	
Name / PWSID	Daily (MGD)	Monthly (MGM)	Yearly (MGY)	Expiration date

Total System Source Capacity = 75 MGD

Total System Firm Capacity = 75 MGD + 42.582 MDG = 117.582 MGD

NJ1605002 WCP210003 Cory Stevenson 08/05/2021 Page 3 of 9

PWSID No. NJ1605002 - Permit No.: WCP210003

2. System Demands

a. New Demand

Estimated additional residential demand:

Type/Size of Housing Unit	Water Demand per Unit (in gallons per day)	Number of Units	Average Day Demand	Peaking Factor	Peak Day Demand (MGD)
Low-rise apt, 1-BR	95	20	1,900	3	0.0057
Low-rise apt, 2-BR	140	50	7000	3	0.0210
Low-rise apt, 3-BR	215	4	860	3	0.0026
Total I	Residential Demand		9.760	3	0.0293

Estimated additional non-residential demand (N.J.A.C. 7:10-12.6 Table 1):

Type of Establishment	Water Demand per Unit (in gallons per day)	Number of Units	Average Day Demand	Peaking Factor	Peak Day Demand (MGD)
Total No	n-Residential Demand				0.000

New Peak Residential Demand = 0.029 MGD New Peak Non-Residential Demand = 0.000 MGD Total New Peak Demand = 0.029 MGD

b. Previously Allocated Demand

The following permit(s) account for additional demand on the Passaic Valley Water Commission system:

Permit Number	Expiration Date	Peak Total Demand (MGD)	Project Description
WCP180001	5/16/2023	0.043	Clifton Main Mews Phase II
WCP180003	6/14/2023	0.207	Dayon Avenue Educational Campus
WCP180004	6/26/2023	0.020	Hope Ave. Residential Apts.
WCP180005	8/28/2023	0.094	Quest Diagnostics
WCP190003	12/4/2024	0.091	New Middle School for Passaic Public School District
WCP190004	3/25/2025	0.076	Riverside Terrace Townhouse Development
WCP200001	3/25/2020	0.031	Riverside Terrace Senior Housing Development
WCP200003	1/18/2026	0.021	Arlington Street Apartments
WCP200004	12/22/2025	0.264	Hinchcliffe Stadium Neighborhood
WCP210002	08/11/2026	0.026	Barclay Street Housing Healthy Homes
	Total	0.873	

NJ1605002 WCP210003 Cory Stevenson 08/05/2021 Page 4 of 9

c. Existing Peak Daily Demand

ACTUAL DEMANDS								
	2016	2017	2018	2019	2020	2021		
January		2,305.586	2,875.550	2,190.612	2,276.023	2,370.890		
February		2,194.210	2,459.195	2,204.243	2,159.955	2,254.130		
March		3,094.130	2,442,988	2,380,938	2,228.219	2,311.241		
April	2,180.217	2,343.533	2,230.373	2,125.301	2,079.143			
May	2,589.455	2,350.714	2,284.549	2,290.621	2,369.252			
June	2,685.553	2,538.480	2,561.518	2,344.202	2,769.495			
July	3,043.239	2,925.445	3,113.363	2,971.081	3,204,437			
August	2,891.415	2,834.084	2,736.101	2,951.858	3,028.633			
September	2,747.426	2,516.920	2,546.746	2,800.092	2,994.700			
October	3,029.198	2,721.276	2,270,299	2,474.668	2,517.399			
November	2,594.861	2,456.061	2.142.108	1,699.868	2,368.574			
December	2,488.760	2,538.302	2,225,958	1,905.164	2,531.052			
							Peak Day	103.369
Peak (MGM)	3,043.239	3,094.130	3,113.363	2,971.081	3,204.437	2,370.890	Max Month	3,204.437
Total (MGY)	24,250,124	30,818.741	29,888.748	28,338.648	30,526.882	6,936.261	Max Year	30,818.741

Total New Estimated Peak Daily Demand = 103.369 MGD

3. Water Allocation Analysis

The current allocation limits for Passaic Valley Water Commission are specified in the following Allocation Permit(s):

ALLOCATION LIMITS							
WAP No.	Daily (MGD)	Monthly (MGM)	Yearly (MGY)	Expiration date			
5099X	75.000	2,325.000	27,375.000				
Total Limits	75.000	2,325.000	27,375.000				

NJ1605002 WCP210003 Cory Stevenson 08/05/2021 Page 5 of 9

BULK PURCHASED FROM

Name / PWSID	Daily (MGD)	Monthly (MGM)	Yearly (MGY)	Expiration date
1613001	42.582	1,320.042	12,952.025	
Total	42.582	1,320.042	12,952.025	

The contract with North Jersey District Water Supply Commission provides an additional supply of 1,320.042 MGM and 12,952.025 MGY. Therefore, the total estimated practical water supply is:

Monthly: 2,325.000 MGM + 1,320.042 MGM = **3,645.042 MGM**

Yearly: 27,375.000 MGY + 12,952.025 MGY = 40,327.025 MGY

Anticipated Future Demands

Monthly (MGM)

 $= 3,204.437 + [31/2 \times (0.029 + 0.873)] = 3,218.418 \text{ MGM} < 3,645.042 \text{ MGM ok}$

Yearly (MGY)

= $30.818.741 + [365 / 3 \times (0.029 + 0.873)] = 30.928.484 MGY < 40.327.025 MGY ok$

4. System Capacity Determination

Firm Capac	city:	117.582	MGD						
Allocation	Limits:			Contrac	t Limits:		Total Lir	nits:	
	(Monthly)	2,325.000	MGM	(Monthly)	1,320.042	MGM	(Monthly)	3,645.042	MGM
	(Yearly)	27,375.000	MGY	(Yearly)	12,952.025	MGY	(Yearly)	40,327.025	MGY
Five Year F	eak Dema	nd:		Allocate	d Demand:		Deficit/S	urplus:	
	(Daily)	103.369	MGD	(Daily)	0.902	MGD	(Monthly)	426.620	MGM
٨	1onth/Year	07/2020		(Monthly)	13.981	MGM	(Yearly)	9,398,500	MGY
-	(Monthly)	3,204.437	MGM	(Yearly)	109.743	MGY		•	
٨	Ionth/Year	07/2020					Firm-Per	ak Total:	
	(Yearly)	30,818.741	MGY	Total Pe	ak Demand	:	(Daily)	13.311	MGD
	Year	2017		(Daily)	104.271	MGD	***************************************		
		•		(Monthly)	3,218.418	MGM			
				(Yearly)	30,928.484	MGY	WAP Number:	5099X	

Therefore, Passaic Valley Water Commission **DOES** have the firm capacity to supply the new estimated peak daily demand.

Therefore, Passaic Valley Water Commission **DOES** have the Monthly capacity to supply the new estimated monthly demand.

Therefore, Passaic Valley Water Commission **DOES** have the annual capacity to supply the new estimated annual demand.

D. Storage Tanks

Name	Facility ID	Storage Capacity	Status
GREAT NOTCH	02	180.000 MG	Active
RESERVOIR			
NEW STREET	03	70.000 MG	Active
RESERVOIR			
STANLEY LEVINE	04	20.000 MG	Active
RESERVOIR			
Granite Avenue Tank	05	0.150 MG	Active
PROSPECT PARK	06	0.100 MG	Active
ELEVATED TANK			
HARRISON AVE.		0.200 MG	Active
ELEVATED TANK			
HARRISON AVE IN-		0.500 MG	Active
GROUND			
VARONA TANK /		2.000 MG	Active
Fairview			
Propect Park		0.540 MG	Active
Verona Tank No. 2		2.000 MG	Active
	Total Storage:	275.49 MG	

From N.J.A.C. 7:19-6.7 (b) Passaic Valley Water Commission is classified as System Type vi. having multiple sources with interconnections, therefore the storage requirement is 50% of the projected Average Daily Demand.

Projected Average Daily Demand = 104.271 MGD Storage Required = 104.271 x 0.5 = 52.136 MG < 275.49 MG, **ok**

Therefore, Passaic Valley Water Commission DOES meet the minimum storage requirements.

E. Conclusions

There is adequate firm capacity, and the project, as designed, is in compliance with the Safe Drinking Water Act regulations at N.J.A.C. 7:10-11.1 et seq., it is recommended that this project be approved.

NJ1605002 WCP210003 Cory Stevenson 08/05/2021 Page 7 of 9

Recommendations

Check						
[X] Examination of the eng designed, complies sul		Examination of the engineering data submitted indicated that the project, as designed, complies substantially with our rules and regulations.				
		It is therefore recommended that the project be APPROVED and permit issued for construction, derivation, distribution, subject to the usual conditions.				
[]	Examination of the engineering data submitted indicates that the project, as designed, does not comply with our rules and regulations.				
		It is therefore recommended that the project be DISAPPROVED.				
[]	The project has remained technically deficient beyond the due date specified by the Department for providing additional information.				
		It is therefore recommended that the project be RETURNED.				
RECO	MM	ENDED PROVISOS				
Check	On	e:				
[]	Specific conditions to approval (standard conditions amended or added to)				
[]	Reasons for disapproval				
[]	Reasons for return				
[]	None required				
		Cory Stevenson				
Date:	8/	5/2021 Cory Stevenson				

NJ1605002

Bureau of Water System Engineering

PWSID No. NJ1605002 - Permit No.: WCP210003

Supervisory Review/Approval Record

PAPER PERMIT DOCUMENT Project Description accurate Location Description accurate Has any necessary custom Have the applicable parties Are the permit dates correct	Yes	No		
TECHNICAL REVIEWER'S RE Does the technical review as	K-21			
Does the technical review accurately document and evaluate the application? Has the correct system capacity such as allocation limits, diversions, contracts,				
allocated demand been used? Are all calculations correct?			\boxtimes	
ELECTRONIC PERMIT SET				
Cover page information complete and matching paper document? Are all the applicable standard permit conditions included? Are all custom conditions included, accurate and complete? Have the necessary and correct subject items been added to the Permit Inventory? Has the necessary information been added to the Subject Item details? Has the necessary location coordinate information been added and correct?				
PERMIT FOLDER Are all signed copies of corre Are the materials in the folde Have all superseded docume Have all duplicates been rem Have copies of checks been Has all Personally Identifiable				
Permit Approval is:	Recommended 🗵	NOT Recommer	nded [
Supervisory Review by: Nasir Butt	Comavai Butt	Date:	08/16/2	021
Any additional comments				

NJEMS\sd_tech_reviewers_report_simple_05/26/2020

PLANNING BOARD

CITY OF PATERSON

RESOLUTION

WHEREAS, the Planning Board of the City of Paterson (hereinafter referred to as the ("Board") is empowered to hear and determine applications for development pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. and the Zoning and Land Development Ordinance of the City of Paterson, Section 100 et seq. (hereinafter referred to as the ("Ordinance"); and

WHEREAS, Argus Ellison Associates, LLC, 366 East 26th Street, Paterson is the applicant (hereinafter referred to as the "applicant") and Longstreet Development, 9 Mill Street, Paterson, N.J. 07501, Historic Argus Mill, 9 Mill Street, Paterson, N.J. 07501, and the City of Paterson Parking Authority, 121 Van Houten Street, Paterson, N.J. 07505 are the owners (hereinafter referred to as the "owners") of the properties located at Lot 1, Block 4602, 1-2 Van Houten Street; Lot 2, Block 4602, 3-4 Van Houten Street; Lot 3, Block 4602, 5-6 Van Houten Street; Lot 4, Block 4602, 7 Van Houten Street; Lot 5, Block 4602, 8 Van Houten Street; Lot 6, Block 4602, 9 Van Houten Street; Lot 7, Block 4602, 17 Ellison Street; Lot 8, Block 4602, 15 Ellison Street; Lot 9, Block 4602, 13 Ellison Street; Lot 10, Block 4602, 11 Ellison Street; Lot 11, Block 4602, 9 Ellison Street; Lot 13, Block 4602, 8-9 Mill Street; Lot 14, Block 4602, 5-7 Mill Street; Lot 15, Block 4602, 5 Mill Street; Lot 16, Block 4602, 3-4 Mill Street; and

WHEREAS, the properties are located in the AR-1 (Adoptive Reuse District) and the MD (Medium Density Mixed Use District) of the Great Falls Historic District and are part of the Great Falls Redevelopment Plan with all Amendments to thereof; and

WHEREAS, the applicant seeks site plan approval and bulk variances to construct and renovate the existing Argus Mill Building to include the second, third, and fourth floors to each have one (1) studio unit and one (1) four-bedroom unit for a total of six (6) residential units. The third, fourth, fifth, and sixth floors of the proposed mixed-use building will each have one (1) studio unit, four (4) one-bedroom units, thirteen (13) two-bedroom units and three (3) three-bedroom units for a total of eighty-four (84) units. There are proposed to be a total of ninety (90) residential units in both the existing Argus Mill and the proposed mixed-use building. The existing three-story office building on Lot 13 is to remain and to serve as office and leasing functions. Variances are requested for 8 foot 5 inch by 18 foot parking spaces when 9 foot by 17 foot parking spaces are required; not providing the required 12 foot by 50 foot loading area and instead marking off spaces within the parking deck area; and using ANSI Standards for Minimum Handicap Parking Space Size instead of the required 12 foot by 20 foot Standard; and

WHEREAS, the Board considered this matter at its May 6, 2020 regular meeting, at which time the applicant was represented by Alan J. Mariconda, Esq., 726 Market Street, Paterson, New Jersey 07513. Steven M. Coppa, R.A., of Coppa Montalbano Architects, was qualified and testified in support of the application as an expert in the field of architecture. Jarred Dinnen, P.E., PTOE of Atlantic Traffic & Design Engineers, Inc., was qualified and testified in support of the application as a professional traffic engineer. Additionally, Mr. Owen Tonkins, the managing member of the applicant, also testified in support of the application; and

WHEREAS, no expert opposition testimony was offered in opposition to the application; and

WHEREAS, public opposition was offered in opposition to the said application from David Soo, Paula Alford, Dennis Marshall, Eddie Gonzalez, Helen Lewis, Rosie Stone, and Charles Mills, all of whom are neighboring property owners who offered testimony in opposition to the application, the subject matter of such testimony is on the record; and

WHEREAS, after considering the testimony given and reviewing the plans filed herein, the Board makes the following findings of fact and based upon evidence adduced at the public hearing held herein and based upon the report of Michael Deutsch, Principal Planner of the City of Paterson, said report being as follows:

- 1. Property Taxes and Sewer Charges are paid to date.
- Owen Tonkins, providing an address of 366 East 26th Street, Paterson, N.J. 07514, holds one hundred (100) percent of the stock ownership interest in Argus Ellison Associates, LLC.
- 3. Rigg Associates, P.A., has prepared a topographic survey of properties within Block 4602 dated, January 27, 2020. The parcel has frontage along Mill Street, Van Houten Street, Mc Gees Alley, and Ellison Street. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, and 16 are owned by the City of Paterson Parking Authority and are in the Medium Density Mixed-Use District. Lot 13 is owned by Longstreet Development Corp., and Lot 14 is owned by Historic Argus Mill, LLC. These two developed properties are in the Adaptive Reuse District. The properties in question have total parcel area of 42,382 square feet.
- 4. The purpose of the Medium Density Mixed-Use District is to provide a variety of opportunities for smaller-scale retail sales and services, office space, and residential

living in a pedestrian-oriented community. The Medium Density Mixed-Use District is designated to permit low- to mid-rise structures with ground floor uses catered toward the everyday needs of the community's residents. This district maintains the smaller-scale standards that are seen in this established neighborhood and encourages the development of community and arts-based uses.

- 5. Coppa Montalbano Architects has prepared a six (6) page plan dated, February 25, 2020. Page C-1 is the Cover Sheet and Building and Parking Information, a Drawing List, Zoning and Parking Analysis, the Paterson Zoning Map, a Redevelopment Zoning Map, a Key Map, the Tax Map, and three-color picture renderings of the proposal.
- If any Easements and/or Developer Agreements between the property owners and applicant is required, same shall be provided prior to final approval of this application.
- 7. In the letter of Intent and Impact submitted as part of this application, it is stated that the residential housing concept is "services for grandparents raising grandchildren as primary care givers in a grandparent headed household."
- 8. Sheet A-1 is titled Site Plan and Building Data. The Ground Level Plan indicates that access into the ground parking deck level will be from two access driveways located on Ellison Street. There is an additional two-way access driveway also located on the southeast corner of the building, adjacent to McGee's Alley that provides ramp access to the second level of the parking deck. The second level of the parking deck is gate accessed controlled and the parking is exclusively for the building's residents. The first level of parking is for use by leased tenants of

- neighboring buildings. On the northeast corner of the proposed building, on the first floor, the applicant proposes an enclosed trash room, to be accessed by overhead doors from Van Houten Street and a passage door from McGee's Alley.
- 9. Ellison Street is a one-way directional street in an easterly direction. The building existing on Lot 13 owned by Longstreet Development Corporation is an existing office building to be converted to use as a leasing and other office functions for the remainder of the parcels in question.
- 10. The two existing buildings owned by the Longstreet Development and Historic Argus Mill exist in the Adaptive Reuse and Infill District. The remainder of the parcel is a parking lot owned by the Paterson Parking Authority and exists in the MD: Medium Density Mixed-Use District. This is the zone that the proposed mixed-use building is to be constructed in.
- 11. The first floor of the existing Historic Argus Mill is to be converted to flexible community space for both the existing Argus Mill and the proposed mixed-use building. The remainder of the exterior ground level space is to provide open space of both the grass and paver variety and covered parking for 109 vehicles, including three handicap spaces. The applicant proposes a connecting door from the rear wall of the Argus Mill into one of the stairwells of the new building. A note on the plan reads "Access Control Elevator Lobby with Access to Community Space and Residence and Parking Above."
- 12. The proposed six-story building and the Argus Mill are proposed to be connected via a tower containing an elevator and stairwell. The Argus Mill will also have a first floor gathering space for residents. The glass and steel elevator tower on the

south elevation will remain as a historic feature. The fire escape on the eastern elevation will also be removed. The primary pedestrian entrance for the complex will be via the sidewalk between the Argus Mill and the Longstreet Development Office Building.

- 13. Sheet A-2 is the Schematic Level 2 through 6 Floor Plans. The Level 2 Floor Plan indicates the second level of the parking deck, which has spaces for 100 parking spaces, including three handicap parking spaces. Two stairwells are indicated. The plan also indicates the second floor of the Historic Argus Mill Building, which indicates a studio unit of 555 square feet and a four-bedroom unit of 1,355 square feet.
- 14. Sheet A-2 also indicates the 3, 4, 5, and 6 levels of the mixed-use building and the third and fourth floors of the Argus Mill Building, which continues the second-floor use of having a studio unit of 555 square feet and a four-bedroom unit of 1,355 square feet on each floor.
- 15. The third, fourth, fifth, and sixth floors of the mixed-use building will contain one studio unit, 4 one-bedroom units, 13 two-bedroom units, and 3 three-bedroom units on each floor, for a total of 84 units. There are proposed to be a total of ninety residential units in both the existing Argus Mill building and the proposed mixed-use building. The applicant shall advise if laundry facilities will be placed in individual units.
- 16. Sheet A-3 are schematic elevations of the Van Houten Street side of the building and the Mill Street side of the building elevation. The Van Houten Street elevation indicates the proposed six-story building on the left and the existing four-story

Historic Argus Mill on the right. The Mill Street elevation indicates the proposed six-story building on the left, and in the background on the right. On the right, in front of the proposed six-story building is the front of the Argus Mill that is to be restored and preserved, the existing metal frame to be infilled at the lower level to create a secure open air court-yard and the exiting office building to remain to be used as a leasing office.

- 17. Sheet A-4 are schematic elevations of the Ellison Street side of the building and the McGee's Street elevation of the building. The Ellison Street elevation indicates the Argus Mill on the left, which to be restored and preserved. The proposed six-story building is on the right and indicates the garage entrances for the first level parking and the gated access for the second level parking. The McGee's Street elevation indicates the proposed six-story mixed-use building only.
- 18. Sheet C-100 are the Site Details. The details include traffic signage, historic paver detail, typical curb-cut detail, granite curb details, blue stone walk details, parking space details, and wheel stop details.
- 19. The terms efficiency and studio are interchangeable. Both types of units are meant for the occupancy of one person only. All studio units contain at least 550 square feet, the one-bedroom units contain 600 square feet, the two-bedroom units contain 900 square feet, the three-bedroom units contain 1,150 square feet and the four-bedroom units contain 1,355 square feet.
- 20. Variances are requested for 8 foot 5 inch by 18 foot parking spaces when 9 foot by 17 foot parking spaces are required; not providing the required 12 foot by 50 foot loading area and instead marking off spaces within the parking deck area; and using

ANSI Standards for Minimum Handicap Parking Space Size instead of the required 12 foot by 20 foot Standard

- 21. The parking analysis is based on each of the residential units requiring one parking space and seven spaces for employees of the Longstreet Development Office Building. The second level parking deck of 100 parking spaces should accommodate these uses. The first level of 109 parking spaces will be leased by the owner of the property, the Paterson Parking Authority, to neighboring commercial and residential properties.
- 22. The existing parking area serving the Longstreet Development Office Building on the corner of Mill Street and Ellison Street will be repurposed into outdoor green space and a passive recreation area for the residents of the new development. This area will be connected to a pre-existing courtyard serving both the existing Argus Mill Building and the new residential apartments. Parking for the Longstreet Offices, which require one parking space for each 1,000 square feet office space, will be relocated to the mixed-use building parking adjoining the buildings and parking will be provided on the second level as previously stated.
- 23. Information provided states that the office and administrative program space will accommodate 7 employees. The residential building will include one resident superintendent and two maintenance staff. The Parking Authority will operate the parking deck with one employee for ticket and fee collections.
- 24. The applicant will construct the building using the applicable design standards, including the sections on signage and sustainability contained with the Great Falls Redevelopment Plan.

- 25. It shall be the responsibility of the applicant and/or the preparer of the plan to obtain a letter from the City Engineer indicating that the plans have been satisfactorily reviewed prior to the plans being released to the Construction Official.
- 26. In a three-page memorandum from the Paterson Historic Preservation Commission, dated, March 4, 2020, the HPC recommends that the Planning Board conditionally approve the rehabilitation and adaptive re-use of the Argus Mill and the proposed six-story mixed use residential building. The memorandum is submitted as an addendum to this Planning Board Site Plan Review.
- 27. The applicant shall discuss the placement of pedestrian access into the building, security camera and lighting placement at the public hearing.
- 28. A Traffic Study was submitted by the applicant to the City Traffic Engineer on April 24, 2020.
- 29. Upon receipt of drainage information and calculations, the plans will be submitted to the City Engineer for review. If approved it remains the responsibility of the applicant and/or the preparer of the plan to obtain a letter from the City Engineer indicating that the plans have been satisfactorily reviewed prior to final approval.
- 30. Any approval would be subject to fire department regulations, building department regulations, the requirements of the engineering department, and all applicable laws, codes and regulations.
- 31. The granting of the site plan application and bulk variances will have no adverse impact upon noise, light, air, traffic, health or safety in the community, nor will it impair the intent and purpose of the Master Plan.

- 32. The proposed site plan and bulk variances will have no unusual impact upon the ultimate usage of the land.
- 33. Evidence presented by the applicant at the aforementioned public hearing shows that the strict application of the city ordinances would present practical difficulties and undue hardship upon the development of this property, said difficulties being peculiar and exceptional to this property.
- 34. The applicant has further shown that the relief as requested could be granted without substantial detriment to the public good and said approvals would not impair the intent and purpose of the zoning plan and the zoning ordinances of the City of Paterson.
- 35. All of the applicant's representations and stipulations made to the Planning Board in this application and at the said public hearing are regarded as true and accurate. The Planning Board has specifically relied upon the applicant's stipulations and representations in granting this approval. In the event that any of the applicant's stipulations or representations are inaccurate, this approval shall be declared null and void.
- 36. The applicant shall comply with all federal, state, and county laws, rules and regulations, and shall obtain all other required governmental approvals in the implementation of this approval. If another governmental agency grants a waiver or variance of a regulations or law affecting this approval; or the conditions attached to it, then the Board shall have the right to review that issue as it relates to this approval and those conditions and modify or amend the same.

- 37. The proposed use will not create a fire, traffic, or safety hazard and will not be detrimental to the health, safety and general welfare of the surrounding neighborhood and of the community.
- 38. The applicant has further exhibited special reasons to be granted approval and relief from the zoning laws and ordinances of the City of Paterson.

NOW, THEREFORE, BE IT RESOLVED that the above application for Site Plan Approval and Bulk Variances is hereby approved subject to the applicant's compliance with the requirements of the Principal Planner of the City of Paterson (Michael Deutsch), except as modified at the hearings, as contained in the Board's minutes which are included herein and made a part hereof and further subject to the following:

- 1. All applicable federal, state, county, and local codes and requirements;
- 2. Said approvals are further contingent upon the adherence of the applicant to all plans and reports submitted in support of the application and is subject to the applicant obtaining all permits and approvals from all other applicable municipal, county, and state agencies having jurisdiction herein, including but not limited to the Hudson-Essex-Passaic Soil Conservation, the Paterson Historic Preservation Commission, and the Passaic County Planning Board, if applicable.
- 3. Said approvals are further contingent upon the applicant providing any and all easements and/or developers agreements executed between the property owners and applicant if said easements and/or developer's agreements are required by and between the said parties.

ATTEST:

APPROVED BY THE CITY OF PATERSON PLANNING BOARD

Ma	Cranto	Vea	a
MARGA	KITA VEGA,	Secretary	

JANICE NORTHROP, Chairperson

DATED: (Jerre 8, 2020)

Commissioner Brooks	Aye x	Nay_	
Commissioner Cevallos	Aye x		
Commissioner Issa	Aye x	Nay	
Commissioner Nieves	Aye x_	Nay_	
Commissioner Santana	Aye _x_	Nay_	
Commissioner Witherspoon	Aye _x_		
Chairperson Northrop	Aye _x_	Nay	
Vote Total:	7		A

Historic Preservation Office (SHPO) 5. Paterson Historic Preservation Commission

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

During approval of the site plan and PILOT for the Project, the City of Paterson held public hearings where the public was able to provide comment and obtain information about the proposed project. There are no existing residents on the property and the project will not result in any displacement.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project will provide housing to at-risk communities in the Passaic County area. Based on a review of the Environmental Risk Factors, these direct, permanent, and cumulative impacts of the proposed project are determined beneficial to this human community, particularly considering the limited space available for at-risk communities in the area. Furthermore, for community facilities and services, socioeconomic factors, and natural features, no cumulative impacts are foreseen as a result of the proposed project.

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

The construction of a larger building was studied but not pursued due to lower economic efficiency; achievement of lower energy efficiency due to additional building envelope; and overall greater impact on the environment. Because the existing buildings on the site are located in both local and federal historic districts, demolition was not studied.

No Action Alternative [24 CFR 58.40(e)]

The No Action Alternative is not proposed as it does not address the needs of at-risk communities who have limited services and living space in the Passaic County area. Furthermore, a no action alternative would leave a poorly maintained and impervious surface parking lot in place, which adds no environmental benefit to the surrounding community.

Summary of Findings and Conclusions:

An Environmental Assessment of the proposed project site has been prepared and it has determined that the project will have no significant impact on the environment and public...... Therefore, an Environmental Impact Statement under NEPA is not required. The proposed action would not result in adverse impacts to floodplain and wetland

resources or the public health of residents. Any mitigation noted, has reference letter(s) to ensure that the developer is following the necessary steps to be in compliance within the project scope proposed; the regulations Furthermore, the proposed action would benefit the character and environmental quality of the area, while providing necessary housing for at-risk communities in the Passaic County area.

