TABLE 6 – Historic Operations			
Name of Operator	**Operations**	**From (approximately)**	**To (approximately)**
17 Ellison Street (Block 4602, Lot 7)			
City of Paterson Parking Authority	Parking Lot	1980	Present
Hawthorne Cabinet Company	Cabinet manufacturing	1950	1966
Unknown	Printing Works	1950	1951
Residencies	Residential Properties	1922	1966
Unknown	Saloon	1915	NA
15 Ellison Street (Block 4602, Lot 8)			
City of Paterson Parking Authority	Parking Lot	1980	Present
Residencies	Residential Properties	1922	1971
13 Ellison Street (Block 4602, Lot 9)			
City of Paterson Parking Authority	Parking Lot	1980	Present
Unknown	Store	1950	1966
Residencies	Residential Properties	1922	1971
11 Ellison Street (Block 4602, Lot 10)			
City of Paterson Parking Authority	Parking Lot	1980	Present
Residencies	Residential Properties	1922	1962
9 Ellison Street (Block 4602, Lot 11)			
City of Paterson Parking Authority	Parking Lot	1980	Present
Residencies	Residential Properties	1922	1962
7 Ellison Street (Block 4602, Lot 12)			
City of Paterson Parking Authority	Parking Lot	1980	Present
Residencies	Residential Properties	1922	1962
8-9 Mill Street (Block 4602, Lot 13)			
Longstreet Development Corporation	Offices	2017	Present
Access Nursing Services	Offices	2014	2017
The Paterson Music PR	Offices	2017	NA
Charles & Brian General Cleaning	Offices	2009	NA
Richard Freid	Law office	1999	2004
Aspira Inc. of New Jersey	Office	2004	NA
Paterson Economic Development Corp.	Office	1999	NA
Vacant	Vacant	1980	NA
Residence	Residential Property	1942	1966
Unknown	Gasoline/auto repair station	1947	1966
Unknown	Saloon	1899	1915
5-7 Mill Street (Block 4602, Lot 14)			
None	Vacant	2011	Present
Greater Faith Preparatory School	Preschool	2010	2011
None	Vacant	2008	2010
Several separate schools including Future Scholars Learning Center, Heaven's Little	Charter and church schools for varying ages	2000	2008

TABLE 6 – Historic Operations			
Name of Operator	**Operations**	**From (approximately)**	**To (approximately)**
Ones, and Alexander Hamilton Charter School			
Paterson Public School system	Teenage after-school program	1996	1998
Unknown	Unknown	1989	1996
Philips Business School	Business school	1988	1989
Paterson Public School System	Temporary elementary school	1985	1988
None	Renovated for office space but never leased	1983	1985
Unknown	Adhesives manufacturing/ warehouse	1966	NA
Serenese Social Club	Unknown	1937	1982
Unknown	Sign manufacturing	1951	NA
Residences	Residential properties	1922	1951
Vacant	Vacant	1889	NA
R&H Adams Warehouse	Warehouse	1887	NA
5 Mill Street (Block 4602, Lot 15)			
City of Paterson	Parking Lot	1980	Present
Residences	Residential properties	1922	1966
3-4 Mill Street (Block 4602, Lot 16)			
City of Paterson Parking Authority	Parking Lot	1980	Present
Residences	Residential properties	1922	1947

*NA-Not Available: records unavailable for review

Historic businesses listed in the EDR City Directory Abstract are included in Table 6, above. A copy of the City Directory is included in Appendix A. A number of listings in the City Directory were deemed inaccurate. These listings include silk/textile manufacturing operations which, based on review of historic Sanborn maps, occurred on adjacent properties north and west of the Site.

First Environment's review of historic aerial photographs and topographic maps is presented in the table below.

TABLE 7 - Aerial Photograph, Sanborn Map, and Topographic Map Review	
Record	**Observations**
Aerial Photos: 1931, 1940, 1951, 1954, 1961, 1966, 1970	The Site appears developed with multiple structures. Due to poor image quality, no details could be observed. The surrounding area appears as a heavily developed urban area consisting of industrial, commercial, and residential uses. No significant changes were observed at the Site or adjacent properties between the 1931 and1970 aerials.
Aerial Photos: 1974	Buildings formerly located on Lots 13, 12, 11, and 6 have been demolished. The properties south of the Site have been redeveloped as a large apartment building

TABLE 7 - Aerial Photograph, Sanborn Map, and Topographic Map Review	
Record	**Observations**
	and parking lot. Several of the properties east of the Site have been demolished and utilized as a parking lot. No other significant changes were observed with respect to the 1970 aerial.
Aerial Photos: 1984, 1991, 1995	All structures on the majority of the Site have been demolished with the exception of a vacant building on Lot 13 and vacant buildings on Lot 14. The Site appears to be primarily utilized as a parking lot. Lot 13 appears redeveloped with the current Site building. The intersection of Ellison Street and Mill Street was redeveloped to the existing intersection. Industrial buildings north and west of the Site appear to be vacant. Many industrial buildings north and northwest have been demolished by 1995. No other significant changes were observed with respect to the 1974 aerial. No other significant changes were observed at the Site or adjacent properties between the1984 and 1995 aerials.
Aerial Photos: 2006, 2010, 2013, 2015, 2017	The Site appears the same. A large rectangular building has been constructed to the east. Remnants of an industrial building are located northwest of the Site. No other significant changes observed with respect to the 1995 aerial. No significant changes were observed at the Site or adjacent properties between the 2006 and 2017 aerials.
Sanborn Map: 1887	Multiple dwellings and associated ancillary buildings (barns/sheds) are depicted throughout the Site. A saloon and commercial use buildings are depicted on Lots 1, 2 and 3; tenants and a store are depicted on Lot 7; and R&H Adams Warehouse is depicted on Lot 14. The properties north and west appear heavily developed as industrial use properties. Properties east of the Site appear developed with residential and commercial use properties with some industrial use. Properties to the south appear developed for commercial use. The Lower Race, a manmade waterway, is depicted to the north of the Site and west of the Site across Van Houten and Mill Street.
Sanborn Map: 1889	Multiple dwellings and associated ancillary buildings (barns/sheds) are depicted throughout the Site. A saloon is depicted on Lot 1. The commercial use buildings formerly identified on Lots 2 and 3 are now labeled as dwellings. A saloon is depicted on Lot 7 and on Lot 14. The warehouse building identified on Lot 14 is labeled as vacant. The surrounding area appears similar to the 1887 Sanborn map with heavy industrial operations depicted north and west of the Site, residential and commercial operations east of the Site, and residential buildings depicted south of the Site.
Sanborn Map: 1915	Several ancillary buildings have been altered; otherwise the Site appears similar to the 1889 Sanborn Map. No additional dwellings or commercial buildings have been constructed. No significant changes were observed to the surrounding area.
Sanborn Map: 1950, 1951	A restaurant is depicted on Lot 1; one building identified as "Bottling Works" is depicted on Lot 3; one building identified as "Printing Works" is depicted on Lot 7; a store is depicted on Lot 9; an auto repair shop is located on Lot 13 with two gas tanks; and the Lot 14 building is identified as "Signs Manufacturing and Sign Storage." The remainder of the Site appears developed with dwellings, flats, and ancillary buildings/auto garages. Vacant lots are depicted east and south of the Site. No other significant changes were observed with respect to the 1915 Sanborn Map. No significant changes were observed at the Site or adjacent properties between 1950 and 1951.
Sanborn Map: 1966	"Cabinet Manufacturing" is identified at former Printing Works on Lot 7; the Lot 14 building is identified as "Adhesives Manufacturing" and the adjacent building south of that building is identified as a warehouse. No other significant changes to the Site were identified. The property south of the Site has been re-developed as an apartment building complex. Vacant lots east of the Site are labeled as "Parking." The properties north and west of the Site continue to be utilized for industrial purposes.

TABLE 7 - Aerial Photograph, Sanborn Map, and Topographic Map Review	
Record	**Observations**
Sanborn Map: 1980	All structures on Site have been demolished with the exception of a vacant building on Lot 13 and vacant buildings on Lot 14. The gasoline tanks observed on Lot 13 are no longer depicted. Many dwellings and stores east and south of the Site have been demolished. No other significant changes were observed with respect to the 1966 map.
Sanborn Map: 1984, 1994	The majority of the Site is identified as "Parking." The intersection of Mill Street and Ellison Street has been reconfigured and appears as it does today. Lot 13 appears redeveloped with the current Site building and is identified as "Offices." The building on Lot 14 is identified as "Offices." Parts of the industrial-use properties to the north and west are identified as vacant, fire ruin, or offices. No other significant changes identified. No significant changes were observed at the Site or adjacent properties between 1984 and 199.
Historic Topos: 1888	No structures are depicted on the Site or surrounding area. The regional topography slopes towards the Passaic River which is located north and west of the Site.
Historic Topos: 1898, 1900, 1903, 1905	Structures are generally depicted on Site along Mill Street, Van Houten Street, and Ellison Street and in the vicinity of the Site. No other significant changes were observed with respect to the 1888 historic topographic map. No significant changes were observed at the Site or adjacent properties between 1898 through the 1905 topographic maps.
Historic Topos: 1938, 1944, 1955, 1970, 1981, 1995	The Site and surrounding area is generally depicted as developed. Large industrial/commercial and religious buildings are depicted in the surrounding area. No significant changes were observed at the Site or adjacent properties between 1938 through the 1995 topographic maps. No other significant changes were observed at the Site or adjacent properties with respect to the 1905 topographic map.
Historic Topos: 2014	No structures are depicted on the map. The map generally depicts roads/infrastructure and waterways.

Historical Use Information on Adjoining Properties

No information concerning the historic uses of the adjoining properties was provided by the User. Historic uses of the surrounding properties listed in the EDR City Directory Abstract are included in Appendix A and include numerous industrial, residential, and commercial business listings.

Based on the Sanborn historic aerials reviewed by First Environment, the surrounding area was developed prior to 1887. Industrial operations including mills, silk manufacturing and dyeing, foundries, machinists, and gun manufacturing were located north and west of the Site. Commercial properties and residential properties were located primarily south and east of the Site. By 1966 the property south of the Site was redeveloped with a large apartment complex. Several properties east of the Site were utilized as a parking lot. By 1984, a portion of the industrial properties located north and west of the Site had become vacant, fire ruins, or

converted to offices and/or residential properties and the surrounding area appears much as it does today.

Site Inspection

First Environment visited the Site on October 16, 2020, November 24, 2020, and July 21, 2021. All accessible interior and exterior areas were inspected during the site inspection. During each inspection, the weather was clear and the ground was dry. Photographs taken during the site inspections are provided in Appendix C.

Heating and Cooling

Two buildings currently exist at the Site. The building located on Lot 14 was constructed circa 1830 and is currently heated by natural gas and cooled by electricity. The building located on Lot 13 was constructed circa 1984 and is currently heated by natural gas.