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
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.	N/A	Yes, the community is participating in the National Flood Insurance Program. The developer submitted Flood Insurance for the property.	
Contamination and Toxic Substances	Historic Fill was noted on site via soil boring installation. One soil sample revealed a Benzo[a]pyrene concentration (0.51 parts per million (ppm)) marginally above the New	N/A	REC/AOC-2 and REC/AOC-3 - Historic Fill and Former Industrial Site Operations	

Jersey Department of Based on soil **Environmental Protection** and (NJDEP) Residential Direct groundwater Contact Soil Remediation analytical Standards of 0.5 ppm. One results in groundwater sample exhibited conjunction a concentration of with field tetrachloroethene (1.2 parts observations, per billion (ppb)) marginally First above the NJDEP Groundwater Environment Quality Standards (1.0 ppb). recommends Through the use of the NJDEP's the rounding policy, both implementation of institutional contaminant concentrations are in compliance with their respect (i.e., Deed Notice) and cleanup standard. engineering (i.e., cap) controls to address historic fill and associated contaminants of concern that were identified. below the Site. Any future construction for residential redevelopment must conform to the NJDEP Presumptive Remedy Guidance document and TRSR. Dissolvedphase PCE was detected in temporary monitoring well SB-7/TWP at a

concentration of 1.2 ppb, which is

			marginally
			above the
			NJDEP GWQS of
			1.0 ppb. Due to
			this outlier
			concentration,
			the location of
			SB-7/TWP,
			which is
			spatially
			located along
			the northern
			border of the
			†
			Site, and based
			on the absence
			of observed
			impact (e.g.,
			staining, odors,
			and/or elevated
			PID readings) in
			the recovered
4			soil for all
			borings
			installed at the
			Site, the
			-
			presence of
			low-level PCE in
			groundwater is
			likely attributed
			to regional
			groundwater
			conditions. This
	1		finding should
			be evaluated in
		<u> </u>	accordance
			with the NJDEP
			TRSR and Off-
			site
			Groundwater
			Contamination
			Guidance
			document.
Soil Suitability	Refer to Hudson Essex Passaic		
/ Slope/	Soil Conservation District	2.70	
Erosion /	approval letter; certification	N/A	
Drainage and	letter is valid for 3.5 years from		
Dramage and	1	I	

Storm Water	date of letter (from May 6,			
Runoff	2021)			
HISTORIC PRESERVATION	ARCHEOLOGICAL SURVEY PENDING REVIEW FROM SHPO. SUBSEQUENT CONSULTING PARTIES the National Historic Landmark program and the Paterson Great Falls National Historical Park	N/A	PENDING	

Project Mitigation Plan

REC/AOC-2 and REC/AOC-3 - Historic Fill and Former Industrial Site Operations Based on soil and groundwater analytical results in conjunction with field observations, First Environment recommends the implementation of institutional (i.e., Deed Notice) and engineering (i.e., cap) controls to address historic fill and associated contaminants of concern that were identified below the Site. Any future construction for residential redevelopment must conform to the NJDEP Presumptive Remedy Guidance document and TRSR. Dissolved-phase PCE was detected in temporary monitoring well SB-7/TWP at a concentration of 1.2 ppb, which is marginally above the NJDEP GWQS of 1.0 ppb. Due to this outlier concentration, the location of SB-7/TWP, which is spatially located along the northern border of the Site, and based on the absence of observed impact (e.g., staining, odors, and/or elevated PID readings) in the recovered soil for all borings installed at the Site, the presence of low-level PCE in groundwater is likely attributed to regional groundwater conditions. This finding should be evaluated in accordance with the NJDEP TRSR and Off-site Groundwater Contamination Guidance document.....

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.

Supporting documentation

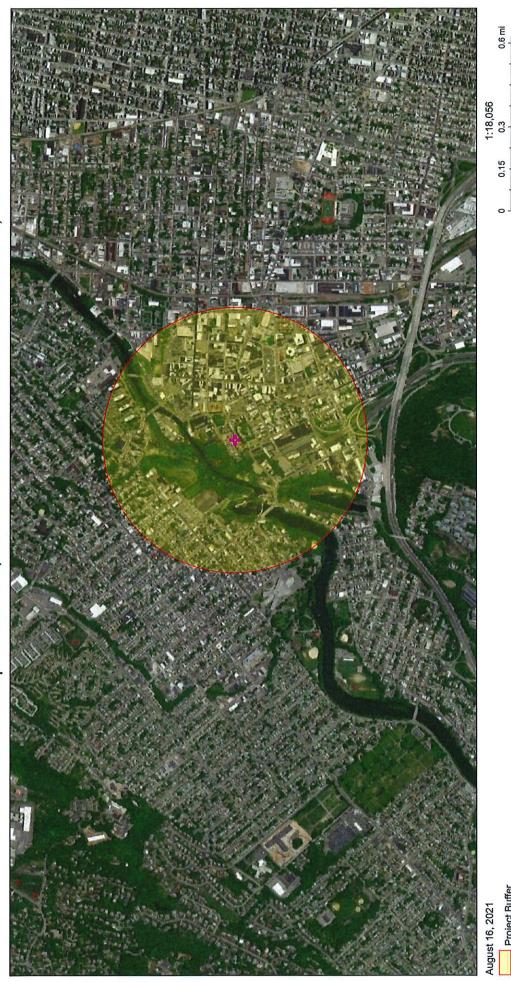
AIRPORTS - 15000 FT FROM PROJECT SITE.pdf AIRPORTS - 2500 FT FROM PROJECT SITE.pdf

Are formal compliance steps or mitigation required?

Yes

√ No

No civilian airport within 2,500 ft of 15 ELLISON ST PATERSON, NJ



August 16, 2021

Project Buffer

Search Result (point)

Airport Points

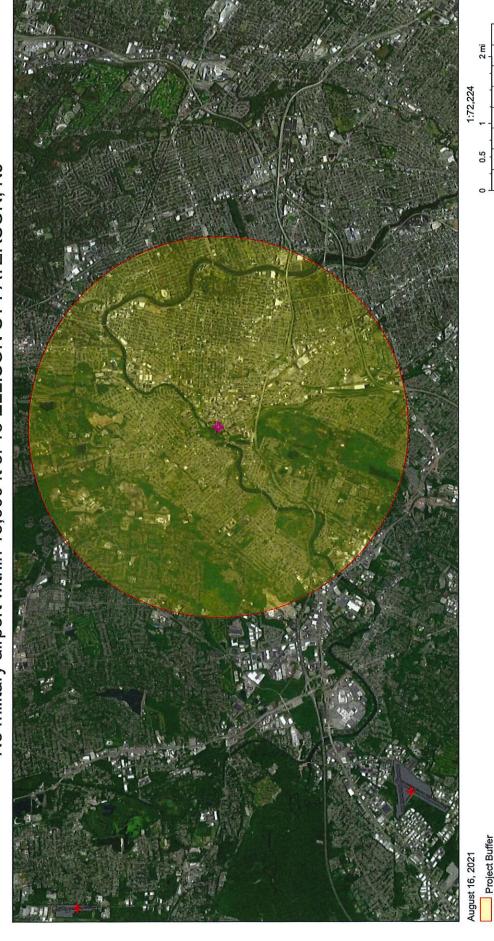
Airport Polygons

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, EPA OEI

0.6 mi

0.25 0.15

No military airport within 15,000 ft of 15 ELLISON ST PATERSON, NJ



Project Buffer

Search Result (point)

Airport Points

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, EPA OE!

Airport Polygons

Coastal Barrier Resources

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

 Is the project located in a CBRS Unit 	Jnit?
---	-------

√ 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. (Refer to CBRS NJ map and CBRS map of project site.)

Supporting documentation

CBRS NJ MAP.pdf CBRS MAP - 15 ELLISON ST.pdf

Are formal compliance steps or mitigation required?

Yes

√ No

U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation



CBRS Units

Otherwise Protected Area

System Unit

CBRS Buffer Zone

,

-74.177126, 40.916915

0 30 60 120 180 ft

1:2,257

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance. Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: DIANA VAZQUEZ

User Organization: CITY OF PATERSON CD

User Supplied Address/Location Description: 15 ELLISON ST. PATERSON, NJ 07501

Pin Location: Outside CBRS

Pin Flood Insurance Prohibition Date: N/A Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at https://www.fws.gov/cbra/maps/index.html.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 8/17/2021 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: https://www.fws.gov/cbra/Flood-Insurance.html.







Flood Insurance

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

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

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

✓ Yes

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

FIRMETTE MAP 15 ELLISON ST(1).pdf

The Federal Emergency Management Agency (FEMA) designates floodplains. The <u>FEMA Map Service Center</u> 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. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

✓ Yes

- 3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?
 - Yes, the community is participating in the National Flood Insurance Program.

Based on the response, the review is in compliance with this section. Flood insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost or the maximum coverage limit, whichever is less.

Document and upload a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance below.

Yes, less than one year has passed since FEMA notification of Special Flood Hazards.

No. The community is not participating, or its participation has been suspended.

Screen Summary

Compliance Determination

The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements. (REFER TO SUPPORTING DOCUMENTS)

Supporting documentation

Cert of Insurance - Ellison Associates LLC Apartment BDR Evidence of Property.pdf NATIONAL FLOOD PROGRAM PARTICIPANTS Paterson NJ pg 18.pdf Flood App Argus Ellison NEW BUILDING Development NFIP.pdf

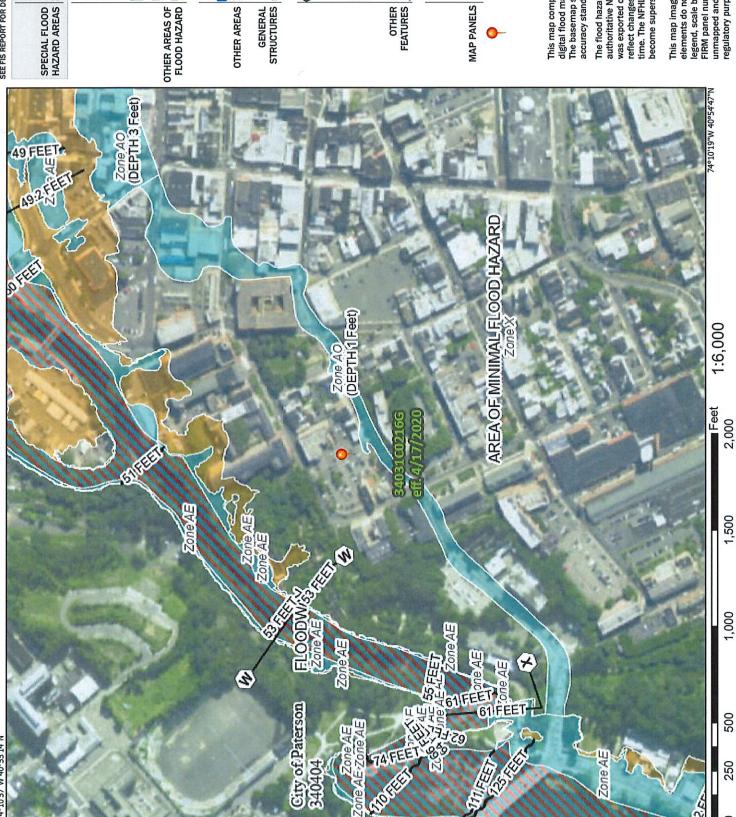
Are formal compliance steps or mitigation required?

Yes

√ No

National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Regulatory Floodway

of 1% annual chance flood with average depth less than one foot or with drainage 0.2% Annual Chance Flood Hazard, Area areas of less than one square mile Zone.

Future Conditions 1% Annual

Area with Flood Risk due to Levee Zone D Area with Reduced Flood Risk due to Chance Flood Hazard Zone X Levee. See Notes. Zone X

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zon

Channel, Culvert, or Storm Sewer

STRUCTURES | 111111 Levee, Dike, or Floodwall GENERAL

Cross Sections with 1% Annual Chance Water Surface Elevation B 202 17.5

Base Flood Elevation Line (BFE) Coastal Transect Limit of Study man Stamm

Jurisdiction Boundary

Coastal Transect Baseline

Hydrographic Feature Profile Baseline

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represe

an authoritative property location.

This map complies with FEMA's standards for the use of The basemap shown complies with FEMA's basemap digital flood maps if it is not void as described below. accuracy standards

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or The flood hazard information is derived directly from the was exported on 8/17/2021 at 10:07 AM and does not become superseded by new data over time. This map image is void if the one or more of the following map legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for elements do not appear: basemap imagery, flood zone labels, regulatory purposes

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM	Init FIRM	Curr Eff I	Rea-Emer	Tribal	CRS Entry	Curr Eff	f Curr	% Disc	% Disc Non
~!!	community reality				Map Date I			Date	Date		SFHA	SFHA
340312	ABERDEEN, TOWNSHIP OF	MONMOUTH COUNTY	02/28/75	03/18/85	06/20/18	03/18/85	No	05/01/10	10/01/15	8	10%	05%
340001	ABSECON, CITY OF	ATLANTIC COUNTY	06/28/74	03/05/76	08/28/18	03/05/76	No	10/01/14	10/01/19	7	15%	05%
340230	ALEXANDRIA, TOWNSHIP OF	HUNTERDON COUNTY	02/01/74	04/01/81	05/02/12	04/01/81	No					
340480	ALLAMUCHY, TOWNSHIP OF	WARREN COUNTY	05/24/74	08/15/83	09/29/11	08/15/83	No					
340019	ALLENDALE, BOROUGH OF	BERGEN COUNTY	03/16/73	07/02/79	08/28/19	07/02/79	No					
340283	ALLENHURST, BOROUGH OF	MONMOUTH COUNTY	08/24/73	03/15/79	09/25/09	03/15/79	No					
340284	ALLENTOWN, BOROUGH OF	MONMOUTH COUNTY	12/21/73	09/16/81	09/25/09	09/16/81	No					
340413	ALLOWAY, TOWNSHIP OF	SALEM COUNTY	06/28/74	06/15/79	06/16/16	06/15/79	No					
340576	ALPHA, BOROUGH OF	WARREN COUNTY	10/22/76	12/23/77	09/29/11(M)	12/23/77	No					
340542	ANDOVER, BOROUGH OF	SUSSEX COUNTY	02/25/77	03/04/83	09/29/11	03/04/83	No					
340527	ANDOVER, TOWNSHIP OF	SUSSEX COUNTY	12/20/74	02/04/83	09/29/11	02/04/83	No			2		
340285	ASBURY PARK, CITY OF	MONMOUTH COUNTY	07/13/73	02/15/79	09/25/09	02/15/79	No					
345278	ATLANTIC CITY, CITY OF	ATLANTIC COUNTY		06/30/70	02/01/85	06/18/71	No	10/01/92	05/01/18	6	20%	10%
340286	ATLANTIC HIGHLANDS, BOROUGH	MONMOUTH COUNTY	12/21/75	08/03/81	06/20/18	08/03/81	No					
340121	OF AUDUBON, BOROUGH OF	CAMDEN COUNTY	03/29/74	10/13/78	08/17/16	10/13/78	No					
345279	AVALON, BOROUGH OF	CAPE MAY COUNTY	04/17/70	12/31/70	10/05/17	12/31/70	No	10/01/96	05/01/20	3	35%	10%
340287	AVON-BY-THE-SEA, BOROUGH OF	MONMOUTH COUNTY	02/01/74	03/15/79	09/25/09	03/15/79	No	10/01/16	10/01/16	6	20%	10%
345280	BARNEGAT LIGHT, BOROUGH OF	OCEAN COUNTY	06/05/70	04/02/71	09/29/06	04/02/71	No	10/01/92	05/01/19	7	15%	05%
340396	BARNEGAT, TOWNSHIP OF	OCEAN COUNTY	05/31/74	12/15/82	09/29/06	12/15/82	No	05/01/14	05/01/19	5	25%	10%
	FORMERLY THE TOWNSHIP OF UNION											
340579	BARRINGTON, BOROUGH OF	CAMDEN COUNTY		09/28/07	(NSFHA)	04/19/88	No					
340085	BASS RIVER, TOWNSHIP OF	BURLINGTON COUNTY	05/10/74	04/04/83	12/21/17	04/04/83	No					
345281	BAY HEAD, BOROUGH OF	OCEAN COUNTY	11/06/70	08/17/71	06/20/18	08/13/71	No	10/01/93	10/01/13	6	20%	10%
340218	BAYONNE, CITY OF	HUDSON COUNTY	05/17/74	08/15/83	08/16/06	08/15/83	No					
345282	BEACH HAVEN, BOROUGH OF	OCEAN COUNTY	06/17/70	04/02/71	09/29/06	04/02/71	No	10/01/91	10/01/13	5	25%	10%
340368	BEACHWOOD, BOROUGH OF	OCEAN COUNTY	06/28/74	05/01/79	09/29/06	05/01/79	No					
340427	BEDMINSTER, TOWNSHIP OF	SOMERSET COUNTY	07/26/74	01/05/84	09/28/07	01/05/84	Nο	10/01/96	05/01/07	6	20%	10%
340177	BELLEVILLE, TOWNSHIP OF	ESSEX COUNTY	01/09/74	09/28/79	04/03/20	09/28/79	No					
340124	BELLMAWR, BOROUGH OF	CAMDEN COUNTY	06/21/74	02/15/80	08/17/16	02/15/80	No					
345283	BELMAR, BOROUGH OF	MONMOUTH COUNTY	05/13/72	05/12/72	09/25/09	05/12/72	No	05/01/15	05/01/20	5	25%	10%
340481	BELVIDERE, TOWN OF	WARREN COUNTY	06/28/74	12/18/79	09/29/11	12/18/79	No					
340020	BERGENFIELD, BOROUGH OF	BERGEN COUNTY	01/09/74	06/01/77	08/28/19	06/01/77	No					
340459	BERKELEY HEIGHTS, TOWNSHIP OF	UNION COUNTY	05/24/74	03/01/78	09/20/06	03/01/78	· No	10/01/92	10/01/94			0%
340369	BERKELEY, TOWNSHIP OF	OCEAN COUNTY	08/02/74	05/19/81	09/29/06	05/19/81	No	10/01/92	05/01/20	5	25%	10%
340125	BERLIN, BOROUGH OF	CAMDEN COUNTY	06/14/74	05/13/77 .	09/28/07(M)	05/13/77	No					
340126	BERLIN, TOWNSHIP OF	CAMDEN COUNTY	06/07/74	02/24/78	09/28/07(M)	02/24/78	No					
340428	BERNARDS, TOWNSHIP OF	SOMERSET COUNTY	01/09/74	09/01/78	09/28/07	09/01/78	No	10/01/10	05/01/17	7	15%	05%
340429	BERNARDSVILLE, BOROUGH OF	SOMERSET COUNTY	12/28/73	03/01/78	09/28/07	03/01/78	No					
340554	BETHLEHEM, TOWNSHIP OF	HUNTERDON COUNTY	11/22/74	12/15/81	09/25/09	12/15/81	No					
340086	BEVERLY, CITY OF	BURLINGTON COUNTY	06/21/74	12/23/77	12/21/17	12/23/77	No					
340482	BLAIRSTOWN, TOWNSHIP OF	WARREN COUNTY	07/26/74	09/01/83	09/29/11	09/01/83	No					
340178	BLOOMFIELD, TOWNSHIP OF	ESSEX COUNTY	06/15/73	08/15/77	04/03/20	08/15/77	No	10/01/94	10/01/97			0%
345284	BLOOMINGDALE, BOROUGH OF	PASSAIC COUNTY	03/10/72	03/10/72	04/17/20	03/10/72	No	10/01/16	10/01/16	8	10%	05%
340231	BLOOMSBURY, BOROUGH OF	HUNTERDON COUNTY	06/14/74	08/06/76	09/25/09	12/01/81	No					
340021	BOGOTA, BOROUGH OF	BERGEN COUNTY	05/31/74	04/01/82	08/28/19	04/01/82	No					
340335	BOONTON, TOWN OF	MORRIS COUNTY	05/28/74	05/19/81	04/17/85	05/19/81	No					
340336	BOONTON, TOWNSHIP OF	MORRIS COUNTY	05/31/74	09/01/78	04/17/85	09/01/78	Nο					
340087	BORDENTOWN, CITY OF	BURLINGTON COUNTY	12/20/74	02/17/82	12/21/17	02/17/82	No					
340088	BORDENTOWN, TOWNSHIP OF	BURLINGTON COUNTY	06/28/74	04/15/82	12/21/17	04/15/82	No					
340430	BOUND BROOK, BOROUGH OF	SOMERSET COUNTY	07/13/73	08/15/83	09/28/07	08/15/83	No					
340289	BRADLEY BEACH, BOROUGH OF	MONMOUTH COUNTY	12/21/73	08/01/79	09/25/09	08/01/79	No	10/01/95	10/01/00	7	15%	05%
	BRANCHBURG, TOWNSHIP OF	SOMERSET COUNTY	04/12/74	06/01/78	09/28/07	06/01/78	No					

Page 1 of 13

08/09/2021

NEW JERSEY

Communities Participating in the National Flood Program

		Communities	Participat	ing in th	ie Nation	al Flood .	Progr	am				
CID	Community Name	County			Curr Eff Map Date	Reg-Emer Date	Triba	I CRS Entry Date	Curr Eff Date		% Disc SFHA	% Disc Nor SFHA
340448	BRANCHVILLE, BOROUGH OF	SUSSEX COUNTY	05/10/74	03/11/83	09/29/11	03/11/83	No	***************************************				
345285	BRICK, TOWNSHIP OF	OCEAN COUNTY		08/04/72	09/29/06	08/04/72	No	05/01/17	05/01/17	6	20%	10%
	Best place to contact Tom Rospos is @ Birdsall Engineering (732) 380-1700 ext 1201											
340165	BRIDGETON, CITY OF	CUMBERLAND COUNTY	05/31/74	01/18/84	06/16/16	01/18/84	No					
340432	BRIDGEWATER, TOWNSHIP OF	SOMERSET COUNTY	06/28/74	12/01/78	09/28/07	12/01/78	No					
340290	BRIELLE, BOROUGH OF	MONMOUTH COUNTY	08/31/73	04/02/79	09/25/09	04/02/79	No					
345286	BRIGANTINE, CITY OF	ATLANTIC COUNTY		05/15/70	08/28/18	06/18/71	No	10/01/92	10/01/15	5	25%	10%
340127	BROOKLAWN, BOROUGH OF	CAMDEN COUNTY	06/21/74	09/14/79	08/17/16	09/14/79	No					
340525	BUENA VISTA, TOWNSHIP OF	ATLANTIC COUNTY	12/20/74	06/22/79	08/28/18	06/22/79	No					
340004	BUENA, BOROUGH OF	ATLANTIC COUNTY	06/28/74	03/04/83	08/28/18(M)	03/04/83	^ No					
345287	BURLINGTON, CITY OF	BURLINGTON COUNTY		07/23/71	12/21/17	07/23/71	No	05/01/98	10/01/18	7	15%	05%
340090	BURLINGTON, TOWNSHIP OF	BURLINGTON COUNTY	04/05/74	02/17/82	12/21/17	02/17/82	No					
340337	BUTLER, BOROUGH OF	MORRIS COUNTY	01/25/74	10/15/85	10/15/85	10/15/85	No					
340557	BYRAM, TOWNSHIP OF	SUSSEX COUNTY	02/28/75	01/05/84	09/29/11	01/05/84	No					
340584	CALDWELL, BOROUGH OF	ESSEX COUNTY		06/04/07	04/03/20	06/04/07	No					
340232	CALIFON, BOROUGH OF	HUNTERDON COUNTY	09/13/74	02/27/76	09/25/09	08/03/81	No					
340128	CAMDEN, CITY OF	CAMDEN COUNTY	04/12/74	12/01/81	08/17/16	12/01/81	No					
345289	CAPE MAY POINT, BOROUGH OF	CAPE MAY COUNTY	07/01/70	12/31/70	10/05/17	12/31/70	No	10/01/93	10/01/13		20%	10%
345288	CAPE MAY, CITY OF	CAPE MAY COUNTY	08/07/70	02/26/71	10/05/17	02/26/71	No	10/01/94	10/01/20	5	25%	10%
340022	CARLSTADT, BOROUGH OF	BERGEN COUNTY	04/12/74	09/20/95	08/28/19	08/31/82	Νo					
340424	CARNEYS POINT, TOWNSHIP OF FORMERLY THE TOWNSHIP OF UPPER PENNS NECK	SALEM COUNTY	10/18/74	06/01/82	06/16/16	06/01/82	No					
340257	CARTERET, BOROUGH OF	MIDDLESEX COUNTY	01/09/74	11/15/78	07/06/10	11/15/78	No					
	Spoke with John P. DuPont Said he could do the FPM since he is employed (construction, zoning, community developement, sub code electric) by the town full time.											
340180	CEDAR GROVE, TOWNSHIP OF	ESSEX COUNTY	02/08/74	02/01/80	04/03/20	02/01/80	No					
340338	CHATHAM, BOROUGH OF	MORRIS COUNTY	06/01/73	02/14/76	07/19/01	02/14/76	No					
340504	CHATHAM, TOWNSHIP OF	MORRIS COUNTY	07/27/73	05/15/80	07/19/01	05/15/80	Nο					
340129	CHERRY HILL, TOWNSHIP OF	CAMDEN COUNTY	02/21/75	08/15/78	08/17/16	08/15/78	Nο					
340397	CHESILHURST, BOROUGH OF	CAMDEN COUNTY		09/28/07	09/28/07(M)	12/23/09	No					
340555	CHESTER, TOWNSHIP OF	MORRIS COUNTY	12/06/74	04/01/82	04/01/82	04/01/82	No					
340091	CHESTERFIELD, TOWNSHIP OF	BURLINGTON COUNTY	06/28/74	01/21/83	12/21/17	01/21/83	No					
340092	CINNAMINSON, TOWNSHIP OF	BURLINGTON COUNTY	05/11/73	05/15/78	12/21/17	05/15/78	No					
345290	CLARK, TOWNSHIP OF	UNION COUNTY	12/28/71	12/23/71	09/20/06	12/23/71	No					
340198	CLAYTON, BOROUGH OF	GLOUCESTER COUNTY	08/31/73	03/11/83	01/20/10	03/11/83	No					
340130	CLEMENTON, BOROUGH OF	CAMDEN COUNTY	06/28/74	02/06/76	06/16/09(M)	10/21/83	No					
	CLIFFSIDE PARK, BOROUGH OF	BERGEN COUNTY		09/20/95	08/28/19	05/13/19	No					
340398	CLIFTON, CITY OF	PASSAIC COUNTY	05/31/74	06/15/82	04/17/20	06/15/82	No					
340233	CLINTON, TOWN OF	HUNTERDON COUNTY	10/18/74	02/02/77	09/25/09	02/02/77	No					
340505	CLINTON, TOWNSHIP OF	HUNTERDON COUNTY	01/31/75	03/01/84	09/25/09	03/01/84	No					
340023	CLOSTER, BOROUGH OF	BERGEN COUNTY	09/06/74	04/18/83	08/28/19	04/18/83	No					
340131	COLLINGSWOOD, BOROUGH OF	CAMBEN COUNTY	11/23/73	07/17/78	08/17/16	07/17/78	No					
340291	COLTS NECK, TOWNSHIP OF	MONMOUTH COUNTY	04/12/74	04/15/82	09/25/09	04/15/82	No					
340166	COMMERCIAL, TOWNSHIP OF	CUMBERLAND COUNTY	08/23/74	12/01/82	06/16/16	12/01/82	No					
340005	CORBIN CITY, CITY OF	ATLANTIC COUNTY	12/06/74	09/30/81	09/30/81	09/30/81	No					
340258	CRANBURY, TOWNSHIP OF	MIDDLESEX COUNTY	05/10/74	05/17/82	07/06/10	05/17/82	No	10101111	10104117	_		0.004
345291	CRANFORD, TOWNSHIP OF	UNION COUNTY	09/02/70	06/19/70	09/20/06	06/25/71	No	10/01/16	10/01/16	1	15%	05%
340024	CRESSKILL, BOROUGH OF	BERGEN COUNTY	07/26/74	12/01/81	08/28/19	12/01/81	No					
340292	DEAL, BOROUGH OF	MONMOUTH COUNTY	01/14/72	03/05/76	09/25/09	03/05/76	No					

Page 2 of 13 08/09/2021

NEW JERSEY

CID	Community Name	County		Init FIRM Identified		Reg-Emer Date	Tribai	CRS Entry Date	Curr Eff Date		% Disc SFHA	% Disc Non SFHA
340553	DEERFIELD, TOWNSHIP OF	CUMBERLAND COUNTY	02/07/75	11/04/81	06/16/16	11/04/81	No		·			
340093	DELANCO, TOWNSHIP OF	BURLINGTON COUNTY	06/21/74	09/28/79	12/21/17	09/28/79	No					
340506	DELAWARE, TOWNSHIP OF	HUNTERDON COUNTY	07/26/74	01/20/82	05/02/12	01/20/82	No					
340094	DELRAN, TOWNSHIP OF	BURLINGTON COUNTY	11/23/73	05/02/77	12/21/17	05/02/77	No	-				
340025	DEMAREST, BOROUGH OF	BERGEN COUNTY	03/15/74	09/30/81	08/28/19	09/30/81	No					
340552	DENNIS, TOWNSHIP OF	CAPE MAY COUNTY	04/04/75	09/17/82	10/05/17	09/17/82	No					
345292	DENVILLE, TOWNSHIP OF	MORRIS COUNTY	06/26/71	06/25/71	04/17/85	06/25/71	No	10/01/11	05/01/16	6	20%	10%
340199	DEPTFORD, TOWNSHIP OF	GLOUCESTER COUNTY	08/09/74	11/17/82	08/17/16	11/17/82	No					
340340	DOVER, TOWN OF	MORRIS COUNTY	03/16/73	10/23/70	07/04/89	09/05/79	No					
340167	DOWNE, TOWNSHIP OF	CUMBERLAND COUNTY	04/20/73	02/15/78	06/16/16	02/15/78	No					
340026	DUMONT, BOROUGH OF	BERGEN COUNTY	05/28/76	09/15/77	08/28/19	09/15/77	No	10/01/17	10/01/17	9	05%	05%
340259	DUNELLEN, BOROUGH OF	MIDDLESEX COUNTY	08/31/73	04/01/77	07/06/10	04/01/77	No					
340372	Spoke with Rick Glanchiglia who assists Scott Luthman Construction Code Official (also CO of Highland Park) best time to reach him is after 4:30 in Dunellen. EAGLESWOOD, TOWNSHIP OF		07/26/74	02/16/83	09/29/06	02/16/83	No					
			07/26/74	09/10/76	09/25/09	11/04/81	No					
340498	EAST AMWELL, TOWNSHIP OF EAST BRUNSWICK, TOWNSHIP OF	HUNTERDON COUNTY MIDDLESEX COUNTY	01/23/74	03/10//0	07/06/10	01/06/82	No					
340260 340200	EAST GREENWICH, TOWNSHIP OF	GLOUCESTER COUNTY	09/06/74	12/01/82	08/17/16	12/01/82	No					
	EAST HANOVER, TOWNSHIP OF	MORRIS COUNTY	08/31/73	04/16/79	06/06/01	04/16/79	No					
340341		HUDSON COUNTY	06/28/74	09/30/77	08/16/06	09/30/77	No					
	EAST NEWARK, BOROUGH OF	ESSEX COUNTY	02/13/76	02/02/77	04/03/20	02/02/77	No					
	EAST ORANGE, CITY OF	BERGEN COUNTY	04/12/74	12/16/80	08/28/19	12/16/80	No					
340028	EAST RUTHERFORD, BOROUGH OF		02/15/74	03/16/83	07/20/16	03/16/83	No					
340244	EAST WINDSOR, TOWNSHIP OF	MERCER COUNTY	10/05/73	09/14/79	12/21/17	09/14/79	No					
340095	EASTAMPTON, TOWNSHIP OF	BURLINGTON COUNTY	06/21/74	09/16/81	06/20/18	09/16/81	No					
340293		MONMOUTH COUNTY BURLINGTON COUNTY	09/13/74	04/15/92	12/21/17	05/25/78	No					
340096	EDGEWATER PARK, TOWNSHIP OF	BERGEN COUNTY	08/02/74	04/01/83	08/28/19	04/01/83	No					
340029	EDGEWATER, BOROUGH OF	MIDDLESEX COUNTY	12/28/73	08/16/82	07/06/10	08/16/82	No					
340261	EDISON, TOWNSHIP OF	ATLANTIC COUNTY	07/26/74	08/02/82	08/02/82	08/02/82	No					
340006	EGG HARBOR CITY, CITY OF	ATLANTIC COUNTY	09/06/74	02/16/83	08/28/18	02/16/83	No	10/01/17	10/01/17	5	25%	10%
340007	EGG HARBOR, TOWNSHIP OF	UNION COUNTY	05/22/70	05/07/71	09/20/06	05/07/71	No	10/01/17	10/01/17		2070	1070
345523	ELIZABETH, CITY OF		06/28/74	09/24/76	01/20/10	10/21/83	No					
340201	ELK, TOWNSHIP OF	GLOUCESTER COUNTY			06/16/16	04/08/83	-No					
340414	ELMER, BOROUGH OF	SALEM COUNTY	06/28/74 01/04/74	04/08/83 11/15/79	08/28/19	11/15/79	No					
340500	ELMWOOD PARK, BOROUGH OF	BERGEN COUNTY			06/16/16	08/02/82	No					
340415	ELSINBORO, TOWNSHIP OF	SALEM COUNTY	07/19/74	08/02/82 09/30/80	08/28/19	09/30/80	No					
340030	EMERSON, BOROUGH OF	BERGEN COUNTY	06/15/73 10/29/76	02/19/86	08/28/19	02/19/86	No	10/01/91	10/01/01	10		0%
340031	ENGLEWOOD, CITY OF	BERGEN COUNTY				03/15/81	No	10/01/51	10/01/01	10		078
340294	ENGLISHTOWN, BOROUGH OF	MONMOUTH COUNTY	06/21/74	03/15/81	09/25/09 04/03/20	03/13/81	No					
340575	ESSEX FELLS, BOROUGH OF	ESSEX COUNTY	12/03/76	01/02/80	07/02/03	11/03/78	No					
340573	ESTELL MANOR, CITY OF	ATLANTIC COUNTY	12/13/74	11/03/78		09/01/83	No					
340097	EVESHAM, TOWNSHIP OF	BURLINGTON COUNTY	05/31/74	09/01/83	12/21/17							
345294	EWING, TOWNSHIP OF	MERCER COUNTY	07/00/70	08/25/72	07/20/16	01/30/76	No					
340295		MONMOUTH COUNTY	07/06/73	10/16/79	06/20/18	10/16/79	No					
340033		BERGEN COUNTY	12/28/73	07/02/81	08/28/19	07/02/81	No	05/04/49	05/01/13		20%	10%
345295	-	ESSEX COUNTY	06/15/73	06/15/73	04/03/20	06/15/73	No	05/01/13	05/01/13	ь	20%	1076
340168	FAIRFIELD, TOWNSHIP OF	CUMBERLAND COUNTY	05/10/74	11/19/82	06/16/16	11/19/82	No					
340034	FAIRVIEW, BOROUGH OF	BERGEN COUNTY	01/25/74	08/02/82	08/28/19	08/02/82	No No					
340463		UNION COUNTY	02/27/76	09/20/06	09/20/06	10/28/77	No					
340433	•	SOMERSET COUNTY	09/07/73	07/03/78	09/28/07	07/03/78	No					
340296	FARMINGDALE, BOROUGH OF	MONMOUTH COUNTY	03/15/74	11/26/82	09/25/09(M		No					
340520	FLEMINGTON, BOROUGH OF	HUNTERDON COUNTY	11/01/74	05/15/80	09/25/09	05/15/80	No					

08/09/2021

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	County	_	~			_		Curr Ef	f Curr	% Disc	% Disc Nor
			identified	Identified	Map Date	Date		Date	Date	Class	SFHA	SFHA
	FLORENCE, TOWNSHIP OF	BURLINGTON COUNTY	06/28/74	03/01/82	12/21/17	03/01/82	No					, <u></u>
340342	FLORHAM PARK, BOROUGH OF	MORRIS COUNTY	06/28/74	09/14/79	12/20/02	09/14/79	No					
340568	FOLSOM, BOROUGH OF	ATLANTIC COUNTY	01/31/75	01/06/82	08/28/18	01/06/82	No					
340035	FORT LEE, BOROUGH OF	BERGEN COUNTY		09/20/95	08/28/19	10/28/77	No					
340526	FRANKFORD, TOWNSHIP OF	SUSSEX COUNTY	01/31/75	02/02/90	09/29/11	03/11/83	No					
340036	FRANKLIN LAKES, BOROUGH OF	BERGEN COUNTY	07/26/74	08/15/84	08/28/19	08/15/84	No					
340449	FRANKLIN, BOROUGH OF	SUSSEX COUNTY	05/17/74	03/15/84	09/29/11	03/15/84	No					
340507	FRANKLIN, TOWNSHIP OF	HUNTERDON COUNTY	07/26/74	08/03/81	09/25/09	08/03/81	No					
340434	FRANKLIN, TOWNSHIP OF	SOMERSET COUNTY	10/12/73	05/15/80	11/04/16	05/15/80	No	05/01/10	05/01/15	6	20%	10%
340202	FRANKLIN, TOWNSHIP OF	GLOUCESTER COUNTY	09/13/74	02/03/82	01/20/10	02/03/82	No					
340563	FRANKLIN, TOWNSHIP OF	WARREN COUNTY	11/22/74	08/02/82	09/29/11	08/02/82	No					
340558	FREDON, TOWNSHIP OF	SUSSEX COUNTY	02/28/75	03/11/83	09/29/11	03/11/83	No					
345536	FREEHOLD, BOROUGH OF	MONMOUTH COUNTY		09/25/09	(NSFHA)	08/23/13	No					
340297	FREEHOLD, TOWNSHIP OF	MONMOUTH COUNTY	02/15/74	07/16/76	09/25/09	04/04/83	No					
340564	FRELINGHUYSEN, TOWNSHIP OF	WARREN COUNTY	11/22/74	02/04/83	09/29/11(M)	•	No					
340234	FRENCHTOWN, BOROUGH OF	HUNTERDON COUNTY	04/12/74	03/16/81	05/02/12	03/16/81	No					
340008	GALLOWAY, TOWNSHIP OF	ATLANTIC COUNTY	01/03/75	05/02/83	06/30/99	05/02/83	No					
340037	GARFIELD, CITY OF	BERGEN COUNTY	06/29/73	04/15/80	08/28/19	04/15/80	No	05/01/12	10/01/14	10		0%
340464	GARWOOD, BOROUGH OF	UNION COUNTY		02/01/77	09/20/06	02/01/77	No					
340545	GIBBSBORO, BOROUGH OF	CAMDEN COUNTY	04/04/75	10/15/81	06/16/09	10/15/81	No					
340203	GLASSBORO, BOROUGH OF	GLOUCESTER COUNTY	06/28/74	08/16/82	01/20/10	08/16/82	No					
340235		HUNTERDON COUNTY	06/28/74	05/17/82	09/25/09	05/17/82	No					
340183	GLEN RIDGE, BOROUGH OF	ESSEX COUNTY	07/06/73	04/03/84	04/03/20	04/03/84	No					
340038	GLEN ROCK, BOROUGH OF	BERGEN COUNTY	06/28/74	07/02/81	08/28/19	07/02/81	No					
340132	•	CAMDEN COUNTY	06/28/74	09/14/79	08/17/16	09/14/79	No					
340133		CAMDEN COUNTY	12/13/74	12/01/82	08/17/16	12/01/82	No					
340529	GREEN, TOWNSHIP OF	SUSSEX COUNTY	11/01/74	02/03/78	09/29/11	10/08/82	No					
340435	GREENBROOK, TOWNSHIP OF	SOMERSET COUNTY	06/21/74	03/15/77	09/28/07	03/15/77	No					
340169	GREENWICH, TOWNSHIP OF	CUMBERLAND COUNTY	11/05/76	03/11/83	06/16/16	03/11/83	No					
340204	GREENWICH, TOWNSHIP OF	GLOUCESTER COUNTY	01/23/74	09/16/82	08/17/16	09/16/82	No	05/01/07	05/01/07	9	05%	05%
340483	GREENWICH, TOWNSHIP OF	WARREN COUNTY	06/14/74	08/02/82	09/29/11	08/02/82	No					
340220	GUTTENBERG, TOWN OF	HUDSON COUNTY	06/28/74	02/06/76	08/16/06	07/16/84	No					
340039	HACKENSACK, CITY OF	BERGEN COUNTY	06/28/74	12/01/82	08/28/19	12/01/82	No					
340484	HACKETTSTOWN, TOWN OF	WARREN COUNTY	05/03/74	09/01/83	09/29/11	09/01/83	No					
	HADDON HEIGHTS, BOROUGH OF	CAMDEN COUNTY	05/10/74	09/28/07	08/17/16(M)		No					
340134	HADDON, TOWNSHIP OF	CAMDEN COUNTY	11/22/74	03/01/82	08/17/16	03/01/82	No					
340501	HADDONFIELD, BOROUGH OF	CAMDEN COUNTY	11/30/73	04/15/77	09/28/07	04/15/77	No					
340099	HAINESPORT, TOWNSHIP OF	BURLINGTON COUNTY	07/30/76	07/16/79	12/21/17	07/16/79	No					
340399	HALEDON, BOROUGH OF	PASSAIC COUNTY	05/10/74	03/16/81	04/17/20	03/16/81	No					
340450	HAMBURG, BOROUGH OF	SUSSEX COUNTY	06/14/74	03/15/84	09/29/11	03/15/84	No			_		
340246	HAMILTON, TOWNSHIP OF	MERCER COUNTY	02/22/74	06/15/82	07/20/16	06/15/82	No	10/01/92	10/01/18	7	15%	05%
340009	HAMILTON, TOWNSHIP OF	ATLANTIC COUNTY	07/26/74	03/15/77	08/28/18	03/15/77	No					
340010	HAMMONTON, TOWN OF	ATLANTIC COUNTY	05/31/74	01/06/82	08/28/18	01/06/82	No					
340236	HAMPTON, BOROUGH OF	HUNTERDON COUNTY	06/07/74	04/01/82	09/25/09	04/01/82	No					
340531	HAMPTON, TOWNSHIP OF	SUSSEX COUNTY	01/24/75	10/07/83	09/29/11	10/07/83	No					
340343	HANOVER, TOWNSHIP OF	MORRIS COUNTY	12/21/73	12/01/77	06/06/01	12/01/77	No					
340344	HARDING, TOWNSHIP OF	MORRIS COUNTY	04/12/74	03/15/82	12/06/01	03/15/82	No					
340528	HARDWICK, TOWNSHIP OF	WARREN COUNTY	02/28/75	01/21/83	09/29/11	01/21/83	No					
340451	HARDYSTON, TOWNSHIP OF	SUSSEX COUNTY	09/06/74	02/25/83	09/29/11	02/25/83	No					
340485	HARMONY, TOWNSHIP OF	WARREN COUNTY	08/16/74	11/04/81	09/29/11	11/04/81	No					
340040	HARRINGTON PARK, BOROUGH OF	BERGEN COUNTY	06/28/74	04/15/81	08/28/19	04/15/81	No					
340221	HARRISON, TOWN OF	HUDSON COUNTY	06/28/74	09/30/77	08/16/06	09/30/77	Na					
0.10005	HARRISON, TOWNSHIP OF	GLOUCESTER COUNTY	07/26/74	04/01/83	01/20/10	04/01/83	No					

Page 4 of 13

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	Communities	Init FHBM	Init FIRM	Curr Eff Map Date	Reg-Emer		CRS Entry	Curr Ef Date		% Disc SFHA	% Disc Non SFHA
345296	HARVEY CEDARS, BOROUGH OF	OCEAN COUNTY	05/26/70	04/02/71	09/29/06	04/02/71	No	10/01/91	10/01/99	8	10%	05%
340041	HASBROUCK HEIGHTS, BOROUGH OF	BERGEN COUNTY	11/30/73	06/30/76	08/28/19	06/30/76	No					
340042	HAWORTH, BOROUGH OF	BERGEN COUNTY	01/25/74	10/15/81	08/28/19	10/15/81	No					
340400	HAWTHORNE, BOROUGH OF	PASSAIC COUNTY	11/30/73	09/17/80	04/17/20	09/17/80	No					
340298	HAZLET, TOWNSHIP OF	MONMOUTH COUNTY	01/09/74	12/01/82	09/25/09	12/01/82	No	05/01/11	10/01/13	6	20%	10%
340262	HELMETTA, BOROUGH OF	MIDDLESEX COUNTY	06/28/74	10/16/84	07/06/10	10/16/84	No					
340508	HIGH BRIDGE, BOROUGH OF	HUNTERDON COUNTY	06/21/74	09/30/81	09/25/09	09/30/81	No					
340263	HIGHLAND PARK, BOROUGH OF	MIDDLESEX COUNTY	04/20/73	06/01/77	07/06/10	06/01/77	No					
345297	HIGHLANDS, BOROUGH OF	MONMOUTH COUNTY	12/15/70	09/03/71	06/20/18	09/03/71	No					
340247	HIGHTSTOWN, BOROUGH OF	MERCER COUNTY	01/09/74	03/15/77	07/20/16	03/15/77	No					
340436	HILLSBOROUGH, TOWNSHIP OF	SOMERSET COUNTY	07/26/74	03/02/81	11/04/16	03/02/81	No					
340043	HILLSDALE, BOROUGH OF	BERGEN COUNTY	01/16/74	12/15/81	08/28/19	12/15/81	No					
340465	HILLSIDE, TOWNSHIP OF	UNION COUNTY	01/09/74	09/14/79	09/20/06	09/14/79	No					
340044	HO-HO-KUS, BOROUGH OF	BERGEN COUNTY	06/22/73	06/01/77	08/28/19	06/01/77	No					
340222	HOBOKEN, CITY OF	HUDSON COUNTY	06/28/74	11/17/82	08/16/06	11/17/82	No					
340509	HOLLAND, TOWNSHIP OF	HUNTERDON COUNTY	07/26/74	03/16/81	05/02/12	03/16/81	No					
340300	HOLMDEL, TOWNSHIP OF	MONMOUTH COUNTY	01/25/74	03/01/82	09/25/09	03/01/82	No	-				
340452	HOPATCONG, BOROUGH OF	SUSSEX COUNTY	06/28/74	04/01/83	09/29/11	04/01/83	No					
340486	HOPE, TOWNSHIP OF	WARREN COUNTY	08/09/74	03/04/83	09/29/11	03/04/83	No					
340248	HOPEWELL, BOROUGH OF	MERCER COUNTY	06/28/74	02/15/78	07/20/16	02/15/78	No					
340170	HOPEWELL, TOWNSHIP OF	CUMBERLAND COUNTY	08/09/74	12/15/78	06/16/16	12/15/78	No					
345298	HOPEWELL, TOWNSHIP OF	MERCER COUNTY	06/15/73	06/15/73	07/20/16	06/15/73	No					
340301	HOWELL, TOWNSHIP OF	MONMOUTH COUNTY	03/22/74	01/06/83	09/25/09	01/06/83	No					
340487	INDEPENDENCE, TOWNSHIP OF	WARREN COUNTY	07/26/74	04/08/83	09/29/11(M)	04/08/83	No					
340302	INTERLAKEN, BOROUGH OF	MONMOUTH COUNTY	03/15/74	01/02/81	09/25/09	01/02/81	No					
340184	IRVINGTON, TOWN OF	ESSEX COUNTY	12/28/73	09/26/75	06/04/07	12/04/79	No					
340374	ISLAND HEIGHTS, BOROUGH OF	OCEAN COUNTY	07/19/74	06/15/79	09/29/06	06/15/79	No					
340375	JACKSON, TOWNSHIP OF	OCEAN COUNTY	01/24/75	09/16/82	09/29/06	09/16/82	No					
340264	JAMESBURG, BOROUGH OF	MIDDLESEX COUNTY	06/28/74	05/15/84	07/06/10	05/15/84	No					
340522	JEFFERSON, TOWNSHIP OF	MORRIS COUNTY	10/25/74	07/05/83	07/05/83	07/05/83	No					
340223	JERSEY CITY, CITY OF	HUDSON COUNTY	07/25/75	03/01/84	08/16/06	03/01/84	Nο					
340303	KEANSBURG, BOROUGH OF	MONMOUTH COUNTY	04/20/73	05/16/83	09/25/09	05/16/83	Nο	05/01/15	05/01/15	7	15%	05%
340224	KEARNY, TOWN OF	HUDSON COUNTY	06/28/74	12/01/77	08/16/06	12/01/77	Nο					
	Spoke with Jo Waller the new Borough Clerk regarding the Mapi/Ordinance adoption. Left Message for Michael Martello (201) 955-788-3005 re permit process. Mike Neglia Town engineer Neglia Engineering (201) 933-8805.	Thion county	40190770	02/02/02	00/00/06	03/02/83	No					
340466	KENILWORTH, BOROUGH OF	UNION COUNTY	10/26/73	03/02/83	09/20/06							
340304	KEYPORT, BOROUGH OF	MONMOUTH COUNTY	01/23/74	07/02/79	09/25/09	07/02/79	No					
340499	KINGWOOD, TOWNSHIP OF	HUNTERDON COUNTY	03/15/74	11/04/81	05/02/12	11/04/81	No					
340488	•	WARREN COUNTY	08/16/74	01/06/83	09/29/11	01/06/83	No	40/04/02	40/04/00	10		00/
	LACEY, TOWNSHIP OF	OCEAN COUNTY	01/24/75	09/01/77	09/29/06	09/01/77	No	10/01/92	10/01/93	10		0%
	LAFAYETTE, TOWNSHIP OF	SUSSEX COUNTY	12/20/74	03/05/90	09/29/11	03/18/83	No					
340328	·	MONMOUTH COUNTY	02/22/74	11/28/80	09/25/09	11/28/80	No					
	Formerly known as the borough of Soutl Belmar. Change became effective January 4, 2005.	h										
340377	LAKEHURST, BOROUGH OF	OCEAN COUNTY	06/28/74	12/15/82	09/29/06	12/15/82	No					
340378	LAKEWOOD, TOWNSHIP OF	OCEAN COUNTY	01/16/74	03/15/77	09/29/06	03/15/77	Nο					
340237	LAMBERTVILLE, CITY OF	HUNTERDON COUNTY	01/18/74	04/01/81	05/02/12	04/01/81	No	05/01/12	05/01/17	7	15%	05%
340547	LAUREL SPRINGS, BOROUGH OF	CAMDEN COUNTY	02/21/75	05/13/77	06/16/09(M)	05/13/77	No					
340379	LAVALLETTE, BOROUGH OF	OCEAN COUNTY		06/11/71	09/29/06	06/11/71	No	05/04/04	10/01/13	6	20%	10%
0.40500	LAWNSIDE, BOROUGH OF	CAMDEN COUNTY	06/21/74	11/12/76	09/28/07	09/01/78	Νo					

Page 5 of 13

08/09/2021

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	County		Init FIRM		Reg-Emer	Triba	CRS Entry	y Curr Ef		% Disc SFHA	% Disc Nor SFHA
	LAMBENOE TANAMINE OF	CHAREN AND COUNTY						Баце	Date	Oldss	OFTIA	JETIA
340171	•	CUMBERLAND COUNTY	10/18/74	11/26/82	06/16/16	11/26/82	No					
340250	•	MERCER COUNTY	06/01/73	12/01/77	07/20/16	12/01/77	No					
345299 340510	LEBANON, BOROUGH OF	HUNTERDON COUNTY	08/18/72	08/18/72	09/25/09	08/18/72	No		•			
340045	,	HUNTERDON COUNTY	08/18/72	01/05/84	09/25/09	01/05/84	No					
	'	BERGEN COUNTY	07/11/75	07/05/82	08/28/19	07/05/82	No					
340489 345300	LIBERTY, TOWNSHIP OF	WARREN COUNTY	08/09/74	03/18/83	09/29/11	03/18/83	No No	4 O IO 4 IO 4	00104140	-	0504	4007
340467	LINCOLN PARK, BOROUGH OF LINDEN, CITY OF	MORRIS COUNTY UNION COUNTY	09/15/71	07/01/74	08/19/86 09/20/06	09/10/71	No No	10/01/91	05/01/16		25%	10%
340467	LINDENWOLD, BOROUGH OF	CAMDEN COUNTY	06/07/74	11/24/76		11/24/76	Na N-	10/01/91	10/01/02	В	10%	05%
340011	LINWOOD, CITY OF	ATLANTIC COUNTY	11/22/74 03/29/74	09/17/80 01/19/83	06/16/09 08/28/18	09/17/80 01/19/83	No No	10/01/14	05/01/20	-	25%	10%
340380	LITTLE EGG HARBOR, TOWNSHIP OF		05/10/74	09/01/83	09/29/06	09/01/83	No No		05/01/20			
340401	LITTLE EGG HARDON, TOWNSHIP OF	PASSAIC COUNTY						05/01/18			20%	10%
		BERGEN COUNTY	12/28/73 12/21/73	08/17/81	04/17/20	08/17/81	No N-	05/01/10	10/01/20		25%	10%
	LITTLE FERRY, BOROUGH OF LITTLE SILVER, BOROUGH OF			06/15/82	08/28/19	06/15/82	No No	10/01/15	10/01/15	(15%	05%
	LIVINGSTON, TOWNSHIP OF	MONMOUTH COUNTY ESSEX COUNTY	08/31/73	02/01/78	06/20/18	02/01/78	No					
	LOCH ARBOUR, VILLAGE OF	MONMOUTH COUNTY	06/01/73	03/15/77	04/03/20	03/15/77	No No					
340047			11/30/73	03/15/79	09/25/09	03/15/79	No	40104100	40/04/00	40		24
	•	BERGEN COUNTY	07/27/73	02/15/78	08/28/19	02/15/78	No	10/01/92	10/01/93	10		0%
	LOGAN, TOWNSHIP OF	GLOUCESTER COUNTY	09/13/74	01/06/83	08/17/16	01/06/83	No	40104100	10101110	_	0.721	4004
340307	LONG BEACH, TOWNSHIP OF	OCEAN COUNTY	05104.574	05/26/70	09/29/06	03/26/71	No	10/01/92	10/01/13		25%	10%
	LONG BRANCH, CITY OF	MONMOUTH COUNTY	05/31/74	05/05/76	06/20/18	05/05/76	No	05/01/18	05/01/18		15%	05%
	LONG HILL, TOWNSHIP OF	MORRIS COUNTY	02/15/74	10/14/77	09/21/01	10/14/77	No	10/01/17	10/01/17		15%	05%
	LONGPORT, BOROUGH OF	ATLANTIC COUNTY	08/12/70	06/18/71	08/28/18	06/18/71	No	10/01/95	10/01/13	5	25%	10%
	LOPATCONG, TOWNSHIP OF	WARREN COUNTY	08/27/76	01/02/81	09/29/11	01/02/81	No					
340416	LOWER ALLOWAYS CREEK, TOWNSHIP OF	SALEM COUNTY	09/13/74	04/18/83	06/16/16	04/18/83	No 	10101110	40104440	_		****
	LOWER, TOWNSHIP OF	CAPE MAY COUNTY	07/19/74	02/02/83	07/15/92	02/02/83	No	10/01/18	10/01/18	7	15%	05%
340100	LUMBERTON, TOWNSHIP OF	BURLINGTON COUNTY	04/05/74	08/15/83	12/21/17	08/15/83	No					
340048	LYNDHURST, TOWNSHIP OF	BERGEN COUNTY	07/26/74	06/15/78	08/28/19	06/15/78	No					
340347	MADISON, BOROUGH OF	MORRIS COUNTY		07/16/79	04/15/02	07/16/79	No					
340138	MAGNOLIA, BOROUGH OF	CAMDEN COUNTY	02/25/77	11/24/78	09/28/07(M)		No					
340049	MAHWAH, TOWNSHIP OF	BERGEN COUNTY	04/05/74	11/03/82	08/28/19	11/03/82	No					
340308	MANALAPAN, TOWNSHIP OF	MONMOUTH COUNTY	07/20/73	09/15/77	09/25/09	09/15/77	No					
345303	MANASQUAN, BOROUGH OF	MONMOUTH COUNTY	05/13/72	05/12/72	09/25/09	05/12/72	No	10/01/92	05/01/18	5	25%	10%
340382	MANCHESTER, TOWNSHIP OF	OCEAN COUNTY	10/18/74	05/02/83	09/29/06	05/02/83	No					
340417	MANNINGTON, TOWNSHIP OF	SALEM COUNTY	10/25/74	11/18/83	06/16/16	11/18/83	No					
340491	MANSFIELD, TOWNSHIP OF	WARREN COUNTY	08/16/74	09/15/83	09/29/11	09/15/83	No					
340102	MANSFIELD, TOWNSHIP OF	BURLINGTON COUNTY	07/26/74	03/18/83	12/21/17	03/18/83	No					
340383	MANTOLOKING, BOROUGH OF	OCEAN COUNTY	05/31/74	09/30/77	09/29/06	09/30/77	No	10/01/92	10/01/13	5	25%	10%
340207	MANTUA, TOWNSHIP OF	GLOUCESTER COUNTY	03/22/74	11/03/82	08/17/16	11/03/82	No					
340437	MANVILLE, BOROUGH OF	SOMERSET COUNTY	04/13/73	02/15/78	11/04/16	02/15/78	Nο	10/01/14	05/01/20	5	25%	10%
340101	MAPLE SHADE, TOWNSHIP OF	BURLINGTON COUNTY	03/15/74	12/18/79	12/21/17	12/18/79	No					
340186	MAPLEWOOD, TOWNSHIP OF	ESSEX COUNTY	05/04/73	08/15/77	06/04/07	08/15/77	No					
345304	MARGATE CITY, CITY OF	ATLANTIC COUNTY	06/18/71	06/19/71	08/28/18	06/19/71	No	10/01/92	10/01/13	5	25%	10%
340310	MARLBORO, TOWNSHIP OF	MONMOUTH COUNTY	12/28/73	06/15/78	09/25/09	06/15/78	No					
340311	MATAWAN, BOROUGH OF	MONMOUTH COUNTY	03/01/74	09/30/81	06/20/18	09/30/81	No					
340172	MAURICE RIVER, TOWNSHIP OF	CUMBERLAND COUNTY	05/31/74	01/19/78	06/16/16	01/19/78	No					
340050	MAYWOOD, BOROUGH OF	BERGEN COUNTY		08/15/77	08/28/19	08/15/77	No					
340103	MEDFORD LAKES, BOROUGH OF	BURLINGTON COUNTY	05/31/74	06/01/81	12/21/17	06/01/81	No					
340104	MEDFORD, TOWNSHIP OF	BURLINGTON COUNTY	02/01/74	08/15/83	12/21/17	08/15/83	No					
340540	MENDHAM, BOROUGH OF	MORRIS COUNTY	01/31/75	11/04/92	11/04/92	11/04/08	No					
340511	MENDHAM, TOWNSHIP OF	MORRIS COUNTY	09/17/76	07/05/82	10/02/97	07/05/82	No					
340569	MERCHANTVILLE, BOROUGH OF	CAMDEN COUNTY		09/28/07	(NSFHA)	05/26/78	No					
340266	METUCHEN, BOROUGH OF	MIDDLESEX COUNTY	11/05/76	12/04/79	07/06/10	12/04/79	No					
340154	MIDDLE, TOWNSHIP OF	CAPE MAY COUNTY	09/20/74	05/16/77	10/05/17	05/16/77	No					