Based on historic Sanborn maps and aerials reviewed, two houses were formerly located on Lot 14 in addition to the current building. The prior heating source of the current and former buildings is unknown. Accordingly, as part of the PEC Phase I ESA, a ground penetrating radar (GPR) survey was conducted by EnviroPhysics, Inc. on all open areas of the Lot 14 property on April 7, 2012. The results revealed no indication of an underground storage tank (UST) or any subsurface structures of concern. The GPR survey results are included in Appendix B of this report. A supplemental geophysical survey was conducted by GPR OneCall, LLC on November 24, 2020. The event was performed under the direct supervision of First Environment. Similar to the findings of the prior GPR survey, significant subsurface anomalies were not observed. A copy of the Geophysical Survey Report is included in Appendix D.

Based on historic Sanborn maps and aerials reviewed, numerous former buildings were located throughout the Site from circa 1887 to 1980. No information regarding the heating sources of these buildings was available for review.

Water Supply

Potable water is supplied to the Site by the municipality. No potable wells were observed during the Site inspection.

Sanitary Sewage Disposal

The property is serviced by the municipal sanitary sewer. First Environment reviewed no information to suggest that septic systems were formerly utilized at the Site; however, no

information regarding the sanitary sewage disposal of the former on-site structures was available for review.

Industrial Wastewater

The Site does not currently produce any industrial wastewater streams and no direct evidence regarding former industrial wastewater was identified.

Process Waste Streams

No evidence of process waste was observed during the Site inspection and no direct evidence regarding former industrial waste was identified. Based on available records, no industrial waste streams have ever been discharged on site.

Radioactive Materials

No radioactive materials are known to have been used currently or historically at the Site.

Discharge History

One 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.

No other discharge is known to have occurred at the Site.

Interior Stains/Corrosion

No evidence of spills and stains were observed during the Site inspection.

Drains or Sumps

One stormwater drain was observed in the patio area along the southern side of Lot 14 **(AOC-4)**. No source of hazardous materials or staining was observed in the vicinity of the stormwater drain. During the site inspection, floor drains were observed in the restrooms of the buildings

located at 5-7 and 8-9 Mill Street. No other drains or sumps were identified during the site inspection.

Hazardous Materials and Petroleum Products

No hazardous materials or petroleum products were identified at the time of inspection.

Unidentified Substance Containers

All containers that were observed were labeled with their contents.

Storage Tanks

No storage tanks were observed during the Site inspection.

According to the NJDEP UST database, 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 **(REC-1/AOC-1)**. The contents of the tanks are listed as unknown; however, based on review of historical Sanborn maps, Lot 13 was previously developed as an auto repair shop with two gasoline tanks. The tanks are depicted on the 1950-1966 Sanborn maps. By 1980, the tanks are no longer depicted on the Sanborn maps.

In order to locate subsurface anomalies at the Site, a subsurface geophysical investigation was conducted by GPR One Call of Clinton NJ on November 24, 2020. Based on the findings of the investigation, no significant anomalies consistent with underground storage tanks were detected during the investigation. A copy of the Geophysical Survey Report is included in Appendix D.

Containers/Drums

No containers or drums were observed at the Site during the time of inspection.

Polychlorinated Biphenyls

No evidence of PCB usage or storage was identified during the Site inspection conducted by First Environment.

Odors

No unusual odors were observed during the Site inspection.

Pools of Liquid

No pools of liquid were observed during the Site inspection.

Pits, Ponds, Lagoons

No pits, ponds, or lagoons were observed at the time of inspection.

Stained Soil or Pavement

Minor stains were observed throughout the asphalt paved parking lot. No other stained soil or pavement was observed at the time of inspection.

Stressed Vegetation

No evidence of stressed vegetation was observed at the time of inspection.

Solid Waste

Solid waste generated on Site includes general domestic waste and recyclable materials. No dumpsters were present at the Site during the inspection. No documentation has been reviewed to suggest that solid waste was historically disposed of at this Site.

Wells

No wells were identified during the Site inspection.

Historic Fill Material

Review of the historic topographic maps and NJDEP Historic Fill Maps revealed no indication of historic fill material below the Site; however, historic fill is mapped on properties adjacent to the Site. Based on the historical use of the property as well as a review of available information for properties within the vicinity Site and the findings of the Phase II site investigation, historic fill exists beneath the Site (**REC-2/AOC-2**).

Potential Vapor Migration

First Environment reviewed no information that would suggest potential for vapor migration. Furthermore, the findings of the Phase II site investigation, which included the installation and sampling of three temporary monitoring wells, revealed the absence of volatile organic

compounds in groundwater at concentrations above the NJDEP Vapor Intrusion Groundwater Screening Level. The Phase II SI Summary Report is provided in Appendix B.

Loading/Unloading Area

One inactive loading dock was observed at 5-7 Mill Street. The loading dock is no longer in use.

Interviews

Interview with Owner

Mr. George McLoof, the current property owner of 5-7 Mill Street, was interviewed about current and former operations at the Site. Relevant information obtained from First Environment's interview with Mr. McLoof is incorporated into the Site Inspection sub-sections of this report.

Laura Manville of Accurate Builders and Developers completed the ASTM Questionnaire as part of this Phase I ESA. A copy of Ms. Manville's completed questionnaire is provided in Appendix D.

Interviews with Local Government Officials

No other interviews with local government officials were completed for this ESA.

Interviews with Others

No other people beyond those listed above were formally interviewed for this ESA.

Findings and Opinions

Recognized Environmental Conditions and Areas of Concern

Based on the site inspection 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 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 uses 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. The Phase II SI Summary Report is provided in Appendix B.

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 institutional (i.e., Deed Notice) and engineering controls (e.g., cap) are recommended to 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 a release from prior industrial operations. As such, no further action is required for REC-3/AOC-3.

Notable Concerns and De Minimis Conditions

- Stains were observed throughout the asphalt paved parking lot. The stains appeared to be minor in nature. As such, this does not represent an environmental concern.

- One 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. As such, this does not represent an environmental concern.

Data Gaps

The following data gap has been identified in association with this report:

- Local, State and Federal Records – First Environment did not receive a response from the NJDEP. Based on the known history of the Site and knowledge of the current site conditions and operations suggest that no recent documentation would be found to suggest any additional environmental concerns. As such, this data gap does not represent a significant environmental concern.

Conclusions

First Environment has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 and a PA pursuant to the NJDEP Technical Requirements for Site Remediation 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. Any exceptions to, or deletions from, this practice are described in the Introduction section of this report.

This assessment has revealed the following recognized environmental conditions and areas of concern:

- REC-1/AOC-1: Former Gasoline Underground Storage Tanks
- REC-2/AOC-2: Historic Fill
- REC-3/AOC-3: Former Industrial Operations

No controlled recognized environmental conditions or historic recognized environmental conditions were identified at the Site.

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

- AOC-4: Floor Drains
- AOC-5: Former Loading Area

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 monitoring wells be installed to evaluate for the presence of historic fill, site groundwater, and/or potential impacts from former industrial operations. A Phase II SI was conducted on February 4, 2021. The findings of the SI confirmed that no further action is warranted for REC-1/AOC-1 and REC-3/AOC-3. In addition, the SI confirmed the presence of historic fill material and associated contaminants of concern (REC-

2/AOC-2). As such, further action in the form of institutional (e.g., Deed Notice) and engineering (e.g., cap) controls will be required following redevelopment.

Referenced Documents

In decreasing chronological order:

1. NJDEP-Bureau of Geographic Information Systems (2020, November) http://www.nj.gov/dep/gis/geowebsplash.htm.
2. EDR Database Report-Environmental Data Resources, Inc. (2020, September).
3. NJDEP DataMiner; https://www13.state.nj.us/DataMiner (2020, November).
4. Phase I ESA Report for Historic Argus Mill, 5-7 Mill Street, PennJersey Environmental Consulting (September 2012).
5. Phase I ESA Report for Paterson Parking Authority, MaGee's Alley Property, Melick-Tully (September 24, 2018).
6. NJ Tax Records Online Database, https://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?menu=index&ms_user=monm&passwd=data&district=1301&mode=11 (November 2020).
7. Passaic County Online Records Search, http://records.passaiccountynj.org/PRESS/indexPassaic.aspx (November 2020).

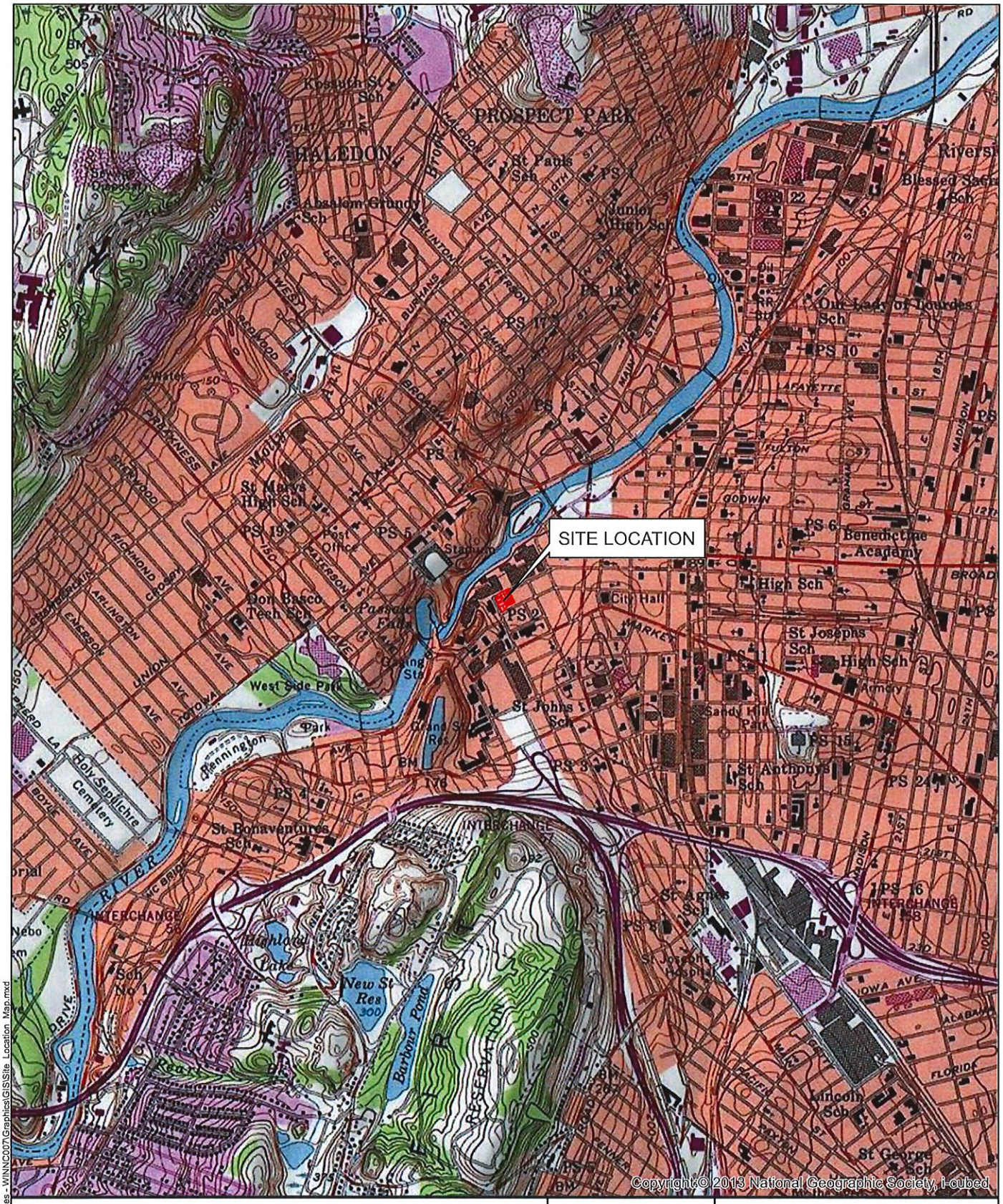
Signature of Environmental Professional

The qualifications of the environmental professional are presented in Appendix E.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312" and 12.13.2. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Carrie Miles
Scientist/Project Manager