Page 6 of 13

08/09/2021

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM		Curr Eff	Reg-Emer		CRS Entry Date	Curr Eff		% Disc SFHA	% Disc Non SFHA
	THEOLEGEN PODOLIGIS OF	AUDOLEGEN COLLAIDA			•		NT-					
	MIDDLESEX, BOROUGH OF	MIDDLESEX COUNTY	07/10/71 07/19/74	07/10/71 02/15/84	07/06/10 06/20/18	07/09/71 02/15/84	No No	05/01/12	10/01/13	e	20%	10%
340313	MIDDLETOWN, TOWNSHIP OF	MONMOUTH COUNTY				09/30/77	No	03/01/12	10/01/13	v	20 /0	10 /0
340051	MIDLAND PARK, BOROUGH OF	BERGEN COUNTY	01/23/74	09/30/77	08/28/19							
340239	•	HUNTERDON COUNTY	06/28/74	11/18/81	05/02/12	11/18/81	No					
340187	MILLBURN, TOWNSHIP OF	ESSEX COUNTY	04/27/73	08/01/79	06/04/07	08/01/79	No					
340438	MILLSTONE, BOROUGH OF	SOMERSET COUNTY	03/22/74	04/03/78	11/04/16	04/03/78	No					
340314	•	MONMOUTH COUNTY	03/29/74	01/20/82	09/25/09	01/20/82	No					
340268		MIDDLESEX COUNTY	05/03/74	02/04/81	07/06/10	02/04/81	No					
	-	CUMBERLAND COUNTY	01/14/77	06/15/82	06/16/16	06/15/82	No					
340556	-	MORRIS COUNTY	01/07/77	09/17/82	05/03/93	09/17/82	No	10101117	10/04/47		1001	0.501
340315	•	MONMOUTH COUNTY	05/17/74	05/16/77	06/20/18	05/16/77	No	10/01/17	10/01/17	ង	10%	05%
340269	MONROE, TOWNSHIP OF	MIDDLESEX COUNTY	03/08/74	04/17/85	07/06/10	04/17/85	No					
340208		GLOUCESTER COUNTY	09/20/74	01/20/82	01/20/10	01/20/82	No					
340559	MONTAGUE, TOWNSHIP OF	SUSSEX COUNTY	03/28/75	03/04/83	09/29/11	03/04/83	No					
340188	MONTCLAIR, TOWNSHIP OF	ESSEX COUNTY	03/09/73	09/15/77	04/03/20	09/15/77	No	10/01/94	10/01/95	10		0%
340439	-	SOMERSET COUNTY	07/26/74	04/01/81	11/04/16	04/01/81	No					
340052		BERGEN COUNTY	09/06/74	06/15/81	08/28/19	06/15/81	No					
340349		MORRIS COUNTY	12/28/73	02/15/80	08/19/85	02/15/80	No					
340053	MOONACHIE, BOROUGH OF	BERGEN COUNTY	06/28/74	03/18/83	08/28/19	03/18/83	No					
340105	•	BURLINGTON COUNTY	03/16/73	02/11/72	08/28/19	09/15/78	No					
340351	MORRIS PLAINS, BOROUGH OF	MORRIS COUNTY	06/28/74	06/01/81	07/05/00	06/01/81	No					
340350	MORRIS, TOWNSHIP OF	MORRIS COUNTY	05/31/74	06/01/81	06/01/81	06/01/81	No					
340352	MORRISTOWN, TOWN OF	MORRIS COUNTY	02/01/74	05/19/81	07/03/86	05/19/81	No					
340541	MOUNT ARLINGTON, BOROUGH OF	MORRIS COUNTY	04/11/75	10/26/79	10/26/79(M)	10/26/79	No					
340140	MOUNT EPHRAIM, BOROUGH OF	CAMDEN COUNTY	06/21/74	09/01/78	08/17/16	09/01/78	No					
340106	MOUNT HOLLY, TOWNSHIP OF	BURLINGTON COUNTY	04/20/73	08/01/79	12/21/17	08/01/79	No					
340107	MOUNT LAUREL, TOWNSHIP OF	BURLINGTON COUNTY	01/09/74	03/02/81	08/28/19	03/02/81	No					
340353	MOUNT OLIVE, TOWNSHIP OF	MORRIS COUNTY	01/16/74	05/15/85	05/15/85	05/15/85	No					
340468	MOUNTAINSIDE, BOROUGH OF	UNION COUNTY		02/16/77	09/20/06	02/16/77	No					
340517	MULLICA, TOWNSHIP OF	ATLANTIC COUNTY	11/01/74	03/01/82	08/28/18	03/01/82	No	10/01/94	05/01/08	10		0%
340209	NATIONAL PARK, BOROUGH OF	GLOUCESTER COUNTY	04/12/74	09/02/82	08/17/16	09/02/82	No	10/01/12	10/01/17	8	10%	05%
340316	NEPTUNE CITY, BOROUGH OF	MONMOUTH COUNTY	06/28/74	08/11/78	09/25/09	08/11/78	No					
340317	NEPTUNE, TOWNSHIP OF	MONMOUTH COUNTY	07/13/73	02/16/77	09/25/09	02/16/77	No	05/01/15	10/01/20	5	25%	10%
340354	NETCONG, BOROUGH OF	MORRIS COUNTY	05/03/74	08/02/82	08/02/82	08/02/82	No					
340270	NEW BRUNSWICK, CITY OF	MIDDLESEX COUNTY	06/15/73	12/04/79	07/06/10	12/04/79	No					
340108	NEW HANOVER, TOWNSHIP OF	BURLINGTON COUNTY	08/09/74	05/11/79	12/21/17(M)	05/11/79	No					
340570	COMMISSION	BERGEN COUNTY	10/08/76	12/15/82	08/28/19	12/15/82	No	10/01/92	05/01/09	7	15%	05%
	The Hackensack Meadowlands Commission was renamed the New Jersey Meadowlands Commission on August 27, 2001.											
340054	NEW MILFORD, BOROUGH OF	BERGEN COUNTY		04/01/77	08/28/19	04/01/77	No					
345306	NEW PROVIDENCE, BOROUGH OF	UNION COUNTY		11/23/73	09/20/06	11/23/73	No					
340189	NEWARK, CITY OF	ESSEX COUNTY	03/15/74	03/28/80	04/03/20	03/28/80	No					
340453	NEWTON, TOWN OF	SUSSEX COUNTY	06/28/74	04/18/83	09/29/11	04/18/83	No					
340055	NORTH ARLINGTON, BOROUGH OF	BERGEN COUNTY	03/29/74	04/03/78	08/28/19	04/03/78	No					
340225	NORTH BERGEN, TOWNSHIP OF	HUDSON COUNTY	06/28/74	09/30/82	08/16/06	09/30/82	No					
	Spoke with Building offical towns in a flood zone floods all the time (below sea level) can only inspect on dry days. Brian Ribfiror zoning and construction code Ribfical. Tried to follow up on the ordinance and map adoption but											
340271	borough clerk was no NORTH BRUNSWICK, TOWNSHIP OF	MIDDLESEX COUNTY	06/28/74	05/01/80	07/06/10	05/01/80	No					

Page 7 of 13

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM	0		Reg-Emer	Tribal	CRS Entry Date	Curr Eff Date		% Disc SFHA	% Disc Non SFHA
340190	NORTH CALDWELL, BOROUGH OF	ESSEX COUNTY	06/07/74	04/03/85	04/03/20	04/03/85	No					
340402	NORTH HALEDON, BOROUGH OF	PASSAIC COUNTY	05/31/74	07/02/81	04/17/20	07/02/81	No					
340109	NORTH HANOVER, TOWNSHIP OF	BURLINGTON COUNTY	07/19/74	08/03/79	12/21/17	08/03/79	No					
345307	NORTH PLAINFIELD, BOROUGH OF	SOMERSET COUNTY	08/20/71	08/20/71	09/28/07	08/20/71	No	10/01/92	10/01/09	8	10%	05%
345308	NORTH WILDWOOD, CITY OF	CAPE MAY COUNTY	03/06/71	03/06/71	10/05/17	03/05/71	No	10/01/00	05/01/17	6	20%	10%
340014	NORTHFIELD, CITY OF	ATLANTIC COUNTY	06/28/74	11/02/79	01/19/83(M)	11/02/79	No					
340056	NORTHVALE, BOROUGH OF	BERGEN COUNTY	08/31/73	01/20/82	08/28/19	01/20/82	No					
340057	NORWOOD, BOROUGH OF	BERGEN COUNTY	01/16/74	04/18/83	08/28/19	04/18/83	No					
340191	NUTLEY, TOWNSHIP OF	ESSEX COUNTY	05/25/73	04/15/77	04/03/20	04/15/77	No					
345309	OAKLAND, BOROUGH OF	BERGEN COUNTY		06/30/70	08/28/19	06/30/70	No	05/01/17	05/01/17	7	15%	05%
340141	OAKLYN, BOROUGH OF	CAMDEN COUNTY	02/22/74	11/03/78	08/17/16	11/03/78	No					
345310	OCEAN CITY, CITY OF	CAPE MAY COUNTY	04/17/70	04/17/70	10/05/17	11/27/70	No	10/01/92	05/01/20	4	30%	10%
340384	OCEAN GATE, BOROUGH OF	OCEAN COUNTY	05/31/74	05/19/81	09/29/06	05/19/81	No					
340518	OCEAN, TOWNSHIP OF	OCEAN COUNTY	02/28/75	01/06/83	09/29/06	01/06/83	No	05/01/14	05/01/14	6	20%	10%
340319	OCEAN, TOWNSHIP OF	MONMOUTH COUNTY	06/01/73	10/14/77	09/25/09	10/14/77	No	10/01/17	10/01/17	8	10%	05%
340320	OCEANPORT, BOROUGH OF	MONMOUTH COUNTY	05/11/73	02/16/77	06/20/18	02/16/77	No	05/01/10	10/01/15	7	15%	05%
340454	OGDENSBURG, BOROUGH OF	SUSSEX COUNTY	05/17/74	09/05/84	09/29/11	09/05/84	No					
340265	OLD BRIDGE, TOWNSHIP OF	MIDDLESEX COUNTY	06/28/74	11/15/85	07/06/10	11/15/85	No					
340059	OLD TAPPAN, BOROUGH OF	BERGEN COUNTY	06/22/73	04/15/77	08/28/19	04/15/77	No					
340418	OLDMANS, TOWNSHIP OF	SALEM COUNTY	08/02/74	01/07/83	06/16/16	01/07/83	No					
340060	ORADELL, BOROUGH OF	BERGEN COUNTY	06/15/73	03/15/77	08/28/19	03/15/77	No					
340192	ORANGE TOWNSHIP, CITY OF	ESSEX COUNTY	11/26/76	06/15/84	04/03/20	06/15/84	No					
340492	OXFORD, TOWNSHIP OF	WARREN COUNTY	06/21/74	03/11/83	09/29/11(M)		No					
340061	PALISADES PARK, BOROUGH OF	BERGEN COUNTY	12/28/73	06/01/82	08/28/19	06/01/82	No					
340110	PALMYRA, BOROUGH OF	BURLINGTON COUNTY	03/15/74	06/01/78	12/21/17	06/01/78	No	10/01/09	05/01/15	7	15%	05%
340062	PARAMUS, BOROUGH OF	BERGEN COUNTY	08/31/73	06/01/84	08/28/19	06/01/84	No					
340063	PARK RIDGE, BOROUGH OF	BERGEN COUNTY	01/18/74	05/05/81	08/28/19	05/05/81	No					
340355	PARSIPPANY-TROY HILLS, TOWNSHIP OF	MORRIS COUNTY	06/21/74	02/19/86	02/19/86	02/19/86	No	10/01/91	05/01/09	10		0%
340403	PASSAIC, CITY OF	PASSAIC COUNTY	08/31/73	09/28/79	04/17/20	09/28/79	No					
340404	PATERSON, CITY OF	PASSAIC COUNTY	06/01/73	02/16/77	04/17/20	02/16/77	No					
340210	PAULSBORO, BOROUGH OF	GLOUCESTER COUNTY	08/09/74	09/02/82	08/17/16	09/02/82	No					
340441	PEAPACK AND GLADSTONE, BOROUGH OF	SOMERSET COUNTY	03/01/74	12/15/77	09/28/07	12/15/77	No					
340111	PEMBERTON, BOROUGH OF	BURLINGTON COUNTY	08/20/76	09/14/79	12/21/17	11/05/79	No					
340112	PEMBERTON, TOWNSHIP OF	BURLINGTON COUNTY	12/13/74	03/04/80	12/21/17	03/04/80	No					
340251	PENNINGTON, BOROUGH OF	MERCER COUNTY	08/24/73	06/25/76	07/20/16	06/25/76	No					
340419	PENNS GROVE, BOROUGH OF	SALEM COUNTY	06/28/74	07/05/82	06/16/16	07/05/82	No					
340142	PENNSAUKEN, TOWNSHIP OF	CAMDEN COUNTY	01/16/74	04/15/77	08/17/16	04/15/77	No					
340512	PENNSVILLE, TOWNSHIP OF	SALEM COUNTY	09/13/74	12/15/82	06/16/16	12/15/82	No	10/01/16	10/01/16	8	10%	05%
345311	PEQUANNOCK, TOWNSHIP OF	MORRIS COUNTY		05/21/71	09/17/92	05/21/71	No	10/01/11	10/01/16	5	25%	10%
340272	PERTH AMBOY, CITY OF	MIDDLESEX COUNTY	06/21/74	12/18/79	07/06/10	12/18/79	No	10/01/17	10/01/17	9	05%	05%
340493	PHILLIPSBURG, TOWN OF	WARREN COUNTY	04/13/73	01/16/81	09/29/11	01/16/81	No					
340420	PILESGROVE, TOWNSHIP OF	SALEM COUNTY	11/29/74	10/21/83	06/16/16	10/21/83	No					
340385	PINE BEACH, BOROUGH OF	OCEAN COUNTY	06/28/74	08/11/78	09/29/06	08/11/78	No					
340143	PINE HILL, BOROUGH OF	CAMDEN COUNTY	06/21/74	02/24/78	06/16/09(M)	02/24/78	No					
340365	PINE VALLEY, BOROUGH OF	CAMDEN COUNTY		09/28/07	06/16/09(M)	09/16/09	No					
340274	PISCATAWAY, TOWNSHIP OF	MIDDLESEX COUNTY	06/28/74	01/18/84	07/06/10	01/18/84	No					
in teats	Lyn Evers is the part time administrator. Rich Kosenski VP of T & M Engineering is the Flood Plain Administrator. Spoke with John Connolly the zoning offical, a co-worker is looking for literature and training. We will send the literature but I	OLOUGESTED SSCHIEV	001:55:	0.110.1100	04/02/15	O Ho : Inc						
340211	PITMAN, BOROUGH OF	GLOUCESTER COUNTY	03/15/74	04/01/83	01/20/10	04/01/83	No					

Page 8 of 13 08/09/2021

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM	Init FIRM	Curr Eff I Map Date I	Reg-Emer	_		Curr Eff Date		% Disc SFHA	% Disc Non SFHA
	PITTSGROVE, TOWNSHIP OF	SALEM COUNTY	07/19/74	11/18/83	06/16/16	11/18/83	No					
	PLAINFIELD, CITY OF	UNION COUNTY		06/25/71	09/20/06	06/25/71		10/01/91	10/01/98	10		0%
340275	· · · · · · · · · · · · · · · · · · ·	MIDDLESEX COUNTY	05/31/74	06/19/85	07/06/10	06/19/85	No			_		
	PLEASANTVILLE, CITY OF	ATLANTIC COUNTY	05/31/74	01/19/83	01/19/83	01/19/83		10/01/14	05/01/19	5	25%	10%
	PLUMSTED, TOWNSHIP OF	OCEAN COUNTY	06/28/74	09/30/81	09/29/06	09/30/81	No					
340494	POHATCONG, TOWNSHIP OF	WARREN COUNTY	08/16/74	09/30/81	09/29/11	09/30/81	No	10101100	40/04/45		0001	4001
340388	POINT PLEASANT BEACH, BOROUGH OF		11/23/73	06/15/79	06/20/18	06/15/79		10/01/93	10/01/15		20%	10%
	POINT PLEASANT, BOROUGH OF	OCEAN COUNTY		07/02/72	06/20/18	07/07/72		10/01/93	10/01/15		15%	05%
345528	POMPTON LAKES, BORO OF	PASSAIC COUNTY	06/02/70	06/02/70	04/17/20	09/04/70		10/01/11	05/01/13	5	25%	10%
	PORT REPUBLIC, CITY OF	ATLANTIC COUNTY	08/23/74	07/15/83	07/15/92	07/05/83	No					
340252	PRINCETON, BOROUGH OF	MERCER COUNTY	06/15/73	12/04/84	07/20/16	12/04/84	No					
340406	The Township and Borough of Princeon New Jersey has merged to form one community which will be known as the Borough of Princeton, Mercer County, New Jersey under CID 340252. CID 340253 is now defunct and the policies associated with CID 340253 shoul PROSPECT PARK, BOROUGH OF	PASSAIC COUNTY	05/03/74	04/03/78	04/17/20	04/03/78	No					
	QUINTON, TOWNSHIP OF	SALEM COUNTY	08/09/74	04/15/83	06/16/16	04/15/83	No					
345314	RAHWAY, CITY OF	UNION COUNTY	00/03/74	12/23/71	09/20/06	12/17/71	No	10/01/92	10/01/18	7	15%	05%
340064	RAMSEY, BOROUGH OF	BERGEN COUNTY	01/09/74	09/02/81	08/28/19	09/02/81	No	1010 1102	10.01110	•	1074	0075
340358	RANDOLPH, TOWNSHIP OF	MORRIS COUNTY	02/15/74	12/18/79	06/18/87	12/18/79	No					
340442	RARITAN, BOROUGH OF	SOMERSET COUNTY	05/03/74	12/15/81	09/28/07	12/15/81	No					
340240	RARITAN, TOWNSHIP OF	HUNTERDON COUNTY	07/26/74	11/15/85	09/25/09	11/15/85	No					
340514	READINGTON, TOWNSHIP OF	HUNTERDON COUNTY	07/08/77	02/15/85	09/25/09	02/15/85	No					
340321	RED BANK, BOROUGH OF	MONMOUTH COUNTY	03/08/74	05/19/81	06/20/18	05/19/81	No					
340066	RIDGEFIELD PARK, VILLAGE OF	BERGEN COUNTY	06/28/74	10/15/82	08/28/19	10/15/82	No					
340065	RIDGEFIELD, BOROUGH OF	BERGEN COUNTY	06/15/73	03/15/77	08/28/19	03/15/77	No					
340067	RIDGEWOOD, VILLAGE OF	BERGEN COUNTY	08/31/73	12/15/83	08/28/19	12/15/83	No	10/01/92	10/01/18	6	20%	10%
340407	RINGWOOD, BOROUGH OF	PASSAIC COUNTY	06/28/74	02/03/82	04/17/20	02/03/82	Nο					
340068	RIVER EDGE, BOROUGH OF	BERGEN COUNTY	06/18/76	02/01/84	08/28/19	02/01/84	No					
340069	RIVER VALE, TOWNSHIP OF	BERGEN COUNTY	04/20/73	10/15/81	08/28/19	10/15/81	No					
340359	RIVERDALE, BOROUGH OF	MORRIS COUNTY	05/31/74	10/15/85	10/15/85	10/15/85	No	10/01/94	05/01/14	8	10%	05%
340113	RIVERSIDE, TOWNSHIP OF	BURLINGTON COUNTY	02/11/77	07/02/79	12/21/17	07/02/79	No					
340114	RIVERTON, BOROUGH OF	BURLINGTON COUNTY	12/28/73	04/15/77	12/21/17	04/15/77	No					
340255	ROBBINSVILLE, TOWNSHIP OF	MERCER COUNTY	05/17/74	09/29/78	07/20/16	09/29/78	Nο		•			
340070	ROCHELLE PARK, TOWNSHIP OF	BERGEN COUNTY	06/22/73	03/28/80	08/28/19	03/28/80	No	10/01/06	10/01/19	7	15%	05%
345315	ROCKAWAY, BOROUGH OF	MORRIS COUNTY	09/03/71	09/03/71	06/19/85	09/03/71	No					
340360	ROCKAWAY, TOWNSHIP OF	MORRIS COUNTY	01/04/74	11/15/79	09/18/86	11/15/79	No					
340071	ROCKLEIGH, BOROUGH OF	BERGEN COUNTY	01/03/75	05/17/82	08/28/19	05/17/82	No					
340443	ROCKY HILL, BOROUGH OF	SOMERSET COUNTY	06/28/74	12/16/80	11/04/16	12/16/80	No					
340322	ROOSEVELT, BOROUGH OF	MONMOUTH COUNTY	02/01/74	09/25/09	09/25/09(M)	05/25/78	No					
340193	ROSELAND, BOROUGH OF	ESSEX COUNTY	06/29/73	09/02/81	04/03/20	09/02/81	No					
340473	ROSELLE PARK, BOROUGH OF	UNION COUNTY	04/22/77	06/04/80	09/20/06	06/04/80	No	10/01/15	10/01/15	8 -	10%	05%
340472	ROSELLE, BOROUGH OF	UNION COUNTY		07/17/78	09/20/06	07/17/78	No	10/01/92	05/01/13	7	15%	05%
340362	ROXBURY, TOWNSHIP OF	MORRIS COUNTY	03/29/74	12/15/82	12/15/82	12/15/82	No					
345316	RUMSON, BOROUGH OF	MONMOUTH COUNTY		12/28/73	06/20/18	12/21/73	No					
340144	RUNNEMEDE, BOROUGH OF	CAMDEN COUNTY	12/07/73	01/02/80	08/17/16	01/02/80	No					
340072	RUTHERFORD, BOROUGH OF	BERGEN COUNTY	04/12/74	06/01/78	08/28/19	06/01/78	No					
340074	SADDLE BROOK, TOWNSHIP OF	BERGEN COUNTY	03/08/74	04/15/82	08/28/19	04/15/82	No					
340073	SADDLE RIVER, BOROUGH OF	BERGEN COUNTY	01/09/74	05/16/77	08/28/19	05/16/77	Ю					
340423	SALEM, CITY OF	SALEM COUNTY	09/20/74	08/02/82	06/16/16	08/02/82	No					
	SANDYSTON, TOWNSHIP OF	SUSSEX COUNTY	10/21/77	12/17/91	09/29/11	12/17/91	No					

Page 9 of 13

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM	Init FIRM	Curr Eff	Reg-Emer	Tribal	CRS Entry	y Curr Ef	f Curr	% Disc	% Disc Non
			Identified	Identified	Map Date	Date		Date	Date	Class	SFHA	SFHA
340276	SAYREVILLE, BOROUGH OF	MIDDLESEX COUNTY	12/28/73	03/16/81	07/06/10	03/16/81	 No					
340474	SCOTCH PLAINS, TOWNSHIP OF	UNION COUNTY	01/09/74	09/30/77	09/20/06	09/30/77	No	10/01/94	10/01/95	10		0%
345317	SEA BRIGHT, BOROUGH OF	MONMOUTH COUNTY		10/14/71	06/20/18	10/08/71	No	10/01/18	10/01/18	6	20%	10%
340325	SEA GIRT, BOROUGH OF	MONMOUTH COUNTY	02/02/73	03/05/76	09/25/09	03/05/76	No					
345318	SEA ISLE CITY, CITY OF	CAPE MAY COUNTY	07/17/70	12/31/70	10/05/17	12/31/70	No	10/01/12	05/01/18	3	35%	10%
340389	SEASIDE HEIGHTS, BOROUGH OF	OCEAN COUNTY	03/22/74	07/16/79	09/29/06	07/16/79	No	05/01/17	05/01/17	8	10%	05%
345319	SEASIDE PARK, BOROUGH OF	OCEAN COUNTY	08/17/71	08/13/71	09/29/06	08/13/71	Nο	10/01/92	05/01/17	7	15%	05%
340226	SECAUCUS, TOWN OF	HUDSON COUNTY	10/05/73	03/25/83	08/16/06	03/25/83	Nο					
340534	SHAMONG, TOWNSHIP OF	BURLINGTON COUNTY	12/20/74	06/15/79	12/21/17	06/15/79	Nο					
345320	SHIP BOTTOM, BOROUGH OF	OCEAN COUNTY	05/26/70	04/02/71	09/29/06	04/02/71	No	10/01/92	05/01/09	7	15%	05%
340326	SHREWSBURY, BOROUGH OF	MONMOUTH COUNTY	06/07/74	08/01/79	06/20/18	08/01/79	No					
340002	SHREWSBURY, TOWNSHIP OF	MONMOUTH COUNTY		09/25/09	(NSFHA)	08/09/13	No					
340145	SOMERDALE, BOROUGH OF	CAMDEN COUNTY	06/03/77	02/01/79	06/16/09	02/01/79	No					
340017	SOMERS POINT, CITY OF	ATLANTIC COUNTY	12/28/73	11/17/82	11/17/82	11/17/82	No	05/01/18	05/01/19	5	25%	10%
340444	SOMERVILLE, BOROUGH OF	SOMERSET COUNTY	07/26/74	01/06/83	09/28/07	01/06/83	No					
340277	SOUTH AMBOY, CITY OF	MIDDLESEX COUNTY	02/01/74	12/04/79	07/06/10	12/04/79	No					
	Spoke with Judy O'Connor the Sect. for the Building Offical. James Cleary (part time) Town Engineer (732) 727-3610 Left message to discuss flooding issuses in town. Angelo J. Valetutlo (part time) Zoning Official (732) 636-8080. Left a message wi	3		-								
340445	SOUTH BOUND BROOK, BOROUGH OF	SOMERSET COUNTY	06/21/74	09/30/82	09/28/07	09/30/82	No					
340278	SOUTH BRUNSWICK, TOWNSHIP OF	MIDDLESEX COUNTY	01/16/74	12/18/85	07/06/10	12/18/85	No					
340515	SOUTH HACKENSACK, TOWNSHIP OF	BERGEN COUNTY	06/14/74	03/02/83	08/28/19	03/02/83	No					
340212	SOUTH HARRISON, TOWNSHIP OF	GLOUCESTER COUNTY	06/28/74	12/17/91	01/20/10	10/09/14	No					
340194	SOUTH ORANGE VILLAGE, TOWNSHIP OF	ESSEX COUNTY	11/30/73	07/18/77	06/04/07	07/18/77	No					
340279	SOUTH PLAINFIELD, BOROUGH OF	MIDDLESEX COUNTY	02/22/74	08/01/80	07/06/10	08/01/80	No					
340280	SOUTH RIVER, BOROUGH OF	MIDDLESEX COUNTY	04/05/74	06/04/80	07/06/10	06/04/80	No	10/01/14	10/01/20	10		0%
340392	SOUTH TOMS RIVER, BOROUGH OF	OCEAN COUNTY	07/26/74	01/06/83	09/29/06	01/06/83	No					
340115	SOUTHAMPTON, TOWNSHIP OF	BURLINGTON COUNTY	01/09/74	03/04/80	12/21/17	03/04/80	No					
340535	SPARTA, TOWNSHIP OF	SUSSEX COUNTY	12/20/74	10/16/84	09/29/11	10/16/84	No					
340282	SPOTSWOOD, BOROUGH OF	MIDDLESEX COUNTY	07/06/73	12/18/79	07/06/10	12/18/79	No					
340330	SPRING LAKE HEIGHTS, BOROUGH	MONMOUTH COUNTY	05/03/74	12/15/81	09/25/09	12/15/81	No					
340329	OF SPRING LAKE, BOROUGH OF	MONMOUTH COUNTY	05/25/73	01/04/80	09/25/09	02/17/82	No	10/01/94	05/01/14	6	20%	10%
340116	SPRINGFIELD, TOWNSHIP OF	BURLINGTON COUNTY	07/26/74	01/28/83	12/21/17	01/28/83	No	10,01,01	00,01,11	Ü	2070	1070
345321	SPRINGFIELD, TOWNSHIP OF	UNION COUNTY	10/13/71	10/01/71	09/20/06	10/01/71	No					
	STAFFORD, TOWNSHIP OF	OCEAN COUNTY	09/02/70	09/14/79	09/29/06	09/14/79	No	10/01/91	10/01/13	5	25%	10%
340456	STANHOPE, BOROUGH OF	SUSSEX COUNTY	05/17/74	11/17/82	09/29/11	11/17/82	No	10701701	10,01710	Ü	2070	1070
340560	STILLWATER, TOWNSHIP OF	SUSSEX COUNTY	04/04/75	02/25/83	09/29/11	02/25/83	No					
345322	STOCKTON, BOROUGH OF	HUNTERDON COUNTY	06/19/72	06/16/72	05/02/12	06/16/72	No					
345323	STONE HARBOR, BOROUGH OF	CAPE MAY COUNTY	01/08/71	01/08/71	10/05/17	12/31/70	No	10/01/94	05/01/14	5	25%	10%
340174	STOW CREEK, TOWNSHIP OF	CUMBERLAND COUNTY	07/26/74	06/15/79	06/16/16	06/15/79	No	,0101101	00/01/17	Ü	20,0	1070
340146	STRATFORD, BOROUGH OF	CAMDEN COUNTY	03/22/74	07/16/76	06/16/09	09/17/80	No					
340476	SUMMIT, CITY OF	UNION COUNTY	03/16/73	02/02/77	09/20/06	02/02/77	No					
345324	SURF CITY, BOROUGH OF	OCEAN COUNTY	05/26/70	04/02/71	09/29/06	04/02/71	No	10/01/92	05/01/18	6	20%	10%
340457	SUSSEX, BOROUGH OF	SUSSEX COUNTY	06/14/74	02/02/83	09/29/11	02/02/83	No			-		* = =
340519	SWEDESBORO, BOROUGH OF	GLOUCESTER COUNTY	11/01/74	07/05/82	08/17/16	07/05/82	No					
	TABERNACLE, TOWNSHIP OF	BURLINGTON COUNTY	02/07/75	04/15/92	12/21/17	10/30/00	No					
340533												
340544	TAVISTOCK, BOROUGH OF	CAMDEN COUNTY	11/29/74	09/28/07	06/16/09	03/08/12	No					

Page 10 of 13 08/09/2021

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	County		Init FIRM Identified		Reg-Emer Date	Tribal	CRS Entry Date	Curr Eff Date		% Disc SFHA	% Disc Nor SFHA
340076	TENAFLY, BOROUGH OF	BERGEN COUNTY	01/16/74	02/17/82	08/28/19	02/17/82	No					
340537	TETERBORO, BOROUGH OF	BERGEN COUNTY		09/20/95	08/28/19	08/27/82	No					
340516	TEWKSBURY, TOWNSHIP OF	HUNTERDON COUNTY	06/28/74	04/15/82	09/25/09	04/15/82	No					
340318	TINTON FALLS, BOROUGH OF	MONMOUTH COUNTY	04/12/74 -	04/15/82	09/25/09	04/15/82	No					
345293	TOMS RIVER, TOWNSHIP OF	OCEAN COUNTY	03/24/72	03/22/72	09/29/06	03/24/72	No	10/01/92	10/01/18	7	15%	05%
	PREVIOUSLY KNOWN AS "TOWNSHIE OF DOVER". SHOWN ON FIRM DATED 09/29/2006 AS "TOWNSHIP OF DOVER".											
340408	TOTOWA, BOROUGH OF	PASSAIC COUNTY	06/28/74	08/05/85	04/17/20	08/05/85	No					
345325	TRENTON, CITY OF	MERCER COUNTY	12/03/71	12/03/71	07/20/16	12/03/71	No					
340395	TUCKERTON, BOROUGH OF	OCEAN COUNTY	03/01/74	05/02/83	09/29/06	05/02/83	No	10/01/93	10/01/98	10		0%
340331	UNION BEACH, BOROUGH OF	MONMOUTH COUNTY	12/28/73	05/15/80	09/25/09	05/15/80	No	10/01/03	10/01/16	6	20%	10%
340477	UNION, TOWNSHIP OF	UNION COUNTY	05/11/73	08/01/78	09/20/06	08/01/78	No					
340242	UNION, TOWNSHIP OF	HUNTERDON COUNTY	07/19/74	04/15/82	09/25/09	04/15/82	No					
340175	UPPER DEERFIELD, TOWNSHIP OF	CUMBERLAND COUNTY	08/02/74	03/25/83	06/16/16	03/25/83	No					
340332	UPPER FREEHOLD, TOWNSHIP OF	MONMOUTH COUNTY	03/22/74	10/12/79	09/25/09	10/02/79	No					
340425	UPPER PITTSGROVE, TOWNSHIP OF	SALEM COUNTY	07/19/74	01/21/83	06/16/16	01/21/83	No					
340077	UPPER SADDLE RIVER, BOROUGH OF	BERGEN COUNTY	01/16/74	09/15/77	08/28/19	09/15/77	No			_		
340159	UPPER, TOWNSHIP OF	CAPE MAY COUNTY	12/06/74	12/10/76	10/05/17	12/10/76	No	10/01/11	05/01/17		25%	10%
345326	VENTNOR CITY, CITY OF	ATLANTIC COUNTY	06/18/71	06/18/71	09/15/83	06/18/71	No	10/01/92	05/01/18	5	25%	10%
340561	VERNON, TOWNSHIP OF	SUSSEX COUNTY	04/11/75	02/15/84	09/29/11	02/15/84	No					
340195	VERONA, TOWNSHIP OF	ESSEX COUNTY	06/22/73	02/15/80	04/03/20	02/15/80	No					
340176	VINELAND, CITY OF	CUMBERLAND COUNTY	05/04/73	07/05/82	06/16/16	07/05/82	No					
340538	VOORHEES, TOWNSHIP OF	CAMDEN COUNTY	02/21/75	09/01/78	06/16/09	09/01/78	No					
340078	WALDWICK, BOROUGH OF	BERGEN COUNTY	12/28/73	03/01/79	08/28/19	03/01/79	No					
340333	WALL, TOWNSHIP OF	MONMOUTH COUNTY	06/01/73	02/16/77	09/25/09	02/16/77	No					
340079	WALLINGTON, BOROUGH OF	BERGEN COUNTY	06/14/74	06/04/80	08/28/19	06/04/80	No					
340458	WALPACK, TOWNSHIP OF	SUSSEX COUNTY	07/22/77	03/18/83	09/29/11	03/18/83	No					
340409	WANAQUE, BOROUGH OF	PASSAIC COUNTY	05/17/74	01/16/81	04/17/20	01/16/81	No					
340562	WANTAGE, TOWNSHIP OF	SUSSEX COUNTY	07/11/75	02/15/84	09/29/11	02/15/84	No	05/04/40	OF IO LIVE	٠	400/	050/
340446	WARREN, TOWNSHIP OF	SOMERSET COUNTY	01/16/74	01/05/78	09/28/07	01/05/78	No No	05/01/10	05/01/15	8	10%	05%
340495	WASHINGTON, BOROUGH OF	WARREN COUNTY	01/03/75	08/16/82	09/29/11	08/16/82	No					
340080	WASHINGTON, TOWNSHIP OF	BERGEN COUNTY	11/05/76	11/19/80	08/28/19 12/21/17	11/19/80	No					
340117	WASHINGTON, TOWNSHIP OF	BURLINGTON COUNTY	07/26/74	12/15/81		12/15/81	No No					
340213	WASHINGTON, TOWNSHIP OF	GLOUCESTER COUNTY	05/31/74	11/17/82 06/05/85	08/17/16 06/05/85	11/17/82 06/05/85	No No					
340363	WASHINGTON, TOWNSHIP OF	MORRIS COUNTY	12/28/73 06/28/74	09/02/82	09/29/11	09/02/82	No.					
340496	WASHINGTON, TOWNSHIP OF	WARREN COUNTY	01/25/74	12/04/79	09/28/07	12/04/79	No					
340447	WATCHUNG, BOROUGH OF	SOMERSET COUNTY CAMDEN COUNTY	06/28/74	04/29/83	09/28/07(M)		No					
340147	WATERFORD, TOWNSHIP OF	PASSAIC COUNTY	02/20/73	07/01/74	09/20/07 (M) 04/17/20	04/28/63	No	10/01/91	05/01/15	7	15%	05%
345327	WAYNE, TOWNSHIP OF		08/02/74	05/01/84	08/16/06	05/01/84	No	10/01/81	03/01/13	,	10 /0	0378
340228	WEEHAWKEN, TOWNSHIP OF	HUDSON COUNTY GLOUCESTER COUNTY	03/29/74	05/11/79	08/17/16	05/01/64	No					
340503	WENONAH, BOROUGH OF	HUNTERDON COUNTY	05/11/73	04/01/81	05/02/12	04/01/81	No					
340243	WEST AMWELL, TOWNSHIP OF		06/15/73	04/01/61	04/03/20	04/01/01	No					
340196	WEST CARE MAY ROPOLICH OF	ESSEX COUNTY		04/16/79	10/05/17	02/16/83	No					
340160	WEST CAPE MAY, BOROUGH OF	CAPE MAY COUNTY GLOUCESTER COUNTY	06/14/74 03/08/74	06/01/82	08/17/16	06/01/82	No					
340214 340334	WEST DEPTFORD, TOWNSHIP OF WEST LONG BRANCH, BOROUGH OF		03/08/74	01/16/81	09/25/09	05/01/82	No					
340411	WEST LUNG BRANCH, BURUUGH OF WEST MILFORD, TOWNSHIP OF	PASSAIC COUNTY	03/24/73	01/16/81	04/17/20	01/16/81	No					
340411	WEST NEW YORK, TOWN OF	HUDSON COUNTY	05/31/74	05/01/84	08/16/06	05/01/84	No					
	WEST ORANGE, TOWNSHIP OF	ESSEX COUNTY	06/21/74	05/01/84	06/04/07	05/02/77	No					
340197 345328	WEST WILDWOOD, BOROUGH OF	CAPE MAY COUNTY	01/08/71	03/02/17	10/05/17	12/31/70	No	10/01/93	10/01/05	10		0%
		MERCER COUNTY	07/19/74	05/01/84	07/20/16	05/01/84	No	10/0 (/00	10/01/00	.0		U 70
J40230	WEST WINDSOR, TOWNSHIP OF	MENOLIN COURT I	07/19/14	00/01/04	07720710	00/01/04	NO					

Page 11 of 13

Federal Emergency Management Agency **Community Status Book Report**

NEW JERSEY

Communities Participating in the National Flood Program

CID	Community Name	County	Init FHBM	_	Curr Eff	Reg-Emer	_		Curr Eff Date		% Disc SFHA	% Disc Non SFHA
340118	WESTAMPTON, TOWNSHIP OF	BURLINGTON COUNTY	06/28/74	02/15/80	12/21/17	02/15/80	No					
340478	WESTFIELD, TOWN OF	UNION COUNTY	09/12/75	12/18/79	09/20/06	12/18/79	No					
340215	WESTVILLE, BOROUGH OF	GLOUCESTER COUNTY	03/08/74	05/01/80	08/17/16	05/01/80	No					
340081	WESTWOOD, BOROUGH OF	BERGEN COUNTY	05/11/73	02/04/81	08/28/19	02/04/81	No	10/01/16	10/01/16	8	10%	05%
340536	WEYMOUTH, TOWNSHIP OF	ATLANTIC COUNTY	12/20/74	08/10/79	08/28/18	08/10/79	No					
340364	WHARTON, BOROUGH OF	MORRIS COUNTY	03/03/74	02/19/87	02/19/87	02/19/87	No					
340497	WHITE, TOWNSHIP OF	WARREN COUNTY	11/02/73	06/03/77	09/29/11	05/15/84	No					
345330	WILDWOOD CREST, BOROUGH OF	CAPE MAY COUNTY	02/26/71	02/26/71	10/05/17	02/26/71	No	10/01/93	05/01/14	6	20%	10%
345329	WILDWOOD, CITY OF	CAPE MAY COUNTY	06/05/70	12/31/70	10/05/17	12/31/70	No	05/01/16	05/01/18	5	25%	10%
340119	WILLINGBORO, TOWNSHIP OF	BURLINGTON COUNTY	11/30/73	09/15/72	08/28/19	07/02/79	Na					
340148	WINSLOW, TOWNSHIP OF	CAMDEN COUNTY	07/26/74	01/20/82	09/28/07	01/20/82	No					
340083	WOOD-RIDGE, BOROUGH OF	BERGEN COUNTY	09/07/73	08/11/78	08/28/19	08/11/78	No					
340164	WOODBINE, BOROUGH OF	CAPE MAY COUNTY	03/08/74	05/18/79	10/05/17	05/18/79	Na					
345331	WOODBRIDGE, TOWNSHIP OF	MIDDLESEX COUNTY	06/03/72	06/02/72	07/06/10	06/02/72	No	10/01/92	10/01/20	5	25%	10%
340550	WOODBURY HEIGHTS, BOROUGH O	F GLOUCESTER COUNTY	02/21/75	05/18/79	08/17/16(M)	05/18/79	No					
340216	WOODBURY, CITY OF	GLOUCESTER COUNTY	07/16/76	05/11/79	08/17/16	05/11/79	Nο					
340082	WOODCLIFF LAKE, BOROUGH OF	BERGEN COUNTY	02/22/74	09/02/81	08/28/19	09/02/81	No					
340412	WOODLAND PARK, BOROUGH OF	PASSAIC COUNTY	06/28/74	12/15/81	04/17/20	12/15/81	No	05/01/16	10/01/16	8	10%	05%
340551	WOODLAND, TOWNSHIP OF	BURLINGTON COUNTY	04/25/75	01/20/82	12/21/17	01/20/82	No					
340149	WOODLYNNE, BOROUGH OF	CAMDEN COUNTY	06/28/74	12/01/81	08/17/16	12/01/81	No					
340426	WOODSTOWN, BOROUGH OF	SALEM COUNTY	10/22/76	05/11/79	06/16/16	05/11/79	No					
340217	WOOLWICH, TOWNSHIP OF	GLOUCESTER COUNTY	04/05/74	09/02/82	08/17/16	09/02/82	Nο					
340120	WRIGHTSTOWN, BOROUGH OF	BURLINGTON COUNTY	06/28/74	05/11/79	12/21/17(M)	05/11/79	No					
340084	WYCKOFF, TOWNSHIP OF	BERGEN COUNTY	07/13/73	08/01/77	08/28/19	08/01/77	No					
Sun	nmary:											

Total In Flood Program	553
Total In Emergency Program	0
Total In the Regular Program	553
Total In Regular Program with No Special Flood Hazard	4
Total In Regular Program But Minimally Flood Prone	22

Page 12 of 13

Federal Emergency Management Agency **Community Status Book Report**

NEW JERSEY

Communities Not in the National Flood Program

CID	Community Name	County	Init FHBM Identified			Sanction Date	Tribal	CRS Entry Date	Curr Eff Date	% Disc SFHA	% Disc Non SFHA
340581	ALPINE, BOROUGH OF	BERGEN COUNTY		09/20/95	08/28/19	09/20/96	No			 	
340122	AUDUBON PARK, BOROUGH OF	CAMDEN COUNTY	06/21/74	09/28/07	08/17/16	06/21/75	No				
340580	ENGLEWOOD CLIFFS, BOROUGH OF	BERGEN COUNTY .		09/30/95	08/28/19	09/30/96	No				
340543	FIELDSBORO, BOROUGH OF	BURLINGTON COUNTY	11/29/74	06/15/81	12/21/17	06/15/81(S)	No				
340530	HI-NELLA, BOROUGH OF	CAMDEN COUNTY		09/28/07	06/16/09	09/28/08	No				
340549	NEWFIELD, BOROUGH OF	GLOUCESTER COUNTY	07/01/77	06/17/91	01/20/10	07/01/78	No				
Sum	nmary:										
	Total Not in Flood Program		6								
	Total Suspended from Emerg	gency Program	0								
	Total Suspended from Regul	ar Program	1								
	Total Withdrawn Communitie	s Not in Program	0								
	Total Not In Program With Ha	azard Area Identified	6								
	Total Not In Program With Ha	szard Area Identified < 1 Ye	ar 0								

Legend:

(⊨)	Indicates Entry in Emergency Program
LOCILLA	A1. O

(E) indicates Entry in Emergency Program
NSFHA No Special Flood Hazard Area - All Zone C
(>) Date of Current Effective Map is after the Date of This Report
N/A Not Applicable At This Time
(S) Suspended Community
(W) Withdrawn Community
(M) No Elevation Determined - All Zone A, C and X
(L) Original FIRM by Letter - All Zone A, C and X



AMERICAN BANKERS INSURANCE COMPANY OF FLORIDA

FLOOD SERVICE CENTER

P.O. Box 8695

Kalispell, MT 59904-8695

(800)423-4403

STANDARD FLOOD INSURANCE APPLICATION

QUOTE NUMBER:

POLICY NUMBER:

ALTERNATE POLICY NUMBER: REQUESTED EFFECTIVE DATE:

7-9-2021 to 7-9-2022

201530796

12:01 a.m. local time at the insured property location.

	Member ID: E-Mail:	ARGUS ELLISON DEVELOPMENT LP C/O WINNRESIDENTIAL LP 1 WASHINGTON MALL STE 500 BOSTON, MA 02108-2603 (617)239-4531	AGENT INFORMATION	Agency: Name: Producer Number: Alternate Agent Number: Address: Telephone:	Usi Insurance Services Llc Lee Nunes 67535-00100-186-00010 75 John Roberts Rd Bldg C South Portland, ME 04106-6964 (603)665-6167
PROPERTY ADDRESS		5-7 MILL ST PATERSON, NJ 07501-1808	TGAGEE TION	Required Under Mandatory Purcha	sse: No CITIBANK TBD
INFORMATION	Insured Small Business: Insured Non-Profit: Send Renewal Bill To: Policy Type: Waiting Period: Loan Close Date: Prior Policy Number:	No No Insured Standard Loan Transaction - No Wait 7-9-2021	FIRST MORT	Additional Mortgagee Info on Appl	BOSTON, MA 02108 N/A

COVERAGE	OVERAGE BASIC LIMITS ADDITIONAL LIMIT				WITS	DEDUCTIBLE PREMIUM CALCULATIO				
FOR	AMOUNT	RATE	PREMIUM	AMOUNT	RATE	PREMIUM	AMOUNT	DEDUCTIBLE DECREASE	COVERAGE AMOUNT	TOTAL ANNUAL PREMIUM
BUILDING	\$175,000	1.340	\$2,345	\$325,000	0.480	\$1,560	\$10,000	(\$722)	\$500,000	\$3,183
CONTENTS	\$25,000	1,730	\$433	\$75,000	0.860	\$645	\$10,000	(\$199)	\$100,000	\$879
-		DEDUCTIB	LE OPTION	S	·			BASE PREMIUM	\:	\$4,062

Yes

2%

7-9-2021

\$23,200,000

DEDUCTIBLE OPTIONS									
BUILDING	CONTENTS	PREMIUM							
\$1,250	\$1,250	\$6,128							
\$1,500	\$1,500	\$6,069							
\$2,000	\$2,000	\$5,952							
\$3,000	\$3,000	\$5,776							
\$4,000	\$4,000	\$5,658							
\$5,000	\$5,000	\$5,539							
\$10,000	\$10,000	\$5,100							
\$15,000	\$15,000	\$4,805							

BASE PREMIUM:	\$4,062
Multiplier: 0%	\$0
ICC PREMIUM:	\$6
CRS DISCOUNT: 0%	\$0
RESERVE FUND ASSESSMENT:	\$732
HFIAA SURCHARGE:	\$250
PROBATION SURCHARGE:	\$0
FEDERAL POLICY FEE:	\$50
TOTAL PREMIUM:	\$5,100
FULL PREMIUM MUST ACCOMPAN	NY APPLICATION

Rate Table Used: R2D

Prior Policy Expiration Date: Prior Policy Issued By:

Estimated Replacement Cost:

Property Purchase Date:

Replacement Cost Ratio:

Property purchased on or after 07-06-2012:

This quote was rated with the information provided. Any new or additional information may void this quote, or result in a higher premium.

The statements contained herein are correct to the best of my knowledge. The property owner and I understand that any false statements may be punishable by fine or imprisonment under applicable federal law.

	6-7-2021		
Signature of Agent/Producer	Date	Signature of Insured (Optional)	Date

Printed By: Inunes FP v21.050.0505.1 Print Date: 6-9-2021 Page 1 of 4

POLICY NUMBER:

ALTERNATE POLICY NUMBER:

	Current Community Number: 340404 0216 G	T	Date of Construction: 1-1-1900
	Initial Map Date: 2-16-1977	z	Date of Construction
	Current Map Date: 4-17-2020		Date of Construction Source: Substantial Improvement Date Date of Substantial Improvement: Building in Course of Construction: Substantial Improvement: O1-01-2021 Building in Course of Construction: Yes Building Walled & Roofed: Substantial Improvement Date O1-01-2021 Yes Building Over Water: Not over Water
Ō	Program Type: Regular	UF	Date of Substantial Improvement: 01-01-2021
AT	County: PASSAIC COUNTY	₹ ≶	Building in Course of Construction:
≨		12 9	Building in Course of Construction: Yes
교	Current Flood Zone: X Current BFE:	ΙŔΣ	Building Walled & Roofed: Yes
<u>Z</u>		١	in a term to the term of the contract of the c
COMMUNITY INFORMATION	Flood Zone Determination Number: 17127640	<u> </u>	
Į	Grandfathered No Grandfathering		Occupancy: Other Residential
₹	Grandfathered Community Number	l z	% of year Insured Resides: 0% - N/A; Non-Primary Res
ΙŚ	Grandfathered Flood Zone	은	Number of Units: 68
"	Newly Mapped Community Number: , 340404 0216 G	₹	Building Purpose: 100% Residential
	Newly Mapped Date:	ゑ	% of Residential Use:
	Rated Map Date:	OCCUPANCY INFORMATION	House of Worship: No
	Entire Building Coverage: Yes	ΙÉ	Agricultural Structure: No
	Building Description: Apartment Building	ΙĢ	Business Property: No
	Building does not have addition(s) or extension(s)	₹	Condo Form of Ownership:
		1 🗟	Condo Description: Not a Condo
Z		Ιχ̈́	Rental Property: Yes
ΙĔ	Foundation: Elevated Without Enclosure		Is Insured a Renter:
BUILDING INFORMATION	Below Grade All Sides: No		Is Renter Requesting Building Coverage: No
l R	Number of Floors: Three Or More Floors		Attached to Building: Yes
노	Attached Garage: Yes		Only Enclosure: Yes
<u>5</u>	Attached Garage Location: Beneath		Garage Wall Material: Masonry Walls
Z	Additional Building Description: Residential Building		Breakaway Walls:
=	Additional building bescription.		Garage Used for Other Purposes: No
B	Severe Repetitive Loss Property: No		Garage Walls Finished: Yes
	Building Contains Elevator(s): No		Size of Garage (sq. ft.): 10000
	Number of Elevator(s):	Z	Area Contains Flood Vents/Permanent Openings: No
	Elevator(s) below the Base Flood Elevation:		Number of Flood Vents/Permanent
	Contents Location: Lowest Floor Only Above Ground Level	GARAGE INFORMATION	Openings w/in 1ft above the ground:
	Lowest Floor Elevated By: Piers, Posts, or Piles	OB	Total Area of Vents (sq. in.):
	Enclosure Wall Material:	불	
	Breakaway Walls:	<u>₩</u>	
	Enclosure Used for Other Purposes:	lĕ	
	Enclosure Walls Finished:	₹	
	Size of Crawlspace/Enclosure/Elevator(s) (sq. ft.): 0		
	% of area below the		Machinery or Equipment elevated to
z	elevated floor is enclosed: n/a		the Base Flood Elevation:
은	Number of Flood Vents/Permanent		Value of Machinery/Equipment:
Į́≸	Openings w/in 1ft above the ground:		1, 1, 6, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,
🔀	Total Area of Vents (sq. in.):		Value of Washers/Dryers/Food Freezers: n/a
F	Engineered Flood Openings: No		
E =		-	Basement Area Is:
UR			
SO		Ó	
ENCLOSURE INFORMATION		ΑŢ	
É		I ₹	
	Mandana and Fandana and Alexandria	BASEMENT INFORMATION	Passment Oil Consider on Other Dit Illes Asset
	Machinery or Equipment elevated to the Base Flood Flovation: n/a	Z	Basement Oil, Service or Other Pit-like Area: n/a
	the base I tood Etcyation,	E	Machinery or Equipment elevated to
	Value of Machinery/Equipment:	¥.	the base rood Elevation.
	Value of Washers/Dryers/Food Freezers:	S	Value of Machinery/Equipment: n/a
	Washers: n/a Dryers: n/a Freezers: n/a	BA	Value of Washers/Dryers/Food Freezers: n/a
			Washers: n/a Dryers: n/a Freezers: n/a
			<u> </u>

QUOTE NUMBER:

POLICY NUMBER:

ALTERNATE POLICY NUMBER:

ELEVATION CERTIFICATE INFORMATION	Building Flood Proofed: Elevation Certificate Date: Date Photos Taken: Building Diagram Number: Flood Proofed Elevation: Top of Bottom Floor Elevation: Base Flood Elevation: Lowest Floor Elevation: Next Higher Floor Elevation: Lowest Adjacent Grade: Highest Adjacent Grade:	ALABAMATA AMA	ELEVATION CERTIFICATE INFORMATION	Attached Garage Elevation: Lowest Floor - Base Flood = Elevation Difference: What is the Elevation of the Hanging Floor: Hanging Floor Distance to the Ground (Feet):	n/a n/a
ADDITIONAL QUESTION(S)	Does the Building Have a Hanging Floor: What is the Value of the Hanging Floor: What is the Size of the Hanging Floor: Few to No Contents in Mid-level Entry: Any part of the foundation or support system in the water: Washers, Dryers or Food Freezers elevated	Yes No n/a n/a	MANUFACTURED (MOBILE) HOMES	Anchoring Method:	
PRIOR NFIP COVERAGE	Prior NFIP Policy for this property: Prior Policy required under mandatory purchase: Prior NFIP Policy lapsed: Lapse Result of Community Suspension: Suspension Date: Reinstatement Date: Reinstatement within 180 Days of Policy Eff Date:	No No No No			
SECOND MORTGAGEE			LOSS PAYEE		
DISASTER AGENCY			DISASTER ASSISTANCE	Required for Disaster Assistance: Disaster Government Agency: Case File Number:	No Not Required

IMPORTANT DISCLOSURE REGARDING YOUR DEDUCTIBLE OPTIONS

A variety of deductible options are available for your flood insurance policy. Effective April 1, 2015, the National Flood Insurance Program is introducing a new deductible option of \$10,000 for policies covering 1-4 family residential properties.

A deductible is a fixed amount or percentage of any loss covered by insurance which is borne by the insured prior to the insurer's liability. Choosing the amount of your deductible is an important decision.

Although a higher deductible will lower the premium you pay, it most likely will reduce your claim payment(s) in the event of a covered loss, as the out-of-pocket expenses for repairs will be borne by you to the extent of the deductible selected. The deductible(s) you have chosen will apply separately to Building Property and Personal Property claims. If your mortgage lender is requiring this policy, it is important that you discuss higher deductible options with your lender before electing a deductible amount, as it may require a limited deductible.

STANDARD FLOOD INSURANCE APPLICATION QUOTE NUMBER: POLICY NUMBER: ALTERNATE POLICY NUMBER:

201530796

NON-DISCRIMINATION

No person or organization shall be excluded from participation in, denied the benefits of, or subjected to discrimination under the Program authorized by the Act, on the grounds of race, color, creed, sex, age, or national origin.

PRIVACY ACT

The information requested is necessary to process your application for flood insurance. The authority to collect the information is in Title 42, U.S. Code 4001 to 4028. It is voluntary on your part to furnish the information. It will not be disclosed outside the Federal Emergency Management Agency except to the servicing office acting as the government's fiscal agent, to routine users, to your agent, and to any mortgagee named on your policy.

DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER UNDER PUBLIC LAW 9.579, 7(b)

Solicitation of the Social Security Number (SSN) is authorized under provisions of E.O. 9397, dated November 22, 1943. The disclosure of your SSN is voluntary. However, since many persons appearing in the Government's administrative records possess identical names, the use of your SSN would provide your precise identification.

DISCLOSURE OF BURDEN

Public reporting burden for the collection of information, entitled "National Flood Insurance Program Policy Forms" is estimated to average 10 minutes per response. The estimated burden includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the forms. Send comments regarding the burden estimate or any aspect of the collection, including suggestions for reducing the burden to: Information Collection Management, Federal Emergency Management Agency; 500 C Street, SW; Washington, D.C. 20472: and to the Office of Management and Budget, Paperwork Reduction Project (3067-0022); Washington, D.C. 20503.

DISCLOSURE OF GUARANTY FUND NON-PARTICIPATION

In the event the insurer is unable to fulfill its contractual obligation under this policy or contract or application or certificate or evidence of coverage, the policyholder or the certificate holder is not protected by an insurance guaranty fund or other solvency protection arrangement. However, this policy is backed by funds in the U.S. Treasury as provided by Federal Law.