FIGURES



N
W E
S

0 500 1,000 2,000 Feet

1 inch = 2,000 feet

United States Geological Survey, Paterson NJ Topographic Quadrangle, 1967, Photorevised 1981

G:\DATA\Project\WinnCompanies - WINNC007\Graphics\GIS\Site_Location_Map.mxd

FIRST ENVIRONMENT

10 Park Place, Bldg 1A, Suite 504
Butler, NJ 07405

VAN HOUTEN, ELLISON, & MILL ST
Paterson, Passaic County, New Jersey

FIGURE 1
SITE LOCATION MAP

Revised	Drawn	Checked	Approved	Date
	LS	DDL	TCB	12/8/2020

Legend

- Property Boundary
- 1 Lot
- 4602 Block

N W E S

0 12.5 25 50 Feet

1 inch = 50 feet

FIRST ENVIRONMENT

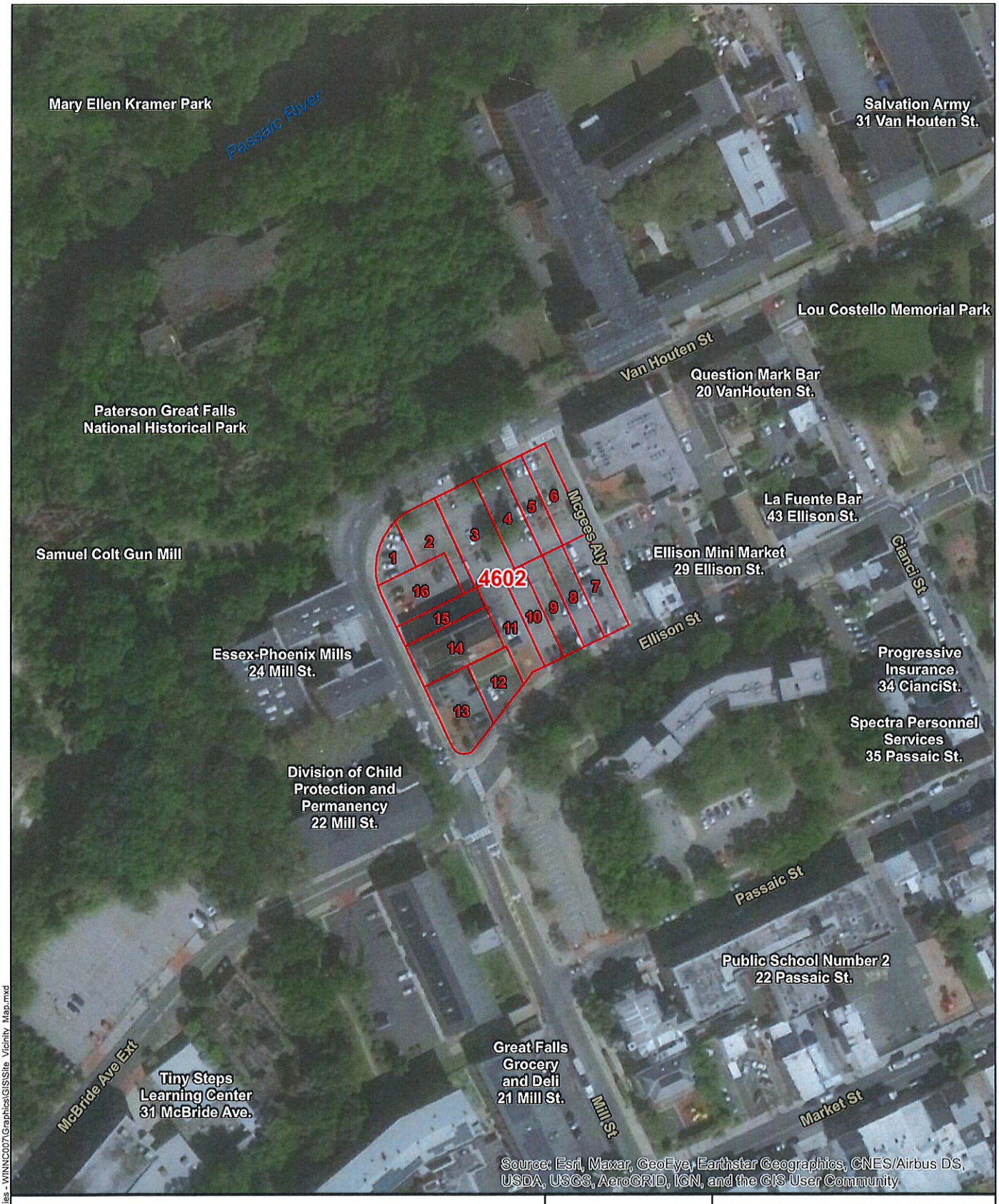
10 Park Place, Bldg 1A, Suite 504
Butler, NJ 07405

VAN HOUTEN, ELLISON, & MILL ST
Paterson, Passaic County, New Jersey

FIGURE 2
SITE PLAN WITH AOCS

Revised	Drawn	Checked	Approved	Date
	LS	DDL	TCB	12/8/2020

G:\DATA\Project\WinnCompanies - WINNC007\Graphics\GIS\Site Plan with AOCs.mxd



Legend

- Property Boundary
- 1 Lot
- 4602 Block

N
W E
S

0 12.5 25 50 Feet

1 inch = 150 feet

FIRST ENVIRONMENT

10 Park Place, Bldg 1A, Suite 504
Butler, NJ 07405

VAN HOUTEN, ELLISON, & MILL ST
Paterson, Passaic County, New Jersey

FIGURE 3
SITE VICINITY MAP

Revised	Drawn	Checked	Approved	Date
	LS	DDL	TCB	12/8/2020

G:\DATA\Project\WinnCompanies - WINNC007\Graphics\GIS\Site Vicinity Map.mxd

FIRST ENVIRONMENT
NJ • CA • GA • MS • NY • PR • CAN

10 Park Place | Bldg 1A, Suite 504
Butler, NJ 07405
Ph.: 973.334.0003 Fax: 973.334.0928
www.firstenvironment.com

Via: Electronic Mail

February 16, 2021

Argus Ellison Associates, LLC
One Washington Mall, Suite 500
Boston, MA 02108
c/o Ms. Laura Manville

Re: Phase II Site Investigation Summary Report
Argus Ellison Development
Mill Street/Ellison Street/Van Houten Street
Paterson, New Jersey
Block 4602, Lots 1 through 16

Dear Ms. Manville:

Per your request, First Environment, Inc. (First Environment) conducted Phase II Site Investigation (SI) activities at the property located at Mill Street/Ellison Street/Van Houten Street, Paterson, New Jersey (the "Site"). The SI was conducted for select Recognized Environmental Conditions/Areas of Concern (REC/AOC) identified in First Environment's February 2021 Phase I Environmental Site Assessment/Preliminary Assessment (ESA/PA).

Based on the information provided, the Subject Property consists of land totaling approximately 1.3 acres in size. The subject property is designated as Block 4602, Lots 1 through 16 by the City of Paterson and is comprised of a single two-story multi-office brick building occupied by Longstreet Development Corp, a three-story vacant brick building owned by Historic Argus Mill, LLC, and an asphalt paved parking lot located to the north and east of the buildings. Based on the findings of the February 2021 Phase I ESA/PA, three REC/AOCs were identified that required further investigation: REC-1/AOC-1 - Former Gasoline Underground Storage Tanks (UST); REC-2/AOC-2 - Historic Fill; and REC-3/AOC-3 - Former Industrial Operations. The following is a summary of the Limited Phase II SI performed on February 4, 2021.

REC-1/AOC-1: Former Gasoline Underground Storage Tanks

Site Investigation

Based on a review of the Sanborn® maps, two 2,000-gallon gasoline underground storage tanks (USTs) were historically located at the southwest corner of Lot 13. After a Ground Penetrating Radar (GPR) geophysical study confirmed that these tanks were removed, First Environment installed one soil boring, SB-1, in the vicinity of the former UST area. Specifically, Substrata Technologies, Inc. (STI), under the direct supervision of First Environment, utilized direct push drilling techniques (i.e., Geoprobe™), to advance the boring. The following section outlines the investigation activities, which included visual inspection of the soils, soil screening, field analysis, and collection of samples for laboratory analysis.

The SI activities began with the inspection of soil boring SB-1 that was extracted from grade surface to 25.0 feet below grade surface (bgs). These soils were screened and found to have no recordable levels of volatile organics utilizing a MiniRae 3000 (10.5 eV) photoionization detector (PID). Additionally, there were no visual impacts noted in any of the recovered soils within each macro-core. Pursuant to the New Jersey Department of Environmental Protection (NJDEP) Technical Requirements for Site Remediation (TRSR), First Environment collected one soil sample (SB-1) at the six-inch interval above noted groundwater (21.5-22.0 feet bgs) and submitted it to a NJDEP-approved laboratory for analysis (Test America cert #12028). Samples were submitted for Extractable Petroleum Hydrocarbons (EPH) Category 2 and Target Analyte List/Target Compound list with a forwarded library search of 30 additional compounds (TAL/TCL+30).

Once soil investigation was finished, SB-1 was converted to a temporary well point (SB-1/TWP) to identify any potential impacts to groundwater. SB-1/TWP was completed to a depth of 25.0 feet bgs and was constructed of 20 feet of one-inch diameter PVC screen with 0.020-inch slot and 5 feet of one-inch diameter PVC solid riser. Following installation, First Environment utilized a peristaltic pump to purge groundwater from SB-1/TWP for approximately 15 minutes until a turbid-free discharge was achieved. No petroleum sheen or free product was observed during the well sampling event. One discrete groundwater sample (SB-1/TWP) was collected with a Teflon bailer from 16.0 feet bgs and submitted to Test America for analysis for TCL volatile organic compounds with a forwarded library search of 15 additional compounds (TCL VO+15) and TCL base neutrals with a forwarded library search of 15 additional compounds by means of Select Ion Monitoring (TCL BN+15+SIM).