*** PLEASE NOTE: ONE BUILDING PER POLICY - BLANKET COVERAGE NOT PERMITTED.

Printed By: (nunes FP v21,050.0505.1 Print Date: 6-9-2021

Diana Vazquez

From:

Miller, Geoffrey < Gmiller@customhouserisk.com>

Sent:

Tuesday, August 24, 2021 12:03 PM

To:

Diana Vazquez; 'David Ginsberg'; Manville, Laura M

Cc:

Ginsberg, David; Barbara A. Blake-Mclennon; Andre Sayegh; Daryll Tyson; Owen

Tonkins; Charles Featherson; Gianfranco Archimede; Cifelli, Mark; Michael Powell; Daniel

D. Lattanzi; Stephen Kazanjian; Mark Everett

Subject:

RE: Paterson Enviro Review - Updated Materials & Exhibits

Importance:

High

Hi Diana,

Flood coverage will be bound for this property, but since we do not have an insurable interest in the property yet, it is not going to be bound and paid for until a couple days before closing and we are not going to have a paid receipt until then. While we do have a bindable quote, binding coverage under The National Flood Insurance Program is a process that involves sending a physical check and it requires a 30 day waiting period unless it is bought to coincide with a loan (which this will be). Additionally, lenders are not allowed to close without it in place, so you can be assured that it will be bound in time.

Please feel free to give me a call with any questions and if there is something you need for now, in lieu of paid receipts and a dec page, until we are later in the process, please let me know.

Best,

Geoff



Geoffrey J. Miller, Esq.
Custom House Risk Advisors
Senior Risk Manager

M: 860-333-3506

gmiller@customhouserisk.com www.customhouserisk.com

This e-mail, and any attachments, may contain privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution, or copying of this e-mail, and any attachments, is strictly prohibited. If you have received this e-mail in error, please notify me via return e-mail and via telephone at 860-333-3506 and permanently delete the original and all copies.

Diana Vazquez

From:

Miller, Geoffrey < Gmiller@customhouserisk.com>

Sent:

Tuesday, August 24, 2021 1:34 PM

To:

David Ginsberg

Cc:

Diana Vazquez; Manville, Laura M; Ginsberg, David; Barbara A. Blake-Mclennon; Andre Sayegh; Daryll Tyson; Owen Tonkins; Charles Featherson; Gianfranco Archimede; Cifelli,

Mark; Michael Powell; Daniel D. Lattanzi; Stephen Kazanjian; Mark Everett

Subject:

RE: Paterson Enviro Review - Updated Materials & Exhibits

Attachments:

DRAFT Argus Ellison Development LP Apartment BDR Evidence of Property City of

Paterson 08-24-2021.pdf

Hi Everyone,

As an explanation, the NFIP policy will be \$100K and not \$500K because the Builder's Risk includes \$5 Million in flood coverage after a \$100K Deductible. This is a sample cert from our broker showing the coverage that will be applied to the property, but it cannot be bound this far from closing.

Best,

Geoff



Geoffrey J. Miller, Esq. Custom House Risk Advisors

Senior Risk Manager

M: 860-333-3506

gmiller@customhouserisk.com www.customhouserisk.com

This e-mail, and any attachments, may contain privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution, or copying of this e-mail, and any attachments, is strictly prohibited. If you have received this e-mail in error, please notify me via return e-mail and via telephone at 860-333-3506 and permanently delete the original and all copies.

EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

ACORD	: - : : - : - : : - : - : : : - : : - : : - : : - : : : - : : : - : : : - : : : - : : : : - : : : : - :	DE OF COMMENTE	85°% hara 1		I I I		OIVIII OM	08-24-2021		
ADDITIONAL INTEREST N. AFFORDED BY THE POLICE	AMED BEI CIES BELC	PROPERTY INSURANCE IS IS LOW, THIS EVIDENCE DOES N DW. THIS EVIDENCE OF INSUF R PRODUCER, AND THE ADDIT	IOT AFI	FIRMA DOES	NOT C	Y OR NEGATIV	/ELY AMEND, EXTEND OR A	ALTER THE COVERAGE		
ACMITACT PURPOSE IN ADDRESS OF A DATE OF A DAT						PANY NAME AND ADDRESS NAIC NO:				
(A/C, No, Ext): 800-842-1218					Carrier Participation					
USI Insurance Services				١.	Certain Underwriters at Lloyds (Lloyds AXV (see page 3 for complete list)					
12 Gill Street, Suite 550 Woburn, MA 01801	0					Participation	, , , ,	page 3 for complete list)		
WODUIII, MA 01001				\	Westch		Insurance Company A++ 22	2748 23.36% Participation		
FAX (A/C, No)	E-MAIL ADDRESS:				Share Americ:	an Rankare Inc	surance of Florida NFIP FLC	מחס		
CODE;		SUB CODE:					erty Builders Risk Policy			
AGENCY	1					•	•			
CUSTOMER ID #: NAMED INSURED AND ADDRESS					LOAN NUI	MBER	POLICY	YNUMBER		
Argus Ellison Associate	s LLC						TBD			
c/o WinnResidential, LP						CTIVE DATE -24-2021	EXPIRATION DATE			
One Washington Mall, Sui	te 500					t to Actual	01-09-2023	CONTINUED UNTIL		
Boston, MA 02109-1620						sing Date LACES PRIOR EVID	TENCE DATED	TERMINATED IF CHECKED		
ADDITIONAL NAMED INSURED(S)					I HIS KEP	LACES PRIOR EVIL	DENCE DATED:			
PROPERTY INFORMATION	(Use REM	ARKS on page 2, if more space	e is req	uired	X BUIL	DING OR BUSI	NESS PERSONAL PROPERTY			
		RTY WHILE IN THE COURSE					BUSINESS INTERRUPTION	J), SITUATED		
5-7 Mill Road, Paterson,						`		"		
CONTRACT OR OTHER DOCUMENT Y	MITH RESPEC	VE BEEN ISSUED TO THE INSURED NAM IT TO WHICH THIS EVIDENCE OF PROPE ND CONDITIONS OF SUCH POLICIES, LIM	RTY INSU	RANCE	MAY BE I	SSUED OR MAY PE	RTAIN, THE INSURANCE AFFORDED	REMENT, TERM OR CONDITION OF ANY BY THE POLICIES DESCRIBED HEREIN		
COVERAGE INFORMATION		PERILS INSURED	BASIC		-	··· · · I	pecial x			
		OUNT OF INSURANCE REAL PR			\$22,808		poordi X			
ODMINE! TOTAL! TOTAL!	LICO COLLEGICATION		YES	NO	N/A	l				
RENTAL VALUE				×		If YES, LIMIT:	see attached page 2	Actual Loss Sustained; # of months:		
BLANKET COVERAGE						If YES, indicate	value(s) reported on property iden	ntified above: see attached page 2		
TERRORISM COVERAGE			Х			Attach Disclosu	ire Notice/ DEC			
IS THERE A TERRORISM-SI	PECIFIC EX	CLUSION?		х						
IS DOMESTIC TERRORISM	EXCLUDED	?	ļ	×						
LIMITED FUNGUS COVERAGE			х			If YES, LIMIT: s	see Page 2	DED:		
FUNGUS EXCLUSION (If "YES",	specify orga	nization's form used)		×				•		
REPLACEMENT COST			Х			<u> </u>	Costs Valuation applies on new and			
AGREED VALUE	***************************************					-	luation applies to existing buildings	while under renovation		
COINSURANCE			X			If YES, see 2nd	· · · · · · · · · · · · · · · · · · ·	DED		
EQUIPMENT BREAKDOWN (If A		undersoned portion of hulldless	X			If YES, LIMIT:	See page 2	DED:		
ORDINANCE OR LAW - Coverage - Demolitée		undamaged portion of building	X			If YES, LIMIT:	See Dage 2	DED.		
	t of Constru	ction	X			If YES, LIMIT:		DED		
EARTHQUAKE MOVEMENT (If A		CROIT .	×		····	If YES, LIMIT:		DED: \$25,000		
				-				DED: \$100,000		
FLOOD (If Applicable) Includes Zo		<u> </u>	×			If YES, LIMIT:	\$5,000,000	DED: \$100,000		
WIND / HAIL (If Subject to Different PERMISSION TO WAIVE SUBRO PRIOR TO LOSS		FAVOR OF MORTGAGE HOLDER				1) (123, 11911)		DLU,		
CANCELLATION			I		<u> </u>					
POLICY IS SUBJECT TO COMPANY WILL GIVE THE	ADDITION D AFFECT	MIUMS, FORMS, AND RULES NAL INTEREST IDENTIFIED BE I THAT INTEREST, IN ACCOR	LOW 6	0-DAY	S WRI	TTEN NOTICE,	, AND WILL SEND NOTIFICA	TION OF ANY CHANGES TO		
ADDITIONAL INTEREST										
X MORTGAGEE		<u></u>			LENDI	ER SERVICING AGE	ENT NAME AND ADDRESS			
X Lenders Loss Payable	\vdash	•								
City of Paterson, NJ 125 Ellison St. 2nd Floor Paterson, N.J. 07505										
					AUTH	ORIZED REPRESEN	ITATIVE			

COVERAGE IS SUBJECT TO THE TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS	Limits	Deductibles
OF THE ACTUAL POLICIES Building		
Building	\$22,808,757	\$25,000 AOP
Soft Costs	\$3,681,858	
Rents	\$552,022	
Total limit	\$27,042,637	
All Risk, including Flood & Earth Movement	727,042,037	
<u>Valuation</u>		
Coinsurance:	21/4	
Valuation, PD:	N/A	
	RCV	
Valuation, TE:	ALS	
Earth Movement Per Occurrence/Aggreagate	\$5,000,000	\$25,000
Flood Per Occurrence/Aggreagate	\$5,000,000	\$100,000
NFIP Flood	\$100,000	,,
Extensions and SubLimits	¢1,000,000	
Accounts Receivable	\$1,000,000	
	30 Days Max / \$1,000,000 \$100,000/\$25,000	
Civil or Military Authority, the lesser of	\$100,000(\$25,000	
Contractors Equipment; unscheduled: owned, leased, rented or borrowed	As per Schedule	
	As Per Schedule	
Course of Construction		
Course of Construction Soft Costs	25%/\$5,000,000	
Debris Removal; the lesser of	\$100,000	
Electronic Data and Media	\$25,000	
Errors or Omissions	\$250,000	
Extra Expense/Expediting Expense	\$250,000	
Fine Arts	\$250,000	
Fire Brigade Charges	\$15,000	
Fungus, Molds, Mildew, Spores, Yeast (per occ/ann aggr)	30 days max \$100,000	
Ingress/Egress	\$100,000	
Leasehold Interest		
	\$250,000	
Limited Pollution Coverage (Annual Aggregate)	\$25,000	
Lock Replacement	\$100,000	
Miscellaneous Unnamed Locations	60 days max \$1,000,000	
Newly Acquired Property		
Ordinance or Law:		
	Included Buildiing Limit	
Coverage A:	20% per bldg, max \$1M per cc	
Coverage B:	Included with Coverage B	-
Coverage C:	Incl in the TE, if cov'd	
Coverage D:	Included in the Building Limit	4
Coverage E:		
	\$100,000	
Diants lawns troop or chrubs	\$25,000	
Plants, lawns, trees or shrubs	\$100,000	
Professional Fees (Annual Aggregate)	\$10.000	
Reclaiming, restoring or repairing land improvements	\$25,000	
Reward Reimbursement	\$25,000	
Service Interruption (72 hr qualifying period)	Included	
Spoilage	\$1,000,000	
Underground pipes,flues & drains	As Per Schedule	
Valuable Papers and Records	\$2,500,000	
Sinkhole Loss Extension	\$2,300,000	
Interior Water Damage		
Scoffolding and Temporary Structures	\$2,000,000	
Temporary Storage	\$5,000	
Contract Penalty	As per Schdedule	
Equipment Breakdown (sublimits as per form)		
Vandalism and Malicious Mischief (V&MM) and Theft of construction materials on site		
prior to installation applies.		
Prior to motinidation applicat		
Permission to occupy endorsement applies		
- annualization decupy characteristic applies		1

ĺ	Accord Page 2 of 3	

Carrier Participation

(Carrier (May change at binding)	AM Best / S&F
Certain Underwriters at Lloyds (Lloyds)	A XV / A+
Indian Harbor Insurance Company (IndianH)	A+ XV / A+
QBE Specialty Insurance Co. (QBE)	A XV / A+
Steadfast Insurance Company (Steadfast)	A+ XV / AA-
General Security Indemnity Company of Arizona (G	isi) A+ XV / A+
United Specialty Insurance Company (USI)	AX/na
Lexington Insurance Company (LEX)	A XV / A+
HDI Global Specialty SE (HAN)	A XV/A+
Old Republic Union Insurance Company (ORU)	A+ XV / A+
GeoVera Specialty Insurance Company (GVS)	A VIII/na
Transverse Specialty Insurance Company(TSIC)	A-VII/na

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered	Clean Air Act (42 USC 7401 et seq.)	40 CFR Parts 6, 51
by the U.S. Environmental	as amended particularly Section	and 93
Protection Agency (EPA), which	176(c) and (d) (42 USC 7506(c) and	
sets national standards on ambient	(d))	
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.		

1.	Does your project include new construction or conversion of land use facilitating the
develop	oment 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 50.00 ppm (parts per million)
Ozone 50.00 ppb (parts per million)

Provide your source used to determine levels here:

JULY 2018 U.S. EPA document Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES2014b (EPA-420-R-18-009) and Moderate Nonattainment status of Paterson area, an emissions total of 50 tons per year (TPY) for each pollutant.* NOTE: THE UNITS FOR THE VALUES ENTERED ARE IN TONS PER YEAR.

- 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 1.40 ppm (parts per million)
Ozone 1.60 ppb (parts per million)

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. 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.

Supporting documentation

AIR QUALITY - carbon monoxide designated areas on pg 5.pdf

AIR QUALITY - LEAD nonattainment areas - 2008 standard.pdf

AIR QUALITY - NO nonattainment area REPORT.pdf

AIR QUALITY - ozone 8hr nonattainment areas - 2015 standard.pdf

AIR QUALITY - pm 2pt5 map.pdf

AIR QUALITY - PM 10 nonattainment areas.pdf

AIR QUALITY - SO2 nonattainment areas - 2010 standard.pdf

NonRoad Equipment - Argus Development.pdf

Are formal compliance steps or mitigation required?

Yes

√ No



July 30, 2021

Ms. Diana Vazquez Program Monitor/Inspector Community Development 125 Ellison St. 2nd Floor Paterson, NJ 07505

Re: Argus Ellison Development Air Quality Review

Mill Street/Van Houten Street,

Paterson, Passaic County, New Jersey

Block 4602, Lots 1 through 16

Dear Ms. Vazquez:

The purpose of this letter is to: a) provide a list of non-road equipment, along with horsepower hours, to be used during construction of WinnDevelopment's Argus Ellison Development Project in Paterson, NJ and b) estimate the annual emissions of hydrocarbons (HC), non-methane hydrocarbons (NMHC), carbon monoxide (CO), and nitrogen oxides (NOx) associated with the usage of this equipment. This is in response to your email of July 20, 2021, in which you provided the ozone and CO Moderate National Ambient Air Quality Standard (NAAQS) Nonattainment status of the Paterson area and outlined the air quality review process.

Table 1 lists the non-road equipment, horsepower rating, and estimated horsepower hours associated with this project.

Table 1: Summary of Non-Road Equipment Usage During Construction of the Argus Ellison Project

Equipment	НР	Quantity	y Job Phase		Duration	Average	Period Operated	Total HP Hours	
cdathmenr	ar	Quantity		Weeks	Days/Wk or Total Days	Hours Per Day	Period Operated	Year 1	Year 2
Backhoes	107	1	Utilities	8	5	5	Year 1	21,400	
Excavator	146	1	Excavation & Trucking	. 6	3	5	Year 1	13,140	
Bobcats	49	1	Miscellaneous	20	3	5	Year 1	14,700	
Pump Truck	400	1	Footing / Foundation / Deck Pours	1	12	5	Year 1	24,000	
Crane	450	1	Roofing	1	2	5	Year 1	4,500	
Crane	450	1	Steel / Framing	7	3	5	Year 1	47,250	
Boom Lift	84	1	Windows/Siding	8	5	5	Year 1	16,800	
Lull Forklift	110	1	Entire Job	20	5	5	Year 1	55,000	
Road Miller	630	1	Mili & Pave	1	2	5	Year 1	6,300	
Road Paver	225	1	Mill & Pave		5	5	Year 2	0	5,625
Loader	73	. 1	Utilities; Mill & Pave	2	5	5	Year 1 (2w) / Year 2 (2w)	3,650	3,650
								206,740	9,275

Tables 2 and 3 provide the estimated annual emissions of HC, NMHC, CO, and NOx for years 1 and 2, respectively, based on the projected non-road equipment usage. Emission factors, expressed in units of grams per horsepower hour (g/hp-hr), were used in making these emission estimates. These emission factors were derived from the July 2018 U.S. EPA document *Exhaust and Crankcase Emission factors for Nonroad Compression-Ignition Engines in MOVES2014b* (EPA-420-R-18-009). This document lists HC, NMHC+NOx, CO, and NOx as a function of engine power (hp) and model year categories. For this

Ms. Diana Vazquez, City of Paterson, Community Development Argus Ellison Development Air Quality Review July 30, 2021 Page #3

analysis, the oldest model year categories, corresponding to the highest emission factors, were selected, to ensure conservatism in the annual emission estimates. Based on the Moderate Nonattainment status of the Paterson area, an emissions total of 50 tons per year (TPY) for each pollutant is considered to be significant.

Table 2: Emission Estimates for Year 1 of the Argus Ellison Construction Project

F	НР	Total HP Hours		Emission Factor:	s (g/hp-h	r)	Emissions (TPY)			
Equipment	пР	Year 1.	HC	NMHC+NOx	co	NOx	HC	NMHC+NOx	CO	NOx
Backhoes	107	21400		4.9	3.7	6.9	0.0	0.1	0.1	0.2
Excavator	146	13140		4.9	3,7	6.9	0.0	0.1	0,1	0.1
Bobcats	49	14700		7.1	4.1		0.0	0.1	0.1	0.0
Pump Truck	400	24000	1.0		8.5	6.9	0.0	0.0	0.2	0.2
Crane	450	4500	1.0		8.5	6.9	0.0	0.0	0.0	0.0
Crane	450	47250	1.0		8.5	6.9	0.1	0.0	0.4	0,4
Boom Lift	84	16800		5.6	3.7	6.9	0.0	0.1	0.1	0.1
Lull Forklift	110	55000		4.9	3.7	6.9	0.0	0.3	0.2	0.4
Road Miller	630	6300	1.0		8.5	6,9	0.0	0,0	0.1	0.0
Road Paver	225	0	1.0		8.5	6.9	0.0	0.0	0.0	0.0
Loader	73	3650		5.6	3.7	6.9	0.0	0.0	0.0	0.0
						TOTAL	0.1	0.7	1,3	1,5

Table 3: Emission Estimates for Year 2 of the Argus Ellison Construction Project

Fautium and	НР	Total HP Hours		Emission Factors	s (g/hp-h	ır)	Emissions (TPY)		s (TPY)	
Equipment	HP	Year 2	HC	NMHC+NOx	co	NOx	HC	NMHC+NOx	co	NOx
Backhoes	107	0		4.9	3.7	6.9	0.0	0.0	0.0	0.0
Excavator	146	0		4.9	3.7	6.9	0.0	0.0	0.0	0.0
Bobcats	49	0		7.1	4.1		0.0	0.0	0.0	0.0
Pump Truck	400	0	1.0		8.5	6.9	0.0	0.0	0.0	0.0
Crane	450	0	1.0		8.5	6.9	0.0	0.0	0.0	0.0
Crane	450	0	1.0		8.5	6.9	0.0	0.0	0.0	0.0
Boom Lift	84	0		5.6	3.7	6.9	0.0	0.0	0.0	0.0
Lull Forklift	110	0		4.9	3.7	6.9	0.0	0.0	0.0	0.0
Road Miller	630	0	1.0		8.5	6.9	0.0	0.0	0.0	0.0
Road Paver	225	5625	1.0		8,5	6.9	0.0	0.0	0.1	0.0
Loader	73	3650		5.6	3.7	6.9	0.0	0.0	0.0	0.0
						TOTAL	0.0	0.0	0.1	0.1

Tables 2 and 3 clearly show that the estimated emissions from the Argus Ellison construction project are well below the significance thresholds of 50 TPY for each regulated pollutant. The Year 1 emissions totals for HC, NMHC+NOx, CO, and NOx (i.e., 0.1, 0.7, 1.3, and 1.5 TPY, respectively), are very small fractions of the 50 TPY significance threshold. In Montrose's opinion, these emissions are below NJDEP's review threshold.

The Site is currently a parking lot for 115 cars per day. These cars will no longer using the property while the site is being redeveloped. The reduction in emissions from eliminating these vehicles has not been



Ms. Diana Vazquez, City of Paterson, Community Development Argus Ellison Development Air Quality Review July 30, 2021 Page #3

taken into consideration from the calculations above. Thus the net emissions from construction activities will be even lower than estimated.

In summary, this analysis has shown that, based on worst-case assumptions, the estimated annual emissions of air pollutants associated with the Argus Ellison construction will not significantly impact air quality in the Paterson, NJ area. Accordingly, we recommend an expedited air quality assessment review.

Sincerely yours,

ADVANCED GEOSERVICES CORP a MONTROSE ENVIRONMENTAL GROUP COMPANY

Allen C. Dittenhoefer, Ph.D. Principal

Aller Ontorhøyfer

Frederick J. Shoyer, III, LSRP Sr. Project Consultant

ADY/NCED eoServices

logo

You are here: EPA Home > Green Book > Carbon Monoxide (1971) Designated Area State/Area/County Report

Carbon Monoxide (1971) Designated Area State/Area/County Report

Data is current as of June 30, 2021

ALASKA (Region X)

Anchorage, AK (Serious - Maintenance)

Anchorage Municipality (P)

Portion of Anchorage urban area

Fairbanks, AK (Serious - Maintenance)

Fairbanks North Star Borough (P)

Portion of Fairbanks urban area

ARIZONA (Region IX)

Phoenix, AZ (Serious - Maintenance)

Maricopa County (P)

Tucson, AZ (Not Classified - Maintenance)

Pima County (P)

Portion of Tucson urban area

CALIFORNIA (Region IX)

Bakersfield, CA (Not Classified - Maintenance)

Kern County (P)

Chico, CA (Moderate <= 12.7ppm - Maintenance)

Butte County (P)

Fresno, CA (Moderate > 12.7ppm - Maintenance)

Fresno County (P)

Fresno Urbanized Area (11/20/85, 50 FR 47735)

Lake Tahoe North Shore, CA (Not Classified - Maintenance)

Placer County (P)

Lake Tahoe South Shore, CA (Moderate <= 12.7ppm - Maintenance)

El Dorado County (P)

Los Angeles-South Coast Air Basin, CA (Serious - Maintenance)

Los Angeles County (P)

Orange County

Riverside County (P)

San Bernardino County (P)

Modesto, CA (Moderate <= 12.7ppm - Maintenance)

Stanislaus County (P)

Sacramento, CA (Moderate <= 12.7ppm - Maintenance)

```
Placer County (P)
      Sacramento County (P)
      Yolo County (P)
San Diego, CA (Moderate <= 12.7ppm - Maintenance)
      San Diego County (P)
San Francisco-Oakland-San Jose, CA (Moderate <= 12.7ppm - Maintenance)
      Alameda County (P)
      Contra Costa County (P)
      Marin County (P)
      Napa County (P)
      San Francisco County
      San Mateo County (P)
      Santa Clara County (P)
      Solano County (P)
      Sonoma County (P)
Stockton, CA (Moderate <= 12.7ppm - Maintenance)
      San Joaquin County (P)
   COLORADO (Region VIII)
Colorado Springs, CO (Moderate <= 12.7ppm - Maintenance)
      El Paso County (P)
      Teller County (P)
Denver-Boulder, CO (Serious - Maintenance)
      Adams County (P)
      Denver Metro Area
      Arapahoe County (P)
      Denver Metro Area
      Boulder County (P)
      Denver Metro Area
      Broomfield County
      Denver County
      Douglas County (P)
      Denver Metro Area
      Jefferson County (P)
      Denver Metro Area
Fort Collins, CO (Moderate <= 12.7ppm - Maintenance)
      Larimer County (P)
Greeley, CO (Not Classified - Maintenance)
      Weld County (P)
Longmont, CO (Moderate <= 12.7ppm - Maintenance)
      Boulder County (P)
      Portion of Longmont
      Weld County (P)
      Portion of Longmont
   CONNECTICUT (Region I)
Hartford-New Britain-Middletown, CT (Moderate <= 12.7ppm - Maintenance)
      Hartford County (P)
      Litchfield County (P)
      Plymouth Town
      Middlesex County (P)
```

Tolland County (P)

New Haven-Meriden-Waterbury, CT (Not Classified - Maintenance)

Fairfield County (P)

Shelton City

Litchfield County (P)

Bethlehem Town, Thomaston Town, Watertown, Woodbury Town.

New Haven County

New York-N. New Jersey-Long Island, NY-NJ-CT (Moderate > 12.7ppm - Maintenance)

Fairfield County (P)

All cities and townships except Shelton city

Litchfield County (P)

Bridgewater town, New Milford town

DISTRICT OF COLUMBIA (Region III)

Washington, DC-MD-VA (Moderate <= 12.7ppm - Maintenance)

District of Columbia

IDAHO (Region X)

Boise-Northern Ada County, ID (Not Classified - Maintenance)

Ada County (P)

Northern half of Ada Co

INDIANA (Region V)

East Chicago, IN (Not Classified - Maintenance)

Lake County (P)

Indianapolis, IN (Not Classified - Maintenance)

Marion County (P)

MARYLAND (Region III)

Baltimore, MD (Moderate <= 12.7ppm - Maintenance)

Baltimore city (P)

Washington, DC-MD-VA (Moderate <= 12.7ppm - Maintenance)

Montgomery County (P)

Election Districts 4, 7, 13

Prince George's County (P)

Election Districts 2, 6, 12, 16, 17, 18

MASSACHUSETTS (Region I)

Boston, MA (Moderate <= 12.7ppm - Maintenance)

Middlesex County (P)

Cities of: Cambridge, Everett, Malden, Medford, and Somerville.

Norfolk County (P)

Quincy CIty

Suffolk County (P)

Cities of: Boston, Chelsea, and Revere

Lowell, MA (Not Classified - Maintenance)

Middlesex County (P)

Lowell City

Springfield, MA (Not Classified - Maintenance)

Hampden County (P)

Springfield City

Waltham, MA (Not Classified - Maintenance)

Middlesex County (P)

Waltham City

Worcester, MA (Not Classified - Maintenance)

Worcester County (P)

City of Worcester

MICHIGAN (Region V)

Detroit, MI (Not Classified - Maintenance)

Macomb County (P)

A portion of Detroit

Oakland County (P)

A portion of Detroit

Wayne County (P)

A portion of Detroit

MINNESOTA (Region V)

Duluth, MN (Moderate <= 12.7ppm - Maintenance)

St. Louis County (P)

City of Duluth

Minneapolis-St. Paul, MN (Moderate <= 12.7ppm - Maintenance)

Ánoka County

Carver County (P)

Dakota County (P)

Hennepin County

Ramsey County

Scott County (P)

Washington County (P)

All cities and townships except Denmark Township.

Wright County (P)

MISSOURI (Region VII)

St. Louis, MO (Not Classified - Maintenance)

St. Louis County (P)

The area encompassed by the I-270 and the Mississippi River.

St. Louis city

MONTANA (Region VIII)

Billings, MT (Not Classified - Maintenance)

Yellowstone County (P)

Certain ranges and townships

Great Falls, MT (Not Classified - Maintenance)

Cascade County (P)

Missoula, MT (Moderate <= 12.7ppm - Maintenance)

Missoula County (P)

NEVADA (Region IX)

Lake Tahoe, NV (Not Classified - Maintenance)

Carson City (P)

Hydrographic Area 90

Douglas County (P)

Hydrographic Area 90

Washoe County (P)

Hydrographic Area 90

Las Vegas, NV (Serious - Maintenance)

Clark County (P)

Las Vegas Valley Hydrographic Area 212

Reno, NV (Moderate <= 12.7ppm - Maintenance)

Washoe County (P)

Truckee Meadows Hydrographic Area 87

NEW HAMPSHIRE (Region I)

Manchester, NH (Not Classified - Maintenance)

Hillsborough County (P)

City of Manchester

Nashua, NH (Not Classified - Maintenance)

Hillsborough County (P)

City of Nashua

NEW JERSEY (Region II)

Atlantic City, NJ (Not Classified - Maintenance)

Atlantic County (P)

The City of Atlantic City

Burlington, NJ (Not Classified - Maintenance)

Burlington County (P)

City of Burlington

Freehold, NJ (Not Classified - Maintenance)

Monmouth County (P)

Borough of Freehold

Morristown, NJ (Not Classified - Maintenance)

Morris County (P)

City of Morristown

New York-N. New Jersey-Long Island, NY-NJ-CT (Moderate > 12.7ppm - Maintenance)

Bergen County

Essex County

Hudson County

Passaic County (P)

City of Clifton, City of Patterson, City of Passaic

Union County

Penns Grove, NJ (Not Classified - Maintenance)

Salem County (P)

Perth Amboy, NJ (Not Classified - Maintenance)

Middlesex County (P)

City of Perth Amboy

Philadelphia-Camden Co, PA-NJ (Moderate <= 12.7ppm - Maintenance)

Camden County

Somerville, NJ (Not Classified - Maintenance)

Somerset County (P)

Borough of Somerville

Toms River, NJ (Not Classified - Maintenance)

Ocean County (P) City of Toms River

Trenton, NJ (Not Classified - Maintenance)

Mercer County (P) City of Trenton

NEW MEXICO (Region VI)

Albuquerque, NM (Moderate <= 12.7ppm - Maintenance)

Bernalillo County

NEW YORK (Region II)

New York-N. New Jersey-Long Island, NY-NJ-CT (Moderate > 12.7ppm - Maintenance)

Bronx County

Kings County

Nassau County

New York County

Queens County

Richmond County

Westchester County

Syracuse, NY (Moderate <= 12.7ppm - Maintenance)

Onondaga County

NORTH CAROLINA (Region IV)

Charlotte, NC (Not Classified - Maintenance)

Mecklenburg County

Raleigh-Durham, NC (Moderate <= 12.7ppm - Maintenance)

Durham County

Wake County

Winston-Salem, NC (Moderate <= 12.7ppm - Maintenance)

Forsyth County

OHIO (Region V)

Cleveland, OH (Moderate <= 12.7ppm - Maintenance)

Cuyahoga County

OREGON (Region X)

Eugene-Springfield, OR (Not Classified - Maintenance)

Lane County (P)

Air Quality Maintenance Area

Grants Pass, OR (Moderate <= 12.7ppm - Maintenance)

Josephine County (P)

Central Business District

Klamath Falls, OR (Moderate <= 12.7ppm - Maintenance)

Klamath County (P)

Urban Growth Boundary

Medford, OR (Moderate <= 12.7ppm - Maintenance)

Jackson County (P)

Medford-Ashland Urban Growth Boundary

Portland, OR (Moderate <= 12.7ppm - Maintenance)

Clackamas County (P)

Portland Metro Service District Boundary Multnomah County (P) Portland Metro Service District Boundary Washington County (P) Portland Metro Service District Boundary

Salem, OR (Not Classified - Maintenance)

Marion County (P)

City of Salem

Polk County (P)

City of Salem

PENNSYLVANIA (Region III)

Philadelphia-Camden Co, PA-NJ (Moderate <= 12.7ppm - Maintenance) Philadelphia County (P)

Pittsburgh, PA (Not Classified - Maintenance) Allegheny County (P)

TENNESSEE (Region IV)

Memphis, TN (Moderate <= 12.7ppm - Maintenance)

Shelby County

TEXAS (Region VI)

El Paso, TX (Moderate <= 12.7ppm - Maintenance) El Paso County (P) Portion of the City Limits of El Paso

UTAH (Region VIII)

Ogden, UT (Moderate <= 12.7ppm - Maintenance)
Weber County (P)
City of Ogden

Provo, UT (Moderate > 12.7ppm - Maintenance)
Utah County (P)
City of Provo

Salt Lake City, UT (Not Classified - Maintenance) Salt Lake County (P) Salt Lake City

VIRGINIA (Region III)

Washington, DC-MD-VA (Moderate <= 12.7ppm - Maintenance)
Alexandria city
Arlington County

WASHINGTON (Region X)

Seattle-Tacoma, WA (Moderate > 12.7ppm - Maintenance) King County (P) Pierce County (P) Snohomish County (P)

Spokane, WA (Serious - Maintenance) Spokane County (P)

Vancouver, WA (Moderate <= 12.7ppm - Maintenance) Clark County (P)

Yakima, WA (Not Classified - Maintenance) Yakima County (P) Portion of the Central Business District

Discover.

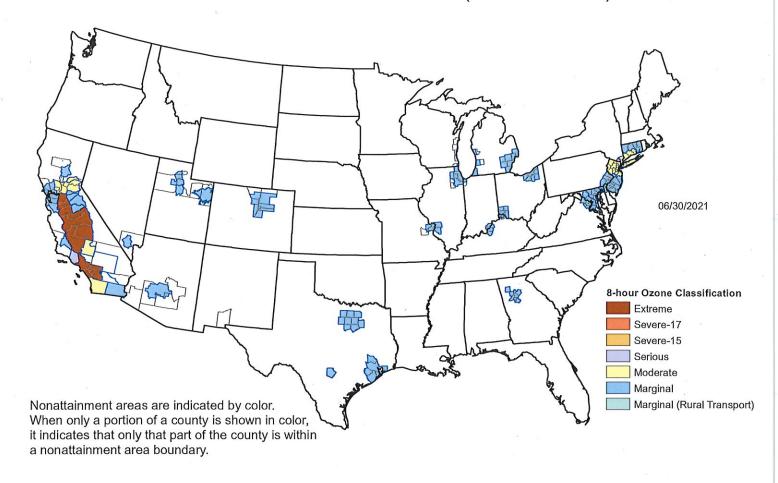
Connect.

Ask.

Follow.

2021-06-30

8-Hour Ozone Nonattainment Areas (2015 Standard)

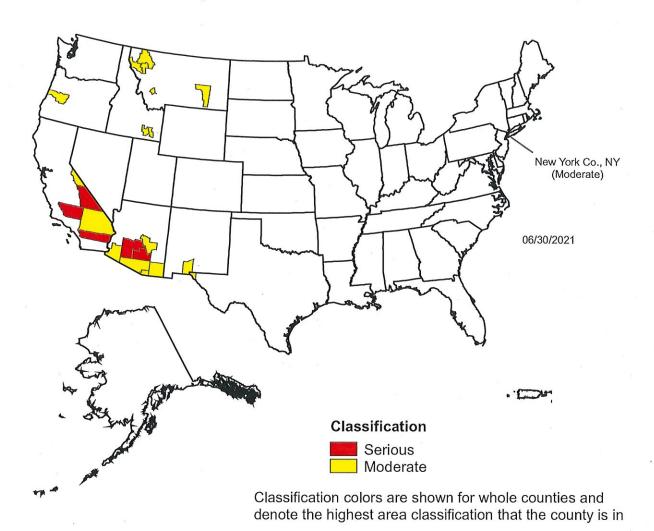




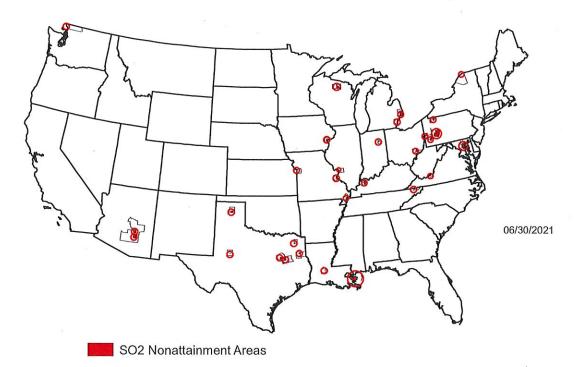
Nonattainment Areas (2008 Standard)

The portions of a county designated nonattainment are indicated by color on this national map. The counties with nonattainment areas are circled. The double circles indicate that there are two nonattainment areas within the same county. The State maps provide details of the smaller nonattainment areas within the county boundaries.

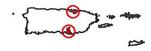
Counties Designated Nonattainment for PM-10



SO2 Nonattainment Areas (2010 Standard)



Nonattainment areas are indicated by color. When only a portion of a county is shown in color, it indicates that only that part of the county is within a nonattainment area boundary.



logo

You are here: EPA Home > Green Book > Nitrogen Dioxide (1971) Maintenance Area (Redesignated from Nonattainment) State/Area/County Report

Nitrogen Dioxide (1971) Maintenance Area (Redesignated from Nonattainment) State/Area/County Report

Data is current as of June 30, 2021

CALIFORNIA (Region IX)

Los Angeles-South Coast Air Basin, CA (Maintenance)

Los Angeles County (P) Orange County Riverside County (P) San Bernardino County (P)

Discover.

Connect.

Ask.

Follow.

2021-06-30

Coastal Zone Management Act

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

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. (Refer to the CAFRA NJ Map)

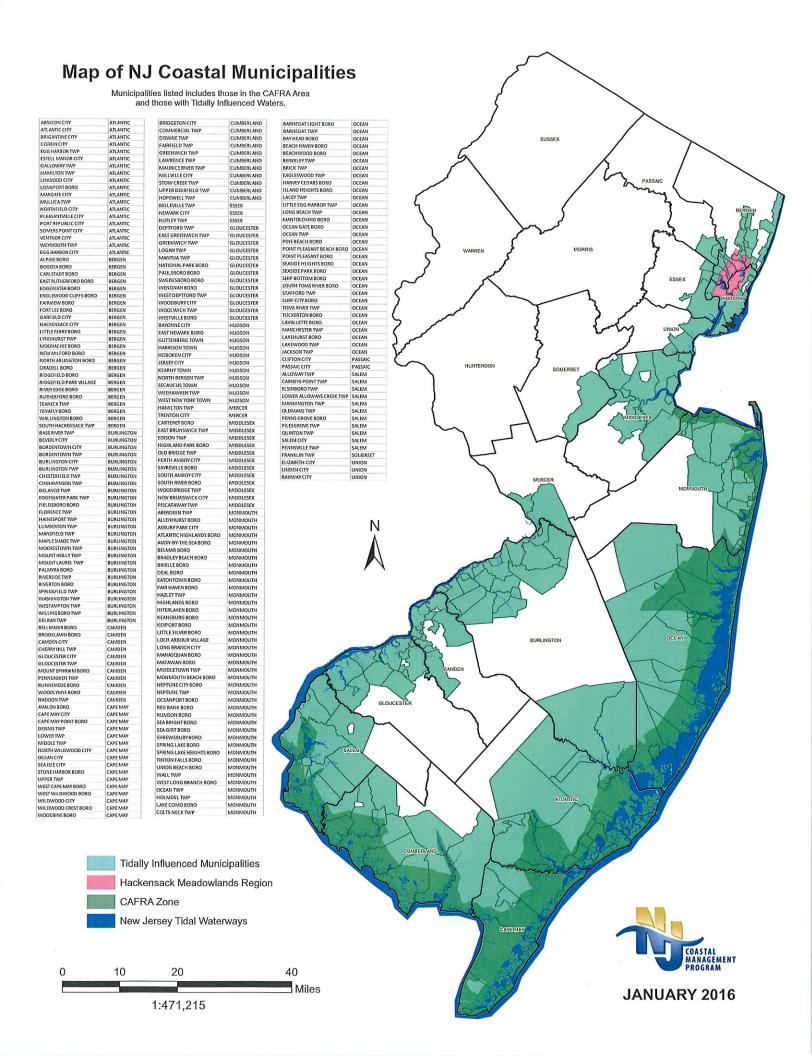
Supporting documentation

CAFRA NJ 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		24 CFR 58.5(i)(2)
proposed for use in HUD programs be free of		24 CFR 50.3(i)
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.		

- 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

3. Mitigation

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

- Yes, adverse environmental impacts can be eliminated through mitigation. Document and upload all mitigation requirements below.
- 4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.

Historic Fill was noted on site via soil boring installation. One soil sample revealed a Benzo[a]pyrene concentration (0.51 parts per million (ppm)) marginally above the New Jersey Department of Environmental Protection (NJDEP) Residential Direct Contact Soil Remediation Standards of 0.5 ppm. One groundwater sample exhibited a concentration of tetrachloroethene (1.2 parts per billion (ppb)) marginally above the NJDEP Groundwater Quality Standards (1.0 ppb). Through the use of the NJDEP's rounding policy, both contaminant concentrations are in compliance with their respect cleanup standard.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA. Onsite or nearby toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements. (Refer to supporting documents)

Supporting documentation

Contamination NJDEP Guidance REMEDIATION STANDARDS JULY 2021.pdf
Contamination NJDEP Guidance Feb 2021.pdf
Contamination NJDEP Guidance April 2015.pdf
Contamination NJAC REQUIREMENTS FOR SITE REMEDIATION.pdf

15-Ellison-St.-Argus-Ellison-Development

SITE SPECIFIC FIELD CONTAMINATION CHECKLIST and photos.pdf

PHASE 2 ESA.pdf

PHASE 1 ESA.pdf

Are formal compliance steps or mitigation required?

Yes

√ No

SITE-SPECIFIC FIELD CONTAMINATION CHECKLIST

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the

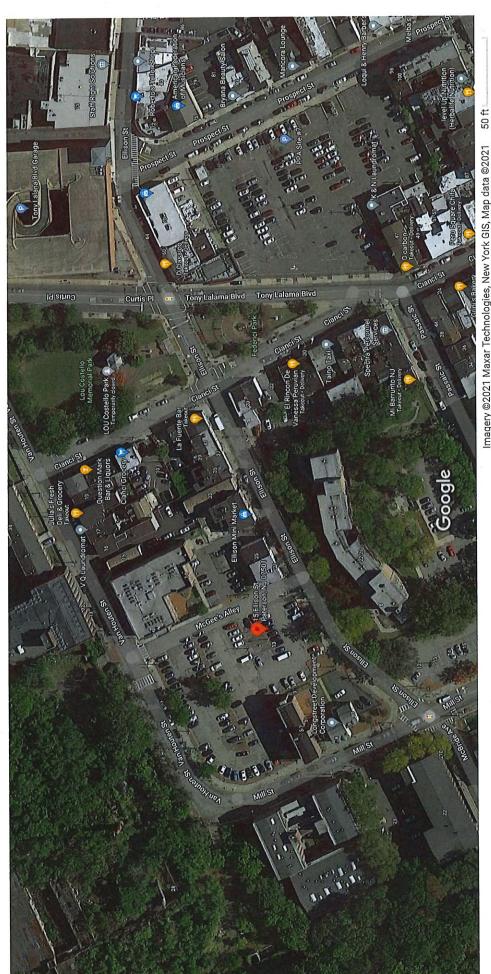
property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining properties.

a and	j j	
Date of Visit: 8-10-21 Time: 9:45 Weather	CLOUDY/	WARM
Program Name: ARGUS ELLISON DEVELOPN		
Project Location/Address: 15 ELLISON ST. PATE	RSON, NO	07501
Property Owner: PARKING-AUTHORITY (PATERSON) + H	ISTORIC I	ARGUS
Attach the following, as appropriate: Photographs of site and surrounding areas Maps (street,	L, LLC topographic, ae	rial, site map,
QUESTION	OBSER	RVATION
Is there evidence of any of the following?	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES NO UNKNOWN	YES NO UNKNOWN
Are there any damaged or discarded <i>automobile(s)</i> , <i>automotive or industrial batteries</i> , <i>pesticides</i> , <i>paints</i> , <i>or other chemicals</i> in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES NO (UNKNOWN	YES NO UNKNOWN
Are there any industrial <i>drums</i> (typically 55 gal) or sacks of <i>chemicals</i> , <i>herbicides or pesticides</i> located on the property or adjoining properties?	YES NO UNKNOWN	YES NO UNKNOWN
Has <i>fill dirt</i> been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES NO UNKNOWN	YES NO UNKNOWN
Are there any <i>pits, ponds, or lagoons</i> located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES NO UNKNOWN	YES NO UNKNOWN
Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES NO (UNKNOWN	YES NO UNKNOWN
Are there any <i>storage tanks</i> , aboveground or underground (other than residential), located on the property or adjoining properties? Refer to phase 2 ESA*	YES (NO) (UNKNOWN	YES NO UNKNOWN

^{*}Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

QUESTION	SUBJECT	ADJOINING
Is there evidence of any of the following?	PROPERTY	PROPERTIES
ways visible on the property or adjoining properties?		YES NO UNKNOWN
adjoining properties stained by substances (other than water) or emitting	YES	YES
ves a follow-up investigation is required to determine if contaminants have	UNKNOWN D	YES NO UNKNOWN
products or environmental violations with respect to the property of	NO (YES NO UNKNOWN
including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	NO (YES NO UNKNOWN
the property or adjoining properties that are not marked as "non-PCB"?	NO)	YES NO UNKNOWN
If answering "YES" or UNKNOWN" to any above items, describe the	conditions:	
Use photographs and maps to mark and identify conditions. Attach no list further evaluation warranted? YES D NO D UNCERTAIN D	nore information	n as needed.
Preparer of this form must complete the following re-	quired informa	tion.
This inspection was completed Phone Number: (773-27	1-1212
by: Name: DIANA VAZQUEZ Email: JVQZQU	102 @ PA	PERSONNI 601
Title: IMSPECTOR CITY OF	PATER	son co
Address: 125 ELLISON ST. PATERS	son, No)
Preparer represents that to the best of his/her knowledge the above statement and to the best of his/her actual knowledge no material facts have been supply		• • • • • • • • • • • • • • • • • • •
Signature Vous	Date: 19/2	
\mathcal{O}		

Google Maps 15 Ellison St



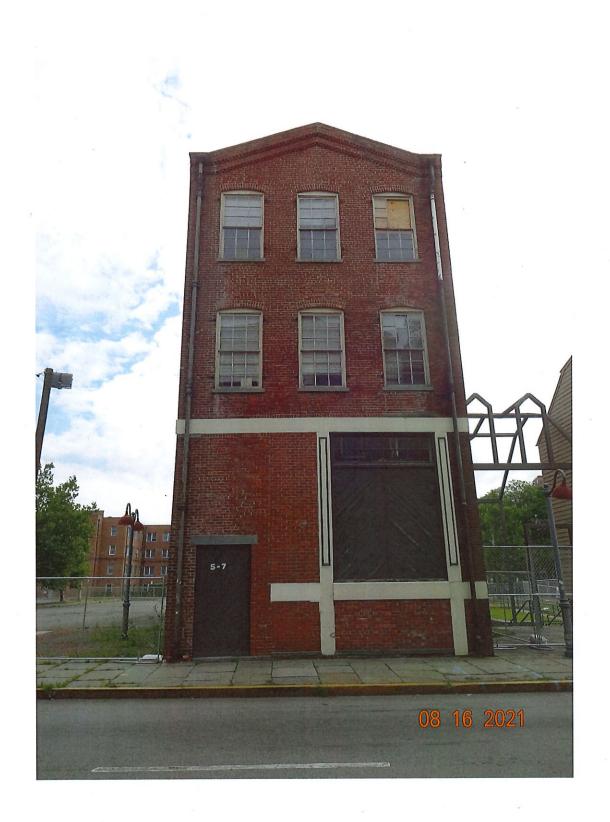
Imagery @2021 Maxar Technologies, New York GIS, Map data @2021

8/25/2021, 10:18 AM 1 of 1

15 Ellison St. Paterson, NJ Site Photos









Phase I Environmental Site Assessment/ Preliminary Assessment Report Argus Ellison Development Mill Street/Ellison Street/Van Houten Street Paterson, New Jersey

Block: 4602, Lots 1 through 16

July 2021

Prepared for: Argus Ellison Associates, LLC One Washington Mall, Suite 500

Boston, MA 02108

Prepared by: First Environment, Inc.

10 Park Place

Building 1A, Suite 504 Butler, New Jersey 07405



TABLE OF CONTENTS

Executive Summary1
Introduction4
Detailed Scope-of-Services4
Significant Assumptions4
Limitations and Exceptions5
Special Terms and Conditions, Deviations, and Additional Services 5
User Reliance5
User Provided Information 6
Site Description7
Location and Legal Description7
Current Ownership and Site Use
Structures, Roads, and Other Improvements8
Current uses of Adjoining Properties8
Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions8
Geologic Setting8
Surface Drainage9
Wetlands9
Flood Plain9
Surface Water Bodies9
Records Review10
Standard Environmental Record Sources10
Environmental Permits17
Summary of Enforcement Actions17
Previously Conducted or Ongoing Remediation17
Protectiveness Evaluation of Approved Remedies/Order of Magnitude18
Additional Environmental Records Sources18
Physical Setting Source18
Historical Use Information on the Site18
Historical Use Information on Adjoining Properties24
Site Inspection
Heating and Cooling26
Water Supply26
Sanitary Sewage Disposal26

	Industrial Wastewater	27
	Process Waste Streams	
	Radioactive Materials	
	Discharge History	
	Interior Stains/Corrosion	
	Drains or Sumps	
	Hazardous Materials and Petroleum Products	
	Unidentified Substance Containers	
	Storage Tanks	
	Containers/Drums	
	Polychlorinated Biphenyls	
	Odors	
	Pools of Liquid	
	Pits, Ponds, Lagoons	29
	Stained Soil or Pavement	29
	Stressed Vegetation	29
	Solid Waste	29
	Wells	29
	Historic Fill Material	29
	Potential Vapor Migration	29
	Loading/Unloading Area	30
lr	terviews	31
	Interview with Owner	31
	Interviews with Local Government Officials	31
	Interviews with Others	31
F	indings and Opinions	32
	Recognized Environmental Conditions and Areas of Concern	32
	Notable Concerns and De Minimis Conditions	34
	Data Gaps	
C	onclusions	
	eferenced Documents	
	ignature of Environmental Professional	
	-	

TABLES

TABLE 1 – Site Properties	7
TABLE 2 - Adjoining Properties	8
TABLE 3 - Standard Environmental Record Sources	10
TABLE 4 - Summary of Off-Site Database Findings	14
TABLE 5 – Land Title Records	19
TABLE 6 – Historic Operations	20
TABLE 7 - Aerial Photograph, Sanborn Map, and Topographic Map Review	22

FIGURES

FIGURE 1	SITE LOCATION MAP
FIGURE 2	SITE PLAN/AREAS OF CONCERN
FIGURE 3	SITE VICINITY MAP

APPENDICES

APPENDIX A	EDR DATABASE SEARCH REPORT / SANBORN MAPS / CITY DIRECTORY / AERIAL PHOTOGRAPHS / HISTORICAL TOPOGRAPHIC MAPS
APPENDIX B	RECORDS REVIEW LOG / RECORDS / PHASE II SITE INVESTIGATION SUMMARY REPORT
APPENDIX C	SITE PHOTOGRAPHS
APPENDIX D	GPR REPORT
APPENDIX E	PHASE I ESA USER QUESTIONNAIRE
APPENDIX F	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Executive Summary

First Environment, Inc. (First Environment) was retained by Argus Ellison Associates, LLC ("Argus Ellison") to conduct a Phase I Environmental Site Assessment (ESA) and Preliminary Assessment (PA) of the properties located at 1-2 Van Houten Street, 3-4 Van Houten Street, 5-6 Van Houten Street, 7 Van Houten Street, 8 Van Houten Street, 9 Van Houten Street, 17 Ellison Street, 15 Ellison Street, 13 Ellison Street, 11 Ellison Street, 9 Ellison Street, 7 Ellison Street, 8-9 Mill Street, 5-7 Mill Street, 5 Mill Street, 304 Mill Street, City of Paterson, Passaic County, New Jersey (collectively known as the "Site"). The purpose of the assessment was to identify, to the extent feasible, recognized environmental conditions (RECs), controlled RECs (CRECs), historical RECs (HRECs), and potential areas of concern (AOCs) to qualify for landowner liability protection (LLP) under the Federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and innocent purchaser defense to liability under New Jersey's Spill Compensation and Control Act (the "Spill Act"); and to understand the potential environmental conditions that could materially impact the intended redevelopment of the Site. The ESA/PA was conducted in accordance with the requirements of ASTM E1527-13 and N.J.A.C. 7:26E-3.

The Site is located in a commercial and residential area in the City of Paterson, Passaic County, New Jersey as shown on Figure 1. The Site is comprised of approximately 1.3 acres of generally level property and is designated as Block 136, Lots 1 and 16 on the City of Paterson tax map. Lots 1-11 and 16, which comprise approximately 42,760 square feet or 0.98 acres of the Site, are owned by Paterson Parking Authority and are currently utilized as a parking lot. Lots 12 and 13 are owned by Longstreet Development and are currently utilized as an office building and associated parking lot. Lot 14 is owned by Argus Mill LLC and is currently unoccupied. Lot 15 is owned by the City of Paterson and is currently utilized for parking.

Based on the site inspections conducted on October 16, 2020, November 24, 2020, and July 21, 2021 and review of historical documentation and available records, the following RECs/AOCs were identified at the Site:

REC-1/AOC-1: Former Gasoline Underground Storage Tanks – Based on records reviewed, two 2,000-gallon gasoline underground storage tanks (USTs) were formerly located at the southwest corner of Lot 13 and were reportedly abandoned in-place in 1975. No other documentation regarding the tank closures was available for review. In order to locate subsurface anomalies at the Site, a subsurface geophysical investigation was conducted by GPR One Call of Clinton, New Jersey on November 24, 2020. Based

FIRST ENVIRONMENT on the findings of the investigation, no significant anomalies consistent with underground storage tanks were detected during the investigation. First Environment recommended the implementation of a Phase II site investigation to evaluate subsurface conditions at this portion of the Site.

- REC-2/AOC-2: Historic Fill Based on the historical use of the property, the proximity to the Passaic River, and review of NJDEP Historic Fill Maps, which revealed the presence of historic fill material below properties adjacent to the Site, historic fill may exist beneath the Site. As such, First Environment recommended the implementation of a Phase II site investigation to evaluate subsurface conditions below the Site.
- REC-3/AOC-3: Former Industrial Operations Historic industrial use, which typically use hazardous materials as part of their operation, was identified throughout portions of the Site as well as in the immediate vicinity of the Site. As such, First Environment recommended the implementation of a Phase II site investigation to evaluate subsurface conditions below the Site.

No CRECs or HRECs were identified at the Site.

Several potential AOCs, as defined by the NJDEP Technical Requirements for Site Remediation (TRSR - N.J.A.C. 7:26E), were identified and include the following:

- AOC-4: Floor Drains During the site inspections, floor drains were observed in the restrooms within the building located at 5-7 Mill Street. According to the property owner, the floor drains are connected to the municipal sewer system. No further investigation is required.
- AOC-5: Former Loading Area A former loading area is located along the rear of the building located at 5-7 Mill Street. During the site inspection, no signs of hazardous material storage or staining were observed. According to the property owner, the loading dock is no longer in use. No further investigation is required.

Based on a review of the available documentation, further action was warranted with respect to REC-1/AOC-1, REC-2/AOC-2, and REC-3/AOC-3. Specifically, First Environment recommended that soil borings and temporary wells be installed at each corner and in the interior of the property to collect representative soil and groundwater samples for laboratory analysis, and to evaluate for the presence of historic fill, site-groundwater, and/or potential impacts from industrial operations. No further action is warranted with respect to AOC-4 or AOC-5.

The findings of the Phase II Site Investigation (SI), which was conducted by First Environment on February 4, 2021, revealed the absence of elevated soil and groundwater concentrations adjacent to the former UST area (REC-1/AOC-1). As such, no further action is required for REC-1/AOC-1. Historic fill material and associated contaminants of concern (e.g., benzo(a)pyrene and metals) were detected in soil below the Site. Further action in the form of

FIRST ENVIRONMENT institutional (i.e., Deed Notice) and engineering controls (e.g., cap) are recommended to the address REC-2/AOC-2 in accordance with the NJDEP Technical Requirements for Site Remediation. Groundwater results revealed a concentration of tetrachloroethene (PCE) in one temporary well point. As illustrated in the Phase II SI, SB-7/TWP exhibited a PCE concentration of 1.2 parts per billion (ppb), which is marginally above the NJDEP Groundwater Quality Standards (GWQS) of 1.0 ppb. However, in accordance with NJDEP guidance, this concentration can be rounded down to meet the NJDEP GWQS. No other elevated soil or groundwater samples were identified above NJDEP standards that would indicate the release from prior industrial operations. As such, no further action is required for REC-3/AOC-3.

Introduction

First Environment, Inc. (First Environment), on behalf of Argus Ellison Associates LLC ("Argus Ellison" or "the User"), has completed a Phase I Environmental Site Assessment and Preliminary Assessment (ESA/PA) of the properties located at 1-2 Van Houten Street, 3-4 Van Houten Street, 5-6 Van Houten Street, 7 Van Houten Street, 8 Van Houten Street, 9 Van Houten Street, 17 Ellison Street, 15 Ellison Street, 13 Ellison Street, 11 Ellison Street, 9 Ellison Street, 7 Ellison Street, 8-9 Mill Street, 5-7 Mill Street, 5 Mill Street, 304 Mill Street, City of Paterson, Passaic County, New Jersey (the Site). In anticipation of the potential property transaction, this ESA was conducted to identify, to the extent feasible, recognized environmental conditions (RECs), controlled RECs (CRECs), historical RECs (HRECs), and potential areas of concern (AOCs) to qualify for landowner liability protection (LLP) to CERCLA liability and innocent purchaser defense to liability under New Jersey's Spill Compensation and Control Act (the "Spill Act"); and to understand the potential environmental conditions that could materially impact the intended redevelopment of the Site. The ESA/PA was conducted in accordance with the requirements of ASTM E1527-13 and N.J.A.C. 7:26E-3.