All samples were collected pursuant to the NJDEP Field Sampling Procedures Manual (FSPM). The location of SB-1/TWP is illustrated on Figure 1. Photo documentation of the SI activities is included as Appendix A, and the soil boring logs are provided as Appendix B.

Analytical Results

As itemized on Table 1, results for soil sample SB-1 did not reveal any constituents above their respective NJDEP Default Impact to Groundwater Soil Screening Level (DIGWSSL) or Residential Direct Contact Soil Remediation Standards (RDCSRS), with the exception of aluminum (6,490 ppm) and manganese (325 ppm). Although these constituents were identified at concentrations above their respective NJDEP DIGWSSL, they are considered to be naturally occurring and not related to a site-specific discharge. The NJDEP Groundwater Quality Standards (GWQS) for these two constituents are based on aesthetics and not health-based standards. As such, the impact to groundwater pathway does not need to be addressed for these constituents.

As itemized on Table 2, all target compounds resulted as below the applicable NJDEP GWQS.

Findings/Conclusions

Based upon the field observations and the laboratory analysis of soil and groundwater samples collected from the former UST area, it has been confirmed that all contaminants of concern were either not detected or detected at concentrations below the applicable NJDEP remediation standards.

REC-2/AOC-2: Historic Fill and REC-3/AOC-3: Former Industrial Operations

Site Investigation

Based on likeness and proximity of soil/groundwater samples collected, REC-2/AOC-2 and REC-3/AOC-3 have been combined for the purposes of completing the Phase II SI. Both RECs/AOCs relate to historic fill as well as former industrial operations of the Site. Though this Site has not been mapped by the NJDEP as being underlain by historic fill, First Environment initiated an investigation to determine conditions within the subsurface due to its location related to surrounding properties with confirmed historic fill. The NJDEP Historic Fill Material Technical Guidance document defines historic fill as "*Material generally deposited to raise the topographic elevation of the site, which was contaminated prior to emplacement and was used extensively throughout the State, particularly along industrialized water front areas in North-Eastern and South-Western New Jersey. The* [NJDEP] *considers historic fill material an AOC pursuant to the Technical Requirements, N.J.A.C. 7:26E-1.8.*" Additionally, during First Environment's Phase I ESA/PA it was noted that prior industrial operations occurred, mainly stemming from a former mill that operated at the Site. These historical industrial operations may have contributed to impact within the subsurface. As such, First Environment performed an investigation to assess any potential impacts at the Site.

The SI activities began with the inspection of eight soil borings (SB-1 through SB-8) that were extracted from grade surface to between 15.0 and 25.0 feet bgs. Soil borings were strategically placed for an overall assessment of Site conditions as opposed to specific targeted areas. These soils were screened and found to have no recordable levels of volatile organics utilizing a MiniRae 3000 (10.5 eV) PID. Several borings indicated typical signs of historic fill material in forms of brick, glass, white cinder ash, and non-native soil stratum. Specifically, soil boring SB-3 was noted to have white ash located at approximately 11.0 feet bgs, SB-5 noted quartzite deposits and brick fragments between 10.0 and 11.0 feet bgs, and several other borings displaying orange-colored fine silts. In accordance with the NJDEP TRSR and Historic Fill Guidance Document, two samples (SB-3 and SB-7) were collected from the historic fill material layer and submitted to Test America for analysis for polycyclic aromatic hydrocarbons (PAHs), TAL metals, and polychlorinated biphenyls (PCBs). Additionally, analytical parameters used in SB-1 (REC/AOC-1) includes the analytical parameters mentioned above. Therefore, data from SB-1 was used to quantify subsurface conditions for these AOCs as well. Sample SB-3 was collected at a depth of 11.0 to 11.5 feet bgs from a non-native white cinder horizon and sample SB-7 was collected at a depth of 10.5 to 11.0 feet bgs from a non-native dark-brown sand horizon.

Once the soil investigation was finished, soil borings SB-3 and SB-7 were converted to temporary well points (SB-3/TWP and SB-7/TWP) to identify any potential impacts to groundwater. The TWPs were completed to a depth of 25.0 feet bgs, having 20 feet of one-inch diameter PVC screen with 0.020-inch slot followed by 5 feet of one-inch diameter PVC solid riser. Following installation, First Environment utilized a peristaltic pump to purge groundwater from each TWP for approximately 15 minutes until a turbid-free discharge was achieved. No petroleum sheen or free product was observed during the well sampling event. One discrete groundwater sample (SB-3/TWP and SB-7/TWP) was collected from each TWP with a Teflon bailer from 16.0 feet bgs (SB-3/TWP) and 21.0 feet bgs (SB-7/TWP) and submitted to Test America for analysis for TCL VO+15 and TCL BN+15+SIM.

All samples were collected pursuant to the NJDEP Field Sampling Procedures Manual (FSPM). The locations of the soil borings/temporary wells are illustrated on Figure 1. Photo documentation of the SI activities is included as Appendix A and the soil boring logs are provided as Appendix B.

Analytical Results

As itemized on Table 1, results from SB-3 revealed detectable concentrations of benzo[a]pyrene (B[a]P), aluminum, manganese, lead, and mercury above the NJDEP DIGWSSL and/or RDCSRS. Specifically, B[a]P was detected in SB-3 and SB-7 at concentrations of 0.51 parts per million (ppm) and 0.0095 ppm, respectively. The B[a]P concentration of 0.51 ppm is marginally above the NJDEP RDCSRS of 0.5 ppm. B[a]P is PAH compound that typically metabolizes by means of combustion, ignition, or incineration (i.e., it is the leftover product from incomplete combustion of organic matter (white cinder or ash)). Therefore, it is believed that the presence of B[a]P concentrations are a result of historic fill materials used to raise the grade of the Site. Additionally, concentrations of aluminum (6,160 ppm), manganese (247 ppm), lead (177 ppm), and mercury (0.18 ppm) were identified in SB-3; however, a review of the data indicates that concentrations of these metals are ubiquitously found throughout the Site and are likely attributed to historic fill material and/or ambient conditions.

As itemized on Table 1, results from SB-7 indicated detectable concentrations of metals only. Aluminum (6,020 ppm), manganese (95.8 ppm), and mercury (0.23 ppm) were the only analytes noted within the sample at concentrations above the NJDEP DIGWSSL; however, as mentioned above, these constituents are likely attributed to historic fill material and/or ambient conditions. To this end and as outlined above, further investigation and/or remediation for aluminum and manganese is not required. All other constituents remained below their applicable NJDEP DIGWSSL and RDCSRS.

The groundwater sample results were compared to the NJDEP GWQS. As itemized on Table 2, all target compounds resulted as below the applicable NJDEP GWQS, with the exception of tetrachloroethene (PCE) which was detected in SB-7/TWP at a concentration of 1.2 parts per billion (ppb). This concentration is marginally above the NJDEP GWQS of 1.0 ppb.

Conclusions and Recommendations

Based on the findings of the Phase I ESA/PA and Phase II SI, the following conclusions and recommendations for each REC/AOC are provided below.

REC-1/AOC-1 – Former Gasoline Underground Storage Tanks

Based on the soil and groundwater analytical results from the investigation activities conducted by First Environment, no further action is warranted for REC-1/AOC-1.

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.

If you have any questions or comments or require additional information, please do not hesitate to contact me.

Best regards,

FIRST ENVIRONMENT, INC.

Carrie Miles
Scientist/Project Manager

Att.

TABLES

TABLE 1 - Soil Results
Argus Ellison Development
Mill Street/Ellison Street/Van Houten Street
Paterson, New Jersey
WINNC007

Client ID	Residential Direct Contact Soil Remediation Standard	Non-Residential Direct Contact Soil Remediation Standard	Default Impact to Ground Water Soil Screening Levels	SB-1			SB-3			SB-7		
Lab Sample ID				460-227704-1			460-227704-3			460-227704-2		
Sampling Date				2/4/2021			2/4/2021			2/4/2021		
Matrix				Soil			Soil			Soil		
Unit	mg/kg	mg/kg	mg/kg	mg/kg			mg/kg			mg/kg		
Volatile Organic Compounds				Result	Q	MDL	Result	Q	MDL	Result	Q	MDL
1,1,1-Trichloroethane	160000	NA	0.3	ND		0.00021	~		~	~		~
1,1,2,2-Tetrachloroethane	1	3	0.007	ND		0.00019	~		~	~		~
1,1,2-Trichloroethane	2	6	0.02	ND		0.00016	~		~	~		~
1,1-Dichloroethane	8	24	0.2	ND		0.00018	~		~	~		~
1,1-Dichloroethene	11	150	0.008	ND		0.00020	~		~	~		~
1,2,3-Trichlorobenzene	NA	NA	NA	ND		0.00016	~		~	~		~
1,2,4-Trichlorobenzene	73	820	0.7	ND		0.00032	~		~	~		~
1,2-Dibromo-3-Chloropropane	0.08	0.2	0.005	ND		0.00041	~		~	~		~
1,2-Dichlorobenzene	5300	59000	17	ND		0.00032	~		~	~		~
1,2-Dichloroethane	0.9	3	0.005	ND		0.00026	~		~	~		~
1,2-Dichloropropane	2	5	0.005	ND		0.00037	~		~	~		~
1,3-Dichlorobenzene	5300	59000	19	ND		0.00032	~		~	~		~
1,4-Dichlorobenzene	5	13	2	ND		0.00020	~		~	~		~
1,4-Dioxane	NA	NA	NA	ND		0.0081	~		~	~		~
2-Butanone (MEK)	3100	44000	0.9	ND		0.00033	~		~	~		~
2-Hexanone	NA	NA	NA	ND		0.0015	~		~	~		~
4-Methyl-2-pentanone (MIBK)	NA	NA	NA	ND		0.0014	~		~	~		~
Acetone	70000	NA	19	ND		0.0051	~		~	~		~
Benzene	2	5	0.005	ND	J	0.00023	~		~	~		~
Bromoform	81	280	0.03	ND		0.00038	~		~	~		~
Bromomethane	25	59	0.04	ND		0.00088	~		~	~		~
Carbon disulfide	7800	110000	6	ND		0.00024	~		~	~		~
Carbon tetrachloride	2	4	0.005	ND		0.00034	~		~	~		~
Chlorobenzene	510	7400	0.6	ND		0.00016	~		~	~		~
Chlorobromomethane	NA	NA	NA	ND		0.00025	~		~	~		~
Chlorodibromomethane	3	8	0.005	ND		0.00017	~		~	~		~
Chloroethane	220	1100	NA	ND		0.00046	~		~	~		~
Chloroform	0.6	2	0.4	ND		0.00086	~		~	~		~
Chloromethane	4	12	NA	ND		0.00038	~		~	~		~
cis-1,2-Dichloroethene	230	560	0.3	ND		0.00032	~		~	~		~
cis-1,3-Dichloropropene	NA	NA	NA	ND		0.00024	~		~	~		~
Cyclohexane	NA	NA	NA	ND		0.00020	~		~	~		~
Dichlorobromomethane	1	3	0.005	ND		0.00023	~		~	~		~
Dichlorodifluoromethane	490	230000	39	ND		0.00030	~		~	~		~
Ethylbenzene	7800	110000	13	ND		0.00018	~		~	~		~
Ethylene Dibromide	0.008	0.04	0.005	ND		0.00016	~		~	~		~
Freon TF	NA	NA	NA	ND		0.00027	~		~	~		~
Isopropylbenzene	NA	NA	NA	ND		0.00025	~		~	~		~
m&p-Xylene	NA	NA	NA	ND		0.00015	~		~	~		~
Methyl acetate	78000	NA	22	ND		0.0038	~		~	~		~
Methylcyclohexane	NA	NA	NA	ND		0.00044	~		~	~		~
Methylene Chloride	46	230	0.01	ND		0.0010	~		~	~		~
Methyl-tert-butyl Ether (MTBE)	110	320	0.2	ND		0.00045	~		~	~		~
o-Xylene	NA	NA	NA	ND		0.00017	~		~	~		~
Styrene	90	260	3	ND		0.00025	~		~	~		~
Tetrachloroethene	43	1500	0.005	ND	J	0.00027	~		~	~		~
Toluene	6300	91000	7	ND	J	0.00021	~		~	~		~
trans-1,2-Dichloroethene	300	720	0.6	ND		0.00022	~		~	~		~
trans-1,3-Dichloropropene	NA	NA	NA	ND		0.00024	~		~	~		~
Trichloroethene	3	10	0.01	ND		0.00028	~		~	~		~
Trichlorofluoromethane	23000	340000	34	ND		0.00036	~		~	~		~
Vinyl chloride	0.7	2	0.005	ND		0.00048	~		~	~		~
Xylenes, Total	12000	170000	19	ND		0.00057	~		~	~		~
Total Estimated Conc. (TICs)	NA	NA	NA	0.0*T			~		~	~		~

TABLE 1 - Soil Results
Argus Ellison Development
Mill Street/Ellison Street/Van Houten Street
Paterson, New Jersey
WINNC007

Client ID	Residential Direct Contact Soil Remediation Standard	Non-Residential Direct Contact Soil Remediation Standard	Default Impact to Ground Water Soil Screening Levels	SB-1			SB-3			SB-7		
Lab Sample ID				460-227704-1			460-227704-3			460-227704-2		
Sampling Date				2/4/2021			2/4/2021			2/4/2021		
Matrix				Soil			Soil			Soil		
Unit	mg/kg	mg/kg	mg/kg	mg/kg			mg/kg			mg/kg		
Semi Volatile Compounds				Result	Q	MDL	Result	Q	MDL	Result	Q	MDL
1,2,4,5-Tetrachlorobenzene	NA	NA	NA	ND	F1	0.012	~		~	~		~
2,2'-oxybis[1-chloropropane]	23	67	5	ND	F1	0.0067	~		~	~		~
2,3,4,6-Tetrachlorophenol	NA	NA	NA	ND	F1	0.025	~		~	~		~
2,4,5-Trichlorophenol	6100	68000	68	ND		0.038	~		~	~		~
2,4,6-Trichlorophenol	19	74	0.2	ND		0.048	~		~	~		~
2,4-Dichlorophenol	180	2100	0.2	ND	F1	0.024	~		~	~		~
2,4-Dimethylphenol	1200	14000	1	ND	F1	0.016	~		~	~		~
2,4-Dinitrophenol	120	1400	0.3	ND		0.18	~		~	~		~
2,4-Dinitrotoluene	0.7	3	NA	ND	F1	0.040	~		~	~		~
2,6-Dinitrotoluene	0.7	3	NA	ND	F1	0.027	~		~	~		~
2-Chloronaphthalene	NA	NA	NA	ND	F1	0.017	~		~	~		~
2-Chlorophenol	310	2200	0.8	ND	F1	0.013	~		~	~		~
2-Methylnaphthalene	230	2400	8	ND	F1	0.010	0.033	J	0.010	ND		0.010
2-Methylphenol	310	3400	NA	ND	F1	0.014	~		~	~		~
2-Nitroaniline	39	23000	NA	ND		0.014	~		~	~		~
2-Nitrophenol	NA	NA	NA	ND	F1	0.037	~		~	~		~
3,3'-Dichlorobenzidine	1	4	0.2	ND	F1	0.056	~		~	~		~
3-Nitroaniline	NA	NA	NA	ND		0.042	~		~	~		~
4,6-Dinitro-2-methylphenol	6	68	0.3	ND		0.15	~		~	~		~
4-Bromophenyl phenyl ether	NA	NA	NA	ND	F1	0.015	~		~	~		~
4-Chloro-3-methylphenol	NA	NA	NA	ND		0.021	~		~	~		~
4-Chloroaniline	NA	NA	NA	ND		0.066	~		~	~		~
4-Chlorophenyl phenyl ether	NA	NA	NA	ND	F1	0.013	~		~	~		~
4-Methylphenol	31	340	NA	ND	F1	0.023	~		~	~		~
4-Nitroaniline	NA	NA	NA	ND		0.042	~		~	~		~
4-Nitrophenol	NA	NA	NA	ND		0.060	~		~	~		~
Acenaphthene	3400	37000	110	ND	F1	0.011	0.080	J	0.010	0.012	J	0.010
Acenaphthylene	NA	300000	NA	ND	F1	0.0037	0.022	J	0.0036	ND		0.0036
Acetophenone	2	5	3	ND	F1	0.018	~		~	~		~
Anthracene	17000	30000	2400	ND	F1	0.011	0.17	J	0.011	0.011		0.011
Atrazine	210	2400	0.2	ND		0.022	~		~	~		~
Benzaldehyde	6100	68000	NA	ND		0.061	~		~	~		~
Benzo[a]anthracene	5	17	0.8	ND	F1	0.013	0.49		0.012	0.13		0.012
Benzo[a]pyrene	0.5	2	0.2	ND	F1	0.0099	0.51		0.0095	0.13		0.0095
Benzo[b]fluoranthene	5	17	2	ND	F1	0.0096	0.59		0.0093	0.17		0.0092
Benzo[g,h,i]perylene	380000	30000	NA	ND	F1	0.011	0.26	J	0.011	0.072	J	0.011
Benzo[k]fluoranthene	45	170	25	ND	F1	0.0073	0.23		0.0070	0.057		0.0070
Bis(2-chloroethoxy)methane	NA	NA	NA	ND	F1	0.029	~		~	~		~
Bis(2-chloroethyl)ether	0.4	2	0.2	ND	F1	0.013	~		~	~		~
Bis(2-ethylhexyl) phthalate	35	140	1200	ND	F1	0.020	~		~	~		~
Butyl benzyl phthalate	1200	14000	230	ND	F1	0.017	~		~	~		~
Caprolactam	31000	340000	12	ND	*1	0.058	~		~	~		~
Carbazole	24	96	NA	ND	F1	0.014	~		~	~		~
Chrysene	450	1700	80	ND	F1	0.0063	0.44		0.0061	0.12	J	0.0060
Dibenz(a,h)anthracene	0.5	2	0.8	ND	F1	0.016	0.081		0.015	0.021	J	0.015
Dibenzofuran	NA	NA	NA	ND	F1	0.0052	~		~	~		~
Diethyl phthalate	49000	550000	88	ND	F1	0.0054	~		~	~		~
Dimethyl phthalate	NA	NA	NA	ND	F1	0.084	~		~	~		~
Di-n-butyl phthalate	6100	68000	760	ND	F1	0.014	~		~	~		~
Di-n-octyl phthalate	2400	27000	3300	ND	F1	0.020	~		~	~		~
Diphenyl	61	240	140	ND	F1	0.0049	~		~	~		~
Fluoranthene	2300	24000	1300	ND	F1	0.013	0.84		0.013	0.20	J	0.012
Fluorene	2300	24000	170	ND	F1	0.0050	0.081	J	0.0049	0.011	J	0.0048
Hexachlorobenzene	0.3	1	0.2	ND	F1	0.018	~		~	~		~
Hexachlorobutadiene	6	25	0.9	ND	F1	0.0079	~		~	~		~
Hexachlorocyclopentadiene	45	110	320	ND		0.032	~		~	~		~
Hexachloroethane	12	48	0.2	ND	F1	0.013	~		~	~		~
Indeno[1,2,3-cd]pyrene	5	17	7	ND	F1	0.014	0.30		0.014	0.082		0.014
Isophorone	510	2000	0.2	ND	F1	0.11	~		~	~		~
Naphthalene	6	17	25	ND	F1	0.0064	0.049	J	0.0062	0.0096	J	0.0062
Nitrobenzene	5	14	0.2	ND	F1	0.0089	~		~	~		~
N-Nitrosodi-n-propylamine	0.2	0.3	0.2	ND	F1	0.027	~		~	~		~
N-Nitrosodiphenylamine	99	390	0.4	ND	F1	0.030	~		~	~		~
Pentachlorophenol	0.9	3	0.3	ND		0.076	~		~	~		~
Phenanthrene	NA	300000	NA	ND	F1	0.0065	0.77		0.0063	0.14	J	0.0063
Phenol	18000	210000	8	ND		0.014	~		~	~		~
Pyrene	1700	18000	840	ND	F1	0.0092	0.92		0.0089	0.22	J	0.0089
Total Estimated Conc. (TICs)	NA	NA	NA	0.8			~		~	~		~

TABLE 1 - Soil Results
Argus Ellison Development
Mill Street/Ellison Street/Van Houten Street
Paterson, New Jersey
WINNC007