Detailed Scope-of-Services

The scope-of-services provided are consistent with the requirements set forth in the ASTM Standard E1527-13 for the completion of Phase I ESAs and the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E) for the completion of PAs. The ESA/PA consisted of a site visit which included an inspection of the surrounding area, records review, and interviews with the current Site operators and others, as appropriate. In addition, properties within a one-mile radius were evaluated based on the required minimum search distance as specified in the ASTM Standard E1527-13. An additional out-of-scope service included the performance of a geophysical survey for accessible portions of the Site. The geophysical survey was conducted to identify any potential subsurface anomalies and also served as a private utility mark out. No additional or out-of-scope services were requested or provided.

Significant Assumptions

The information gathered for the preparation of this report is assumed to be true and accurate. Multiple sources were crosschecked, where available, in an attempt to verify the information; however, for some data only a single source was available. No sampling or intrusive or destructive activity was conducted as part of the ESA/PA; therefore, any discussion of

F≜RST ENV:RONMENT considerations" or other conditions referenced in the report that are beyond the scope of ASTM E1527-13.

This report does not provide legal and/or business advice or business environmental risk as defined by ASTM E1527-13. First Environment has not been retained in these capacities and should not be relied upon for these evaluations.

User Provided Information

The User provided the following documents:

- Argus Ellison Development site location and tax maps.
- Phase I ESA Report for Historic Argus Mill, 5-7 Mill Street, prepared by PennJersey Environmental Consulting (PEC) dated September 2012.
- Phase I ESA Executive Summary for Historic Argus Mill, 5-7 Mill Street, prepared by PEC dated September 2012.
- Topographic Survey of Properties Within Block 4602, prepared by Rigg Associates, P.A. dated January 27, 2020.
- Radon test result for Community Charter School, 507 Mill Street prepared by Radiation Data dated September 7, 2012 through September 10, 2006.
- Lead-Free Certificate prepared for 5-7 Mill Street dated September 6, 2012.
- Lead-Based Paint Inspection Report of 5-7 Mill Street prepared by Robert Carlucci dated September 6, 2012.
- Mold Inspection Report prepared for 5-7 Mill Street prepared by Environmental Services dated October 22, 2012.
- Phase I ESA Report for Paterson Parking Authority, MaGee's Alley Property prepared by Melick-Tully, a Division of GZA GeoEnvironmental, Inc. (MTA) dated September 24, 2018.
- Subsurface Delineation Report (i.e., geophysical survey) for 5-7 Mill Street prepared by EnviroPhysics, Inc. dated April 27, 2012.

The User did not provide any other land title records or information related to environmental liens. Land title information obtained by First Environment is discussed in the Records Review Section. The User did not impart any specialized knowledge regarding the Site; the User did not communicate any commonly known or reasonably ascertainable information within the local community about the Site; and there was no information provided regarding any valuation reduction of the Site for environmental issues.

F RST ENVERONMENT

Site Description

Location and Legal Description

The Site is located in a commercial and residential area in the City of Paterson, Passaic County, New Jersey as shown on Figure 1. The Site consists of Block 4602 on the City of Paterson tax map which is comprised of the following properties:

TABLE 1 – Site Properties						
Address	Block Lot		Approximate Area (Acres)			
1-2 Van Houten Street	4602	1	0.0438			
3-4 Van Houten Street	4602	2	0.09			
5-6 Van Houten Street	4602	3	0.1266			
7 Van Houten Street	4602	4	0.0898			
8 Van Houten Street	4602	5	0.0681			
9 Van Houten Street	4602	6	0.0777			
17 Ellison Street	4602	7	0.0791			
15 Ellison Street	4602	8	0.0655			
13 Ellison Street	4602	9	0.0664			
11 Ellison Street	4602	10	0.0633			
9 Ellison Street	4602	11	0.0852			
7 Ellison Street	4602	12	0.4704			
8-9 Mill Street	4602	13	0.1731			
5-7 Mill Street	4602	14	0.1171			
5 Mill Street	4602	15	0.0551			
304 Mill Street	4602	16	0.1008			

The Site is comprised of a total of approximately 1.3 acres of generally level property and is bound by Van Houten Street to the north, McGee's Alley to the east, Ellison Street to the south, and Mill Street to the west.

Current Ownership and Site Use

Lots 1-11 and 16 (1-9 Van Houten Street; 17, 15, 13, 11, and 9 Ellison Street; and 3-4 Mill Street), which comprises approximately 42,760 square feet or 0.98 acres of the Site, are owned by Paterson Parking Authority and is currently utilized as a parking lot.

F#RST ENV#RONMENT Lots 12 and 13 (7 Ellison Street and 8-9 Mill Street) is owned by Longstreet Development and is currently utilized as an office building. Lot 14 (5-7 Mill Street) is owned by Argus Mill LLC and is currently unoccupied. Lot 15 (5 Mill Street) is owned by the City of Paterson and is currently utilized for parking. Based on the current uses of the Site, Industrial Site Recovery Act (ISRA) regulations do not apply.

Structures, Roads, and Other Improvements

Lot 14 (5-7 Mill Street) is improved with a four-story, approximately 10,000-square foot building with a small lawn area and associated walkways. Lots 12 and 13 (7 Ellison Street and 8-9 Mill Street) have been improved with a three-story, approximately 4,224-square foot building and associated parking lot. The remainder of the Site has been improved as an asphalt-paved parking lot with associated landscaping features and sidewalks.

Current uses of Adjoining Properties

The Site is situated in an area comprised of commercial and residential operations. The Site is bound as described in the table below and as shown on Figure 3.

TABLE 2 - Adjoining Properties					
Direction From Site	Property or Feature	Address	Operations/Property Use (if known)		
	Van Houten Street	Not Applicable	Not Applicable		
North	Vacant Industrial Property/Ruins	acant Industrial North of Van Houten Street			
	Ellison Street	Not Applicable	Not Applicable		
South	Dr. Andrew McBride Senior Residence Apartments	22-26 Ellison Street	Residential Apartments		
	McGee's Alley	Not Applicable	Not Applicable		
East	Residential Apartments	21 Ellison Street and 14 Van Houten Street	Residential Apartments		
	Mill Street	Not Applicable	Not Applicable		
West	The Essex Mill Apartments	24 Mill Street	Residential Apartments		
	Division of Child Protection and Permanency	22 Mill Street	Government Office		

Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Geologic Setting

The property is located within the Piedmont Physiographic Province. The topography of the Site is generally level with overland drainage flowing to the northwest. Based on the United

F RST ENVERONMENT States Geological Survey (USGS) 7.5-Minute Quadrangle Map (Paterson, NJ Quadrangle), the Site is approximately 65 feet above Mean Sea Level.

Data from the NJDEP Geographic Information System (GIS) NJ-GeoWeb database indicates that bedrock consists of the Passaic Formation. Surficial geology in this region consists of Late Wisconsinan Glacial Delta Deposits from the late Pleistocene, late Wisconsinan geologic age. Based on Soil Conservation Service Web Soil Survey data, the soils in the general vicinity of the Site primarily consist of Urban Land-Riverhead complex (USRHVB).

Surface Drainage

Surface drainage at the Site consists of overland flow that is directed into a storm drain system beneath adjoining roadways.

No substantial groundwater elevation data was collected by First Environment as part of this Phase I ESA/PA to classify groundwater flow direction. Groundwater is expected to flow west-northwest towards the Passaic River, which is located approximately 420 feet west-northwest of the Site.

Wetlands

According to the EDR Radius Map Report and NJ-GeoWeb, no wetlands have been mapped at the Site. A copy of the EDR Radius Map Report is included in Appendix A.

Flood Plain

The southeast corner of the Site (a portion of Lots 7 and 8) is within the 100-year floodplain as indicated by the EDR Radius Map report and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 34031C0216F. The remainder of the Site is outside of the 500-year floodplain. The EDR Radius Map Report provided in Appendix A. A National Flood Hazard Layer FIRMette is provided in Appendix B.

Surface Water Bodies

The closest surface water body to the Site is the Passaic River, which is located approximately 420 feet west-northwest of the Site.

FARST ENVERONMENT

Records Review

Standard Environmental Record Sources

In accordance with the ASTM requirements, available records for the Site were evaluated through a database search prepared by EDR. This database search, the EDR Radius Map, is provided in Appendix A. According to EDR, the following types of sites were identified in the surrounding area within the respective ASTM search radii: SEMS, SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA-LQG, RCRA-SQG, RCRA-VSQG, NJ SHWS, NJ HWS RE-EVAL, NJ HIST HWS, NJ LUST, NJ HIST LUST, NJ UST, NJ ENG CONTROLS, NJ INST CONTROL, NJ VCP, NJ PF, NJ BROWNFIELDS, US BROWNFIELDS, NJ HIST LF, NJ NJEMS, NJ Release, NJ SPILLS, RCRA NonGen/NLR, US AIRS, FINDS, ECHO, NJ AIRS, NJ HIST MAJOR FACILITIES, NJ ISRA, NJ MANIFEST, NY MANIFEST, PA MANIFEST, EDR MGP, EDR Hist Auto, EDR Hist Cleaner, and NJ RGA HWS.

A table listing each database for which a property was found within the ASTM search distance follows.

TABLE 3 - Standard Environmental Record Sources						
Source	Agency Data Release Date	Search Distance (miles)	Total Sites			
USEPA Superfund Enterprise Management System (SEMS)	07/29/2020	0.50	Site* + 2			
USEPA Superfund Enterprise Management System Archive (SEMS-ARCHIVE)	07/29/2020	0.50	1			
USEPA Corrective Action Report (CORRACTS)	6/15/2020	1.00	1			
USEPA Resource Conservation and Recovery Act Treatment, Storage and Disposal (RCRA-TSDF)	06/15/2020	0.50	Site*			
USEPA Resource Conservation and Recovery Act Large Quantity Generators (RCRA-LQG)	6/15/2020	0.25	1			
USEPA Resource Conservation and Recovery Act Small Quantity Generators (RCRA-SQG)	6/15/2020	0.25	1			
USEPA Resource Conservation and Recovery Act Very Small Quantity Generators (RCRA- VSQG)	6/15/2020	0.25	4			
NJDEP Known Contaminated Sites / State Hazardous Waste Site (SHWS)	07/08/2020	1.00	353			

TABLE 3 - Standard Environmental Record Sources					
Source	Agency Data Release Date	Search Distance (miles)	Total Sites		
NJDEP Known Contaminated Sites / State Hazardous Waste Site Re-Evaluation (SHWS RE-EVAL)	09/20/2007	1.00	10		
NJDEP Known Contaminated Sites Listing (NJ HIST HWS)	05/09/2008	0.001	Site*		
NJDEP Leaking Underground Storage Tank (LUST)	05/18/2020	0.50	19		
NJDEP Historical Leaking Underground Storage Tank (HIST LUST)	09/17/2002	0.50	45		
NJDEP Underground Storage Tank (UST)	05/07/2020	0.25	22		
NJDEP Declaration Environmental Restriction/Deed Notice Sites (NJ ENG CONTROLS)	05/27/2020	0.50	13		
NJDEP Classification Exception Area Sites (NJ INST CONTROL)	05/27/2020	0.50	8		
NJDEP Voluntary Cleanup Program Sites (NJ VCP)	01/12/2018	0.50	26		
NJDEP Publicly Funded Cleanups Site Status Report (NJ PF)	12/31/2003	1.00	1		
NJDEP Brownfields Database (NJ BROWNFIELDS)	03/26/2020	0.50	26		
USEPA Listing of Brownfields Sites (US BROWNFIELDS)	06/01/2020	0.50	2		
NJDEP Solid Waste Facility Directory (NJ HIST LF)	6/10/2003	0.50	4		
New Jersey Environmental Management System (NJ NJEMS)	08/02/2020	0.001	Site* +1		
NJDEP Release Database (NJ Release)	06/11/2020	0.001	1		
NJDEP Spills Database (NJ SPILLS)	06/11/2020	0.001	2		
USEPA Resource Conservation and Recovery Act Non-Generators/No Longer Regulated (RCRA NonGen/NLR)	06/15/2020	0.25	Site* (2) + 12		
USEPA Aerometric Information Retrieval System Facility Subsystem (US AIRS)	10/12/2016	0.001	Site*		
USEPA Facility Index System (FINDS)	02/03/2020	0.001	Site* (3) + 1		

TABLE 3 - Standard Environmental Record Sources					
Source	Agency Data Release Date	Search Distance (miles)	Total Sites		
USEPA Enforcement & Compliance History Information (ECHO)	04/04/2020	0.001	Site*		
NJDEP Emissions Inventory Listing (NJ AIRS)	05/01/2020	0.001	1		
NJDEP List of Major Facilities (NJ HIST MAJOR FACILITIES)	01/02/2002	0.50	1		
NJDEP Industrial Site Redevelopment Act (ISRA) Database Listing	05/28/2020	0.50	28		
NJDEP Hazardous Waste Manifest Information (NJ Manifest)	12/31/2018	0.25	Site* + 5		
NYDEC Facility and Manifest Data (NY Manifest)	01/01/2019	0.25	5		
PADEP Hazardous Waste Manifest Information (PA Manifest)	06/30/2018	0.25	2		
EDR Proprietary Manufactured Gas Plants (EDR MGP)	N/A	1.00	2		
EDR Exclusive Historical Auto Stations (EDR Hist Auto)	N/A	0.125	Site + 5		
EDR Exclusive Historical Cleaners (EDR Hist Cleaner)	N/A	0.125	11		
NJDEP Recovered Government Archive State Hazardous Waste Facilities List (NJ RGA HWS)	N/A	0.001	1		

^{*}A number of listings in the EDR database were deemed inaccurate. These listings include manufacturing operations which, based on review of historic Sanborn maps, occurred on adjacent properties north and west of the Site.

The Site was identified in the following databases:

- New Jersey Environmental Management System (NJ NJEMS) Site listings in the NJDEMS database include:
 - Future Scholar Learning Center @ Paterson Charter School (5-7 Mill Street) is listed in the NJEMS database under Site ID No. 376944. According to DataMiner, the Site is listed in the Site Remediation Program (SRP) as a childcare facility (Pl No. 467159). No other information regarding this listing was available for review.
 - Daniel Thompson and John Ryle Houses (8-9 Mill Street) is listed in the NJEMS database under Site ID No. 419043. According to DataMiner, the Site is listed in the Historic Preservation Program. No other information regarding this listing was available for review.
- <u>USEPA Facility Index System (FINDS)</u> Heavens Little Ones at Paterson Charter School (5 Mill Street) is listed in the Finds database under Registry ID No. 110032371788. This listing is in reference to a listing in the NJEMS database. More information regarding this listing can be found under the NJEMS listing above.

- EDR Exclusive Historical Auto Stations (EDR Hist Auto)
 - V & J Auto Service is listed in the EDR Hist Auto database as a gasoline service station at 9 Mill Street for 1958, 192, and 1969 through 1975.
 - Ossino Salvatore is also listed within the database at 8-9 Mill Street for 1942,
 1947, and 1952 as a gasoline and automobile repair service station.
- NJDEP Underground Storage Tank Database (UST) Amoco Oil is listed in the UST database under Facility ID No. 001011. The address listed is Mill & Ellison. According to the database, two 2,000-gallon USTs were abandoned in-place in 1975. The contents of the tanks are listed as unknown. The tanks were registered in March 30 & 31, 2002. The Underground Storage Tank Registration Summary has been downloaded from DataMiner and is included in Appendix B.

A summary of properties in close proximity to the Site is presented in Table 3. Several sites with known sources of contamination are located in the vicinity of the Site; however, First Environment did not review any records indicating contamination has migrated to the Site. It should be noted that the NJDEP does not require property owners to remediate contamination migrating onto the property from an off-site source. The complete database listings for these sites can be reviewed in the attached EDR Radius Map.

The relative elevations presented in Table 3 are taken from the EDR Radius Map and are not always accurate. Although elevation can be an indicator of groundwater flow direction, the elevation and flow direction are not always related.

TABLE 4 - Summary of Off-Site Database Findings						
Facility Name	Address	Distance & Direction from Site	Relative Elevation	Database(s)	High Potential to Impact the Site	Explanation
Salvation Army	31 Van Houten Avenue	48 feet north	Lower	NJ HIST LUST, NJ Release, NJ SHWS, NJ UST	No	The site is listed in the SRP under PI No. 017860. According to the EDR report, on February 19, 1992, one 1,000-gallon leaded gasoline UST was removed, a release was reported (Case No. 92-2-19-1203-42) and remediation was in progress. A NFA for Case No. 92-02-19-1203 was issued by NJDEP on March 30, 1993.
Paterson Substation	33-41 Van Houten Street	123 feet north northeast	Lower	NJ HIST LUST, NJ UST	No	One No. 2 Diesel Fuel UST was removed on April 29, 1993. An NFA was issued by NJDEP on September 29, 1997.
ATP Processors LTD/Allied Textile Printing	27-31 Van Houten Street	127 feet south	Higher	NJ Manifest, SEMS, RECR NonGen/NLR, ECHO, NJ HIST HWS, US AIRS, NJ BROWNFIELD S	No	The site is listed in the SRP under PI No. G000024509. According to DataMiner, a Licensed Site Remediation Professional (LSRP) has been retained to oversee the remediation of the Site. This site was previously used for silk dye manufacturing No further details were available for review.
Naija Corp, Leased from Hydration Fuels/Naija Corp C- O Edward M. Schotz Esq.*	Van Houten Street			RCRA-TSDF, RCRA NonGen / NLR, NJ NJEMS, FINDS	No	The facility was classified as a non- generator of hazardous wastes in 2007. The NAICS code for the facility is 313311- Broadwoven Fabric Finishing Mills and 53112-Lessors of Non-Residential Buildings (Except Miniwarehouses). Listed processes included in the EDR report include tank storage (two 25,000- gallon storage tanks) and "other treatment." No violations were reported.
Essex Phoenix Mills Apartments/Great Falls-Essex Mill	24 Mill Street	131 feet west southwest	Higher	NJ SHWS, NJ ENG CONTROLS	No	The site is listed in the SRP under PI No. 628081. According to DataMiner, a Restricted Use RAO to address historic fill was submitted to NJDEP on August 25,

14

TABLE 4 - Summary of Off-Site Database Findings						
Facility Name	Address	Distance & Direction from Site	Relative Elevation	Database(s)	High Potential to Impact the Site	Explanation
						2015. Controls at the site include engineering controls that serve as a cap and a deed notice.
Congdon Mill	32 33 Van Houten Street	137 feet north northeast	Lower	NJ VCP	No	The site is listed in the SRP under PI No. 026574. According to DataMiner, a Restricted Use Remedial Action Outcome (RAO) was submitted to NJDEP on July 18, 2011. Controls at the site include engineering controls that serve as a cap, a deed notice, and a classification exception area/well restriction area (CEA).
All Vinyl Win Star	32 33 Van Houten Street	137 feet north northeast	Lower	SHWS	No	The site is listed in the SRP under PI No. 026574 under the Codon Mill listing. According to DataMiner, an Unrestricted Use No Further Action (NFA) letter was issued by the NJDEP on August 29, 2006 for ISRA Case No. E20060321. No contamination for this facility was found.
Andrew McBridge Homes	22-26 Ellison Street	144 feet east southeast	Higher	NJ UST	No	The site is listed in the SRP under PI No. 026662. According to DataMiner, two No.2 underground storage tanks (USTs) were removed in 1993. No further details were available for review.
33 Ellison Street	33 Ellison Street	171 feet east	Higher	NJ SHWS	No	The site is listed in the SRP under PI No. 695361. According to DataMiner, an Unrestricted Use NFA was issued for Case No. 15-03-11-1137-59 UHOT by NJDEP on June 17, 2015.
Fabricolor Manufacturing Corporation	36-37 Van Houten Street	423 feet Northeast	Lower	NJ Brownfields	No	The site is listed in the SRP under PI No. 015372. According to DataMiner, An Unrestricted Use NFA was issued by NJDEP on December 8, 1994 for Case No. 94-07-08-1253 BUST C1. A CEA was established in 1998 to address

F RST ENVERONMENT

TABLE 4 - Summary of Off-Site Database Findings						
Facility Name	Address	Distance & Direction from Site	Relative Elevation	Database(s)	High Potential to Impact the Site	Explanation
						benzene. The CEA limit is the property boundary. A LSRP has been retained to oversee site remediation (LSR120001). No further details were available for review.

^{*}Erroneously listed as the Site

Fifteen unmappable (orphan) sites were identified in the EDR Radius Map Report; however, none are located in the immediate vicinity of the Site with the exception of the following:

• 1 Van Houten Street is listed in the NJ Release database under Case No. 13-02-06-0129-25. According to the EDR report, the release was in the area of 1 Van Houten Street and was due to equipment malfunction. The presence of NJDEP was not requested. No other information regarding the release was available for review. This case number is not listed in the NJDEP DataMiner database which suggests this case was closed at the initial phase with no investigation or remediation required.

Environmental Permits

No environmental permits have been identified in connection to the Site.

Summary of Enforcement Actions

No enforcement actions have been identified in association with the Site.

Previously Conducted or Ongoing Remediation

No previously conducted or ongoing remediation has been identified in association with the Site. Documents received by the User include a Phase I ESA of the Historic Argus Mill, 5-7 Mill Street prepared by PEC dated September 2012 and a Phase I ESA of MaGee's Ally Property (1-9 Van Houten Street, 1-4 Mill Street, and 13-19 Ellison Street) prepared by MTA dated September 2018.

The PEC Phase I ESA for the 5-7 Mill Street property concluded that no RECs were identified that required additional investigation. According to the report, a ground penetrating radar (GPR) survey was conducted on all open areas of the 5-7 Mill Street property and no indication of USTs or other subsurface structures of concern was noted. The report stated that the Site is located within a historically heavily industrialized area and that former industrial operations in the vicinity of the Site could adversely affect groundwater at the Site; however, no groundwater plumes are currently known to infringe on the property.

The MTA Phase I ESA for 1-9 Van Houten Street, 1-4 Mill Street, and 13-19 Ellison Street (AKA, Paterson Parking Authority Site) identified historic industrial use throughout portions of the Site that typically use hazardous materials as part of their operation. Historic industrial-use properties were also identified immediately adjacent to the Site which present potential for off-Site migration of contaminants onto the Site. The MTA Phase I ESA suggested that future redevelopment activities consider the potential for residual soil and/or groundwater

F RST ENVERONMENT contamination from industrial activities, the potential for historic fill, and potential abandoned USTs or other structures associated with historical uses of the Site.

Protectiveness Evaluation of Approved Remedies/Order of Magnitude

No sampling, remediation, or approved remedies have been identified in association with the Site.

Additional Environmental Records Sources

As part of the Phase I ESA and in accordance with the ASTM requirements, available records for the Site were evaluated through contact with local, state, and Federal regulatory agencies. FOIA requests were submitted to the U.S. USEPA (via http://epa.gov/myproperty) and Open Public Records Act (OPRA) requests were submitted to the NJDEP, Passaic County, and City of Paterson. A list of the agencies and organizations contacted as part of this ESA are summarized in the Records Review Log in Appendix B.

Physical Setting Source

A current 7.5 Minute USGS Topographic Map (Paterson, NJ Quadrangle) is included as Figure 1.

Historical Use Information on the Site

Based on review of historical Sanborn Maps and aerial photographs, the Site was developed prior to 1887. Operations identified at the Site include residences, warehousing, saloons, barber, grocers, stores, restaurant, bottling works, printing works, auto repair shop, signs manufacturing and storage, cabinet manufacturing, adhesives manufacturing, school, and offices. By 1980, all structures at the Site, with the exception of the buildings located on Lots 13 and 14, were demolished and the space utilized as a parking lot. By 1984, Lot 13 was redeveloped with the current building and the intersection of Ellison Street and Mill Street was reconfigured to the existing intersection. The Site has remained relatively unchanged from 1984 to the present.

A summary of the land title records from the NJ Online Tax Assessment Records Search, Passaic County online records database, and the 2012 PEC Phase I ESA (for 5-7 Mill Street) is presented in the following table.

F#RST ENV#RONMENT

TABLE 5 – Land Title Records						
Grantee	Grantor	Date	Book	Page		
1-9 Van Houten Street; 17, 15, 13, 11, and 9 Ellison Street (Block 4602, Lots 1-11)						
City of Paterson Parking Authority	NA	NA	D111	31		
	Street (Block 4602, Lots 12 and		2000	04		
Longstreet Development Corp	Longstreet Development Corp	May 3, 2019	3623	81		
8-9 Mill Street (Block 4602, Lot 13) Capital Asset Research CAPT CAPT						
Longstreet Development Corp	Funding 1997	June 4, 1998	C157	257		
7 EIIi	son Street (Block 4602, Lot 12					
Longstreet Development Corp	City of Paterson	June 29, 2005	D1042	271		
City of Paterson	Final Judgment of Superior of Court of NJ Docket No. F426-95	March 8, 1996	XI43	3		
5-7	Mill Street (Block 4602, Lot 14)					
Historic Argus Mill, LLC	Catalano Associates LLC	October 9, 2012	2243	86		
Catalano Associates, LLC	Argus Mill Property, LLC	February 24, 2004	D744	1		
Argus Mill Property, LLC	Charter Properties, Inc.	September 12, 2000	D171	108		
Charter Properties, Inc.	City of Paterson	September 12, 2000	D171	103		
City of Paterson	Kyle Thompson Partners	September 29, 1998	NA	NA		
Kyle Thompson Partners	Paterson Renaissance Partners	August 22, 1984	NA	NA		
Paterson Renaissance Partners	Ottilio Development Corporation	January 11, 1984	NA	NA		
Ottilio Development Corporation	Anthony V. Ottilio	July 2, 1982	NA	NA		
Anthony V. Ottilio	Paterson Waldy, Inc.	April 22, 1982	NA	NA		
Paterson Waldy, Inc.	Waldy, Inc.	October 19, 1978	NA	NA		
Waldy, Inc.	Chiselhurst, IncMerged into E.K. Demmel Co., Inc.	October 11, 1977	NA	NA		
Chiselhurst, IncMerged into E.K. Demmel Co., Inc.	E.K. Demmel Co., Inc.	April 1, 1954	NA	NA		
E.K. Demmel Co., Inc.	Millco, Inc.	January 30, 1954	NA	NA		
Millco, Inc.	Gennaro Celentano & Sofia Celentano,	March 15, 1953	NA	NA		
Gennaro Celentano & Sofia Celentano,	Diego Franco & Provvidenza Franco, h/w	August 5, 1946	NA	NA		
Diego Franco & Provvidenza Franco, h/w	Jopet Holding Corporation	August 5, 1946	NA	NA		
Jopet Holding Corporation	Paterson Helvetia Mill Properties, Inc.	January 20, 1944	NA	NA		
Paterson Helvetia Mill Properties, Inc.	Charles Roemer	October 8, 1943	NA	NA		
Charles Roemer	Arbrew Realty Corporation	August 11, 1941	NA	NA		

T	ABLE 5 – Land Title Records			
Grantee	Grantor	Date	Book	Page
Arbrew Realty Corporation	Columbus Mortgage Company, Inc.	August 11, 1941	NA	NA
Columbus Mortgage Company, Inc.		August 12, 1941	NA	NA
Catalano Associates, LLC	Argus Mill Property, LLC	February 24, 2004	NA	NA
5 N	fill Street (Block 4602, Lot 15)			
City of Paterson	NA	January 10, 1984	R111	575
3-4	Mill Street (Block 4602, Lot 16))		
City of Paterson Parking Authority	NA	October 14, 1983	D111	31

^{*}NA-Not Available: records unavailable for review.

A summary of historic operations from review of historic Sanborn maps, aerial photographs, EDR City Directory Abstract, and the 2012 PEC Phase I ESA (for 5-7 Mill Street) is presented in the following table.

TABLE 6 – Historic Operations							
Name of Operator	Operations	From (approximately)	To (approximately)				
1-2 Van Houten Street (Block 4602, Lot 1)							
Parking	Parking Lot	1980	Present				
Unknown	Restaurant	1950	1966				
Residences	Residences	1958	1966				
Okeefe JJ Beverages	Restaurant	1922	1932				
Unknown	Saloon	1887	1915				
3-4 Van Houten Street (Block 4602, Lot 2)							
City of Paterson Parking Authority	Parking Lot	1980	Present				
Residences	Residential Properties	1922	1962				
5-6 Van Houten Street (Block 4602, Lot 3)							
City of Paterson Parking Authority	Parking lot	1980	Present				
Singer and Son Soda Water	Bottling works	1922	1966				
Residences	Residential properties	1922	1966				
7 Vai	n Houten Street (Block 4602,	Lot 4)					
City of Paterson Parking Authority	Parking Lot	1980	Present				
Residences	Residential Properties	1922	1962				
8 Van Houten Street (Block 4602, Lot 5)							
City of Paterson Parking Authority	Parking Lot	1980	Present				
Residences	Residential Properties	1922	1966				
9 Van Houten Street (Block 4602, Lot 6)							
City of Paterson Parking Authority	Parking Lot	1980	Present				
Zonal Associates Inc.	Unknown	1976	NA				
Residences	Residential Properties	1922	1976				

F#RST ENV#RONMENT