Client ID	Residential Direct Contact Soil Remediation Standard	Non-Residential Direct Contact Soil Remediation Standard	Default Impact to Ground Water Soil Screening Levels	SB-1			SB-3			SB-7		
Lab Sample ID				460-227704-1			460-227704-3			460-227704-2		
Sampling Date				2/4/2021			2/4/2021			2/4/2021		
Matrix				Soil			Soil			Soil		
Unit	mg/kg	mg/kg	mg/kg	mg/kg			mg/kg			mg/kg		
Pesticides				**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**
4,4'-DDD	3	13	4	ND		0.0013	~		~	~		~
4,4'-DDE	2	9	18	ND		0.00088	~		~	~		~
4,4'-DDT	2	8	11	ND		0.0014	~		~	~		~
Aldrin	0.04	0.2	0.2	ND		0.0011	~		~	~		~
alpha-BHC	0.1	0.5	0.002	ND		0.00076	~		~	~		~
beta-BHC	0.4	2	0.002	ND		0.00084	~		~	~		~
Chlordane (n.o.s.)	NA	NA	0.05	ND		0.018	~		~	~		~
delta-BHC	NA	NA	NA	ND		0.00046	~		~	~		~
Dieldrin	0.04	0.2	0.003	ND		0.00097	~		~	~		~
Endosulfan I	NA	NA	NA	ND		0.0011	~		~	~		~
Endosulfan II	NA	NA	NA	ND		0.0019	~		~	~		~
Endosulfan sulfate	470	6800	2	ND		0.00094	~		~	~		~
Endrin	23	340	1	ND		0.0011	~		~	~		~
Endrin aldehyde	NA	NA	NA	ND		0.0018	~		~	~		~
Endrin ketone	NA	NA	NA	ND		0.0015	~		~	~		~
gamma-BHC (Lindane)	0.4	2	0.002	ND		0.00069	~		~	~		~
Heptachlor	0.1	0.7	0.5	ND		0.00088	~		~	~		~
Heptachlor epoxide	0.07	0.3	0.01	ND		0.0011	~		~	~		~
Methoxychlor	390	5700	160	ND		0.0017	~		~	~		~
Toxaphene	0.6	3	0.3	ND		0.027	~		~	~		~
PCBs				**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**
Aroclor 1016	NA	NA	NA	ND		0.010	ND		0.0096	ND		0.0096
Aroclor 1221	NA	NA	NA	ND		0.010	ND		0.0096	ND		0.0096
Aroclor 1232	NA	NA	NA	ND		0.010	ND		0.0096	ND		0.0096
Aroclor 1242	NA	NA	NA	ND		0.010	ND		0.0096	ND		0.0096
Aroclor 1248	NA	NA	NA	ND		0.010	ND		0.0096	ND		0.0096
Aroclor 1254	NA	NA	NA	ND		0.010	ND		0.0099	ND		0.0099
Aroclor 1260	NA	NA	NA	ND		0.010	ND		0.0099	ND		0.0099
Aroclor 1262	NA	NA	NA	ND		0.010	ND		0.0099	ND		0.0099
Aroclor 1268	NA	NA	NA	ND		0.010	ND		0.0099	ND		0.0099
Total PCBs	0.2	1	0.2	ND		0.010	ND		0.0099	ND		0.0099
NJDEP EPH				**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**
Total EPH (C9-C40)	NA	NA	NA	24		2.2	~		~	~		~
Metals				**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**
Aluminum	78000	NA	6000	**6490**		2.2	**6160**		2.4	**6020**		2.2
Antimony	31	450	6	ND	U	0.12	0.15	J	0.13	ND		0.12
Arsenic	19	19	19	2.3		0.084	3.2		0.092	1.6		0.086
Barium	16000	59000	2100	30.2		0.12	90.6		0.13	22.2		0.12
Beryllium	16	140	0.7	0.31	J	0.048	0.25	J	0.052	0.20	J	0.049
Cadmium	78	78	2	ND		0.095	0.14	J	0.10	0.097		0.097
Calcium	NA	NA	NA	1550		14.3	12800		15.6	13300		14.5
Chromium	NA	NA	NA	18.8		0.15	11.0		0.16	19.6		0.15
Cobalt	1600	590	90	6.5		0.12	9.9		0.14	4.5		0.13
Copper	3100	45000	11000	16.4		0.19	30.8		0.20	25.0		0.19
Iron	NA	NA	NA	15000		17.0	52400		92.6	8900		17.3
Lead	400	800	90	9.3		0.17	**177**		0.18	10.7		0.17
Magnesium	NA	NA	NA	3090		8.6	3120		9.4	4130		8.7
Manganese	11000	5900	65	**325**		0.34	**247**		0.37	**95.8**		0.34
Nickel	1600	23000	48	12.7		0.16	15.6		0.18	11.3		0.17
Potassium	NA	NA	NA	500		9.4	440		10.3	543		9.6
Selenium	390	5700	11	ND		0.099	0.12	J	0.11	0.10	J	0.10
Silver	390	5700	1	ND		0.075	ND		0.082	ND		0.076
Sodium	NA	NA	NA	194		13.1	480		14.3	349		13.3
Thallium	NA	NA	3	ND		0.034	ND		0.038	0.035		0.035
Vanadium	78	1100	NA	18.3		0.17	19.4		0.19	23.8		0.18
Zinc	23000	110000	930	32.7		1.9	90.8		2.1	30.5		2.0
Mercury	23	65	0.1	ND		0.0041	**0.18**		0.0043	**0.23**		0.0042
Wet Chem				**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**
Cyanide, Total (mg/kg)	47	680	20	ND		0.12	~		~	~		~

Notes:

Highlighted Concentrations shown in bold type face exceed limits

*T There are no TICs reported for the sample

J : Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

ND : Indicates the analyte was analyzed for but not detected.

~ : Indicates sample was not analyzed

*- : LCS and/or LCSD is outside acceptance limits, low biased.

*1 : LCS/LCSD RPD exceeds control limits.

F1 : MS and/or MSD recovery exceeds control limits.

TABLE 2
Argus Development
Mill Street/Ellison Street/Van Houten Street
Paterson, New Jersey
WINNC007

Client ID	Groundwater Quality	SB-1/TWP			SB-3/TWP			SB-7/TWP		
Lab Sample ID	Standards	460-227704-4			460-227704-5			460-227704-6		
Sampling Date	Class II A	2/4/2021			2/4/2021			2/4/2021		
Matrix	Higher Values	Groundwater			Groundwater			Groundwater		
Unit	ug/l	ug/l			ug/l			ug/l		
Volatile Organic Analysis		**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**
1,1,1-Trichloroethane	30	ND		0.24	ND		0.24	ND		0.24
1,1,2,2-Tetrachloroethane	1	ND		0.37	ND		0.37	ND		0.37
1,1,2-Trichloroethane	3	ND		0.20	ND		0.20	ND		0.20
1,1-Dichloroethane	50	ND		0.26	ND		0.26	ND		0.26
1,1-Dichloroethene	1	ND		0.26	ND		0.26	ND		0.26
1,2,3-Trichlorobenzene	NA	ND		0.36	ND		0.36	ND		0.36
1,2,4-Trichlorobenzene	9	ND		0.37	ND		0.37	ND		0.37
1,2-Dibromo-3-Chloropropane	0.02	ND		0.38	ND		0.38	ND		0.38
1,2-Dichlorobenzene	600	ND		0.21	ND		0.21	ND		0.21
1,2-Dichloroethane	2	ND		0.43	ND		0.43	ND		0.43
1,2-Dichloropropane	1	ND		0.35	ND		0.35	ND		0.35
1,3-Dichlorobenzene	600	ND		0.34	ND		0.34	ND		0.34
1,4-Dichlorobenzene	75	ND		0.33	ND		0.33	ND		0.33
1,4-Dioxane	0.4	ND		28	ND		28	ND		28
2-Butanone (MEK)	300	ND		1.9	ND		1.9	ND		1.9
2-Hexanone	40	ND		1.1	ND		1.1	ND		1.1
4-Methyl-2-pentanone (MIBK)	NA	ND		1.3	ND		1.3	ND		1.3
Acetone	6000	ND		4.4	ND		4.4	ND		4.4
Benzene	1	ND		0.20	ND		0.20	ND		0.20
Bromoform	4	ND		0.54	ND		0.54	ND		0.54
Bromomethane	10	ND		0.55	ND		0.55	ND		0.55
Carbon disulfide	700	ND		0.82	ND		0.82	ND		0.82
Carbon tetrachloride	1	ND		0.21	ND		0.21	ND		0.21
Chlorobenzene	50	ND		0.38	ND		0.38	ND		0.38
Chlorobromomethane	NA	ND		0.41	ND		0.41	ND		0.41
Chlorodibromomethane	1	ND		0.28	ND		0.28	ND		0.28
Chloroethane	NA	ND		0.32	ND		0.32	ND		0.32
Chloroform	70	ND		0.33	ND		0.33	0.79	J	0.33
Chloromethane	NA	ND		0.40	ND		0.40	ND		0.40
cis-1,2-Dichloroethene	70	ND		0.22	ND		0.22	ND		0.22
cis-1,3-Dichloropropene	NA	ND		0.22	ND		0.22	ND		0.22
Cyclohexane	NA	ND		0.32	ND		0.32	ND		0.32
Dichlorobromomethane	1	ND		0.34	ND		0.34	ND		0.34
Dichlorodifluoromethane	1000	ND		0.31	ND		0.31	ND		0.31
Ethylbenzene	700	ND		0.30	ND		0.30	ND		0.30
Ethylene Dibromide	0.03	ND		0.50	ND		0.50	ND		0.50
Freon TF	20000	ND		0.31	ND		0.31	ND		0.31
Isopropylbenzene	700	ND		0.34	ND		0.34	ND		0.34
m&p-Xylene	NA	ND		0.30	ND		0.30	ND		0.30
Methyl acetate	7000	ND	*+	0.79	ND	*+	0.79	ND	*+	0.79
Methylcyclohexane	NA	ND		0.71	ND		0.71	ND		0.71
Methylene Chloride	3	ND		0.32	ND		0.32	ND		0.32
Methyl-tert-butyl Ether (MTBE)	70	ND		0.22	ND		0.22	ND		0.22
o-Xylene	NA	ND		0.36	ND		0.36	ND		0.36
Styrene	100	ND		0.42	ND		0.42	ND		0.42
Tetrachloroethene	1	ND		0.25	ND		0.25	1.2		0.25
Toluene	600	ND		0.38	ND		0.38	ND		0.38
trans-1,2-Dichloroethene	100	ND		0.24	ND		0.24	ND		0.24
trans-1,3-Dichloropropene	NA	ND		0.22	ND		0.22	ND		0.22
Trichloroethene	1	ND		0.31	ND		0.31	ND		0.31
Trichlorofluoromethane	2000	ND		0.32	ND		0.32	ND		0.32
Vinyl chloride	1	ND		0.17	ND		0.17	ND		0.17
Xylenes, Total	1000	ND		0.65	ND		0.65	ND		0.65
Total Estimated Conc. (TICs)	NA	0.0*T			0.0*T			6.1		

TABLE 2
Argus Development
Mill Street/Ellison Street/Van Houten Street
Paterson, New Jersey
WINNC007

Client ID	Groundwater Quality Standards Class II A Higher Values	SB-1/TWP			SB-3/TWP			SB-7/TWP		
Lab Sample ID		460-227704-4			460-227704-5			460-227704-6		
Sampling Date		2/4/2021			2/4/2021			2/4/2021		
Matrix		Groundwater			Groundwater			Groundwater		
Unit	ug/l	ug/l			ug/l			ug/l		
Base Neutrals		**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**
1,2,4-Trichlorobenzene	9	0.64		0.64	0.64		0.64	0.64		0.64
1,2-Dichlorobenzene	600	0.50		0.50	0.50		0.50	0.50		0.50
1,3-Dichlorobenzene	600	2.0		2.0	2.0		2.0	2.0		2.0
1,4-Dichlorobenzene	75	0.44		0.44	0.44		0.44	0.44		0.44
2,2'-oxybis[1-chloropropane]	300	0.63		0.63	0.63		0.63	0.63		0.63
2,4-Dinitrotoluene	NA	1.0		1.0	1.0		1.0	1.0		1.0
2,6-Dinitrotoluene	NA	0.83		0.83	0.83		0.83	0.83		0.83
2-Chloronaphthalene	600	1.2		1.2	1.2		1.2	1.2		1.2
2-Methylnaphthalene	30	0.53		0.53	0.53		0.53	0.53		0.53
2-Nitroaniline	NA	0.47		0.47	0.47		0.47	0.47		0.47
3,3'-Dichlorobenzidine	30	1.4		1.4	1.4		1.4	1.4		1.4
3-Nitroaniline	NA	1.9		1.9	1.9		1.9	1.9		1.9
4-Bromophenyl phenyl ether	NA	0.75		0.75	0.75		0.75	0.75		0.75
4-Chloroaniline	30	1.9		1.9	1.9		1.9	1.9		1.9
4-Chlorophenyl phenyl ether	NA	1.3		1.3	1.3		1.3	1.3		1.3
4-Nitroaniline	NA	1.2		1.2	1.2		1.2	1.2		1.2
Acenaphthene	400	1.1		1.1	1.1		1.1	1.1		1.1
Acenaphthylene	NA	0.82		0.82	0.82		0.82	0.82		0.82
Anthracene	2000	1.3		1.3	1.3		1.3	1.3		1.3
Benzo[g,h,i]perylene	NA	0.70	*+	0.70	0.70	*+	0.70	0.70	*+	0.70
Benzo[k]fluoranthene	0.5	0.67		0.67	0.67		0.67	0.67		0.67
Bis(2-chloroethoxy)methane	NA	0.59		0.59	0.59		0.59	0.59		0.59
Bis(2-ethylhexyl) phthalate	3	0.80		0.80	0.80		0.80	0.80		0.80
Butyl benzyl phthalate	100	0.85		0.85	0.85		0.85	0.85		0.85
Carbazole	NA	0.68		0.68	0.68		0.68	0.68		0.68
Chrysene	5	0.91		0.91	0.91		0.91	0.91		0.91
Dibenzofuran	NA	1.1		1.1	1.1		1.1	1.1		1.1
Diethyl phthalate	6000	0.98		0.98	0.98		0.98	0.98		0.98
Dimethyl phthalate	NA	0.77		0.77	0.77		0.77	0.77		0.77
Di-n-butyl phthalate	700	0.84		0.84	0.84		0.84	0.84		0.84
Di-n-octyl phthalate	100	0.75	*-	0.75	0.75	*-	0.75	0.75	*-	0.75
Fluoranthene	300	0.84		0.84	0.84		0.84	0.84		0.84
Fluorene	300	0.91		0.91	0.91		0.91	0.91		0.91
Hexachlorobutadiene	1	0.78		0.78	0.78		0.78	0.78		0.78
Hexachlorocyclopentadiene	40	3.6		3.6	3.6		3.6	3.6		3.6
Hexachloroethane	7	0.80		0.80	0.80		0.80	0.80		0.80
Isophorone	40	0.80		0.80	0.80		0.80	0.80		0.80
Naphthalene	300	0.54		0.54	0.54		0.54	0.54		0.54
Nitrobenzene	6	0.57		0.57	0.57		0.57	0.57		0.57
N-Nitrosodi-n-propylamine	10	0.43		0.43	0.43		0.43	0.43		0.43
N-Nitrosodiphenylamine	10	0.89		0.89	0.89		0.89	0.89		0.89
Phenanthrene	NA	1.3		1.3	1.3		1.3	1.3		1.3
Pyrene	200	1.6		1.6	1.6		1.6	1.6		1.6
Base Neutrals (SIMS)		**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**	**Result**	**Q**	**MDL**
Benzo[a]anthracene	0.1	ND		0.016	ND		0.016	ND		0.016
Benzo[a]pyrene	0.1	ND		0.022	ND		0.022	ND		0.022
Benzo[b]fluoranthene	0.2	ND		0.024	ND		0.024	ND		0.024
Bis(2-chloroethyl)ether	7	ND		0.026	ND		0.026	ND		0.026
Dibenz(a,h)anthracene	0.3	ND		0.020	ND		0.020	ND		0.020
Hexachlorobenzene	0.02	ND	*-	0.011	ND	*-	0.011	ND	*-	0.011
Indeno[1,2,3-cd]pyrene	0.2	ND		0.036	ND		0.036	ND		0.036
N-Nitrosodimethylamine	0.8	ND		0.12	ND		0.12	ND		0.12

Notes:

Highlighted Concentrations shown in bold type face exceed

*T There are no TICs reported for the sample

*+ : LCS and/or LCSD is outside acceptance limits, high biased.

J : Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

*- : LCS and/or LCSD is outside acceptance limits, low biased.

FIGURES

Legend

- Soil Boring/Temporary Well Point Location
- Soil Boring Location
- Property Boundary
- 1 Lot
- 4602 Block

N W E S

0 12.5 25 50 Feet

1 inch = 50 feet

FIRST ENVIRONMENT

10 Park Place, Bldg 1A, Suite 504
Butler, NJ 07405

VAN HOUTEN, ELLISON, & MILL ST
Paterson, Passaic County, New Jersey
FIGURE 4
SOIL BORING/TEMPORARY WELL LOCATIONS – 02/04/21

Revised	Drawn	Checked	Approved	Date
	LS	AT	TCB	2/15/2021

G:\DATA\Project\WinnCompanies - WINNC007\Graphics\GIS\Soil Boring Locations.mxd

APPENDIX A

APPENDIX A
Site Photos
Mill Street/Ellison Street/Van Houten Street, Paterson, New Jersey

Photo 1 – SB-1

Photo 2 – SB-2

APPENDIX A
Site Photos
Mill Street/Ellison Street/Van Houten Street, Paterson, New Jersey

Photo 3 – SB-3

Photo 4 – SB-4

APPENDIX A
Site Photos
Mill Street/Ellison Street/Van Houten Street, Paterson, New Jersey

Photo 5 – SB-5

Photo 6 – SB-6

APPENDIX A
Site Photos
Mill Street/Ellison Street/Van Houten Street, Paterson, New Jersey

Photo 7 – SB-7

Photo 8 – SB-8

APPENDIX A
Site Photos
Mill Street/Ellison Street/Van Houten Street, Paterson, New Jersey

Photo 9 – White Cinder/Ash in SB-3

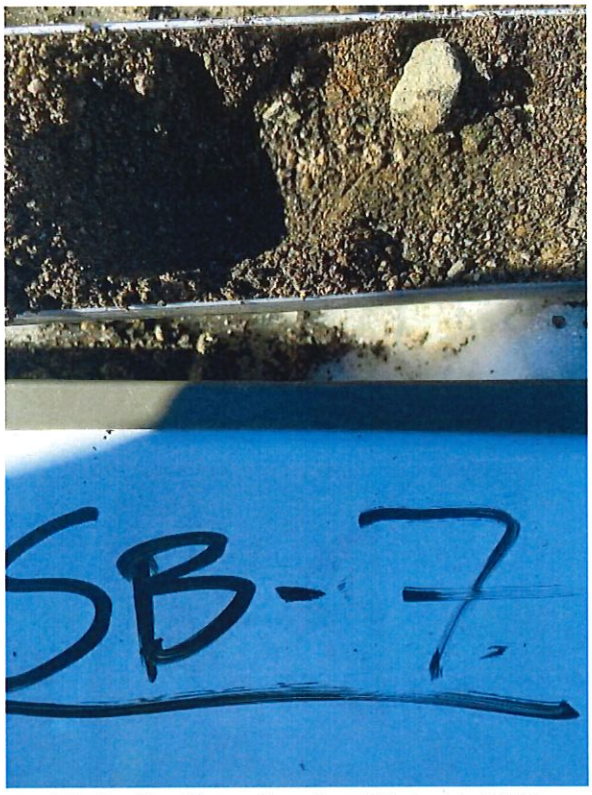


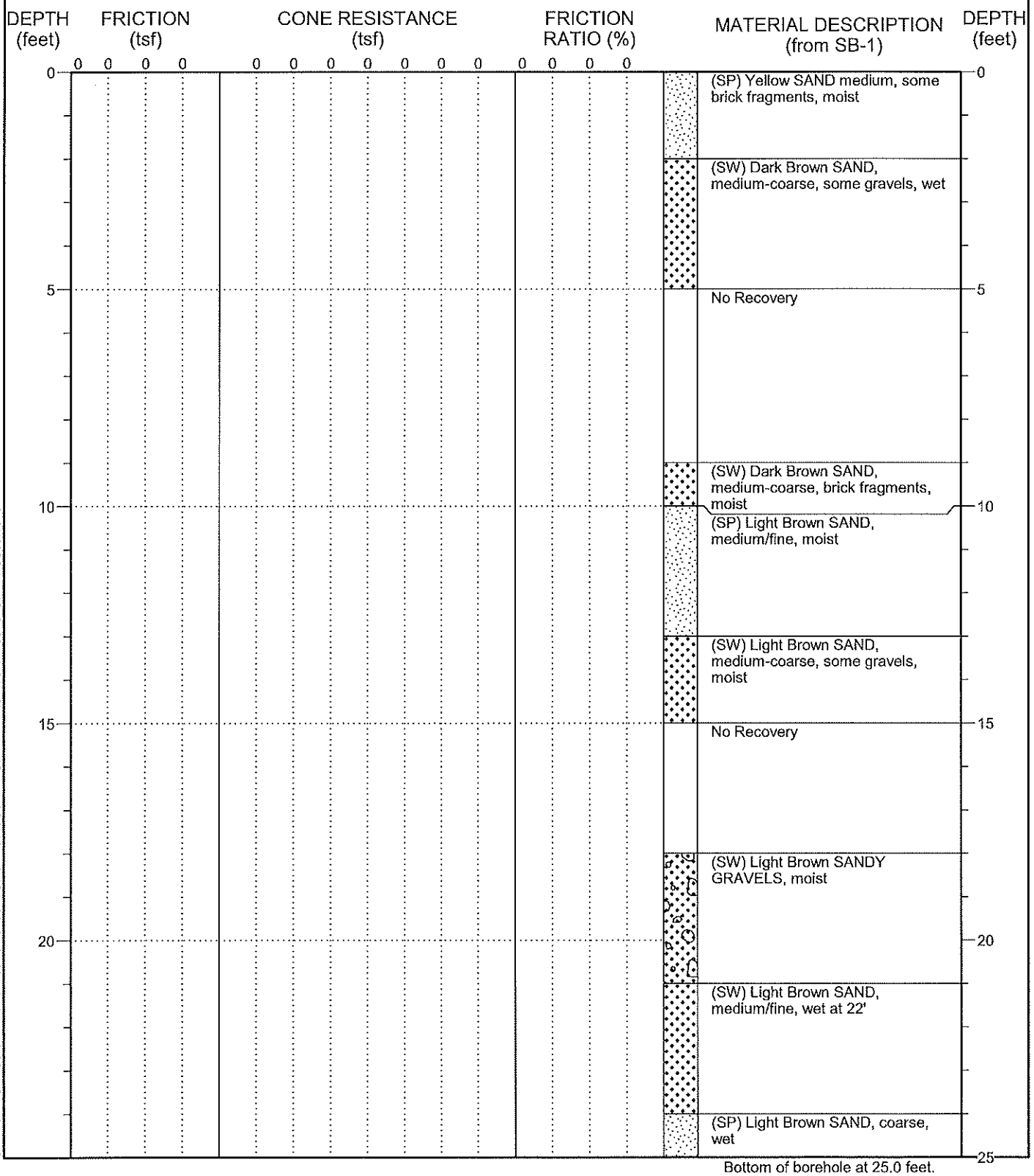
Photo 10 – Nonnative Sand Material, SB-7

APPENDIX B

First Environment
10 Park Ave Bldg 1A, Suite 504
Butler, NJ 07405
Telephone: (973) 334-0003

CPT NUMBER SB-1

CLIENT Argus Ellison Associates LLC
PROJECT NAME Argus Ellison Associates LLC
PROJECT NUMBER WINNC007
PROJECT LOCATION Van Houten/Ellison/Mill Street, Paterson, NJ
DATE STARTED 2/4/21 **COMPLETED** 2/4/21
GROUND ELEVATION _____ **Probe ID** _____
DRILLING CONTRACTOR STI
NOTES AOC-1

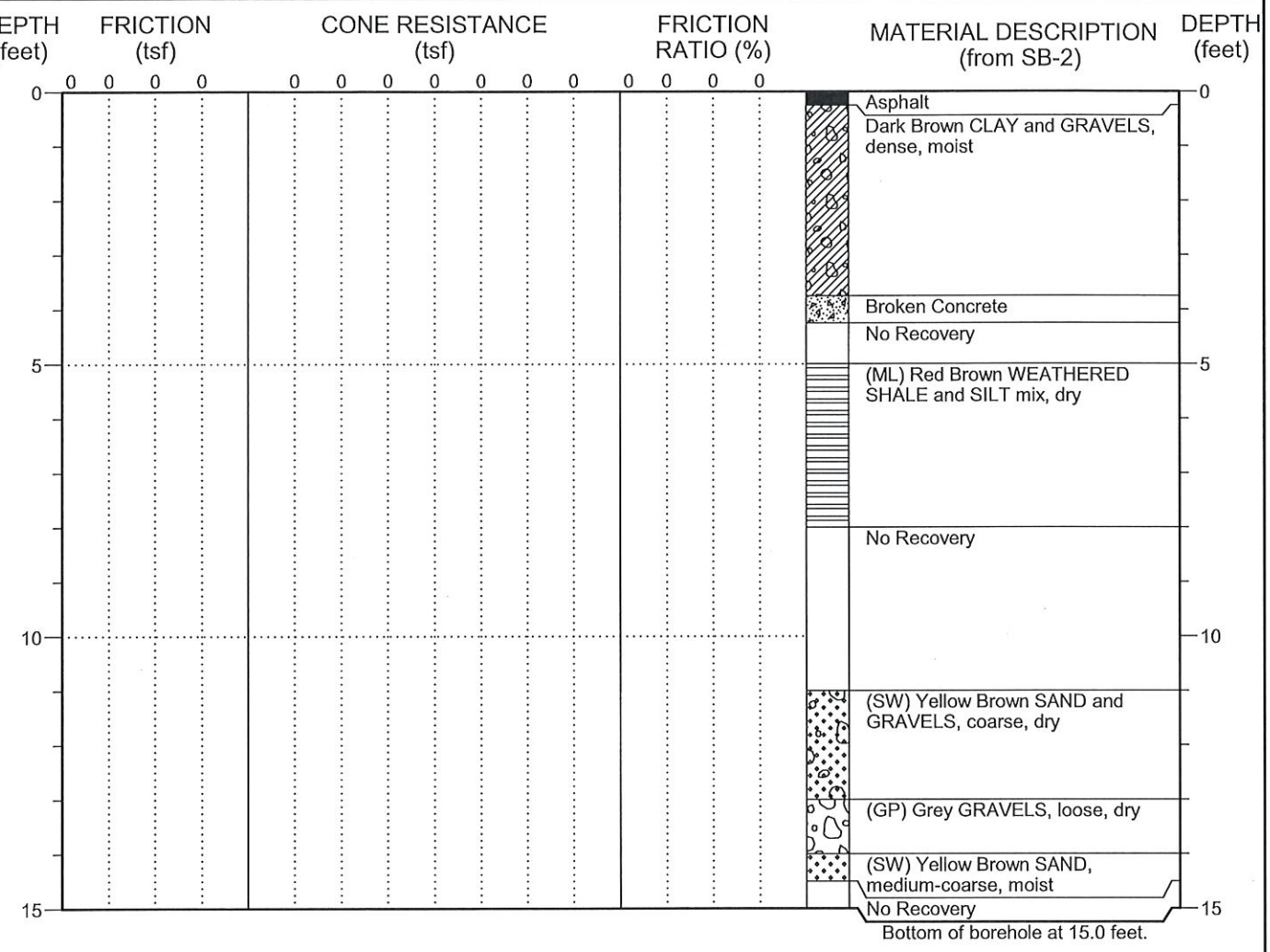


Bottom of borehole at 25.0 feet.

First Environment
10 Park Ave Bldg 1A, Suite 504
Butler, NJ 07405
Telephone: (973) 334-0003

CPT NUMBER SB-2

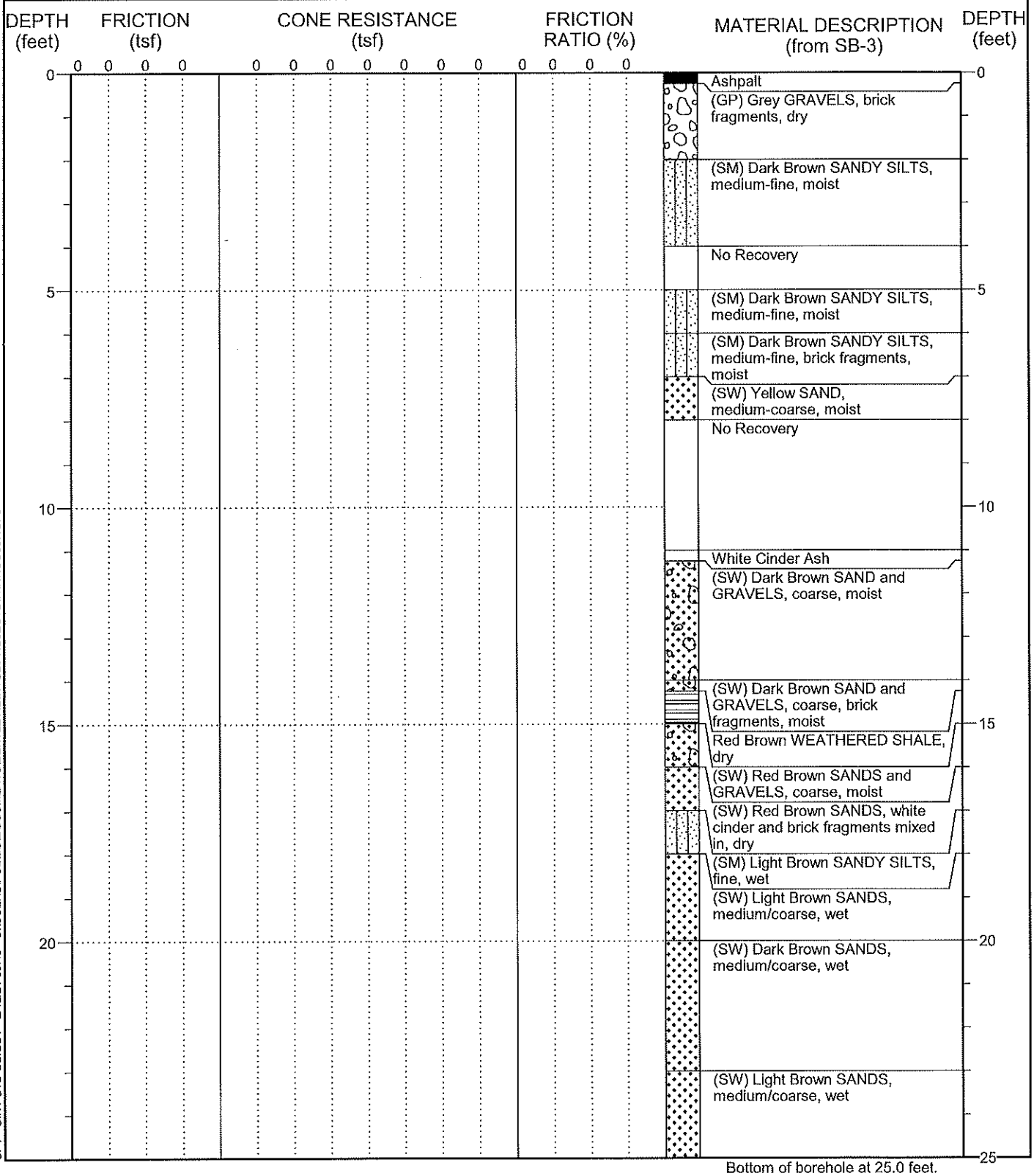
CLIENT Argus Ellison Associates LLC
PROJECT NAME Argus Ellison Associates LLC
PROJECT NUMBER WINNC007
PROJECT LOCATION Van Houten/Ellison/Mill Street, Paterson, NJ
DATE STARTED 2/4/21 **COMPLETED** 2/4/21
GROUND ELEVATION _____ **Probe ID** _____
DRILLING CONTRACTOR STI
NOTES AOC-2/3



First Environment
10 Park Ave Bldg 1A, Suite 504
Butler, NJ 07405
Telephone: (973) 334-0003

CPT NUMBER SB-3

CLIENT Argus Ellison Associates LLC
PROJECT NAME Argus Ellison Associates LLC
PROJECT NUMBER WINNC007
PROJECT LOCATION Van Houten/Ellison/Mill Street, Paterson, NJ
DATE STARTED 2/4/21 **COMPLETED** 2/4/21
GROUND ELEVATION _____ **Probe ID** _____
DRILLING CONTRACTOR STI
NOTES AOC-2/3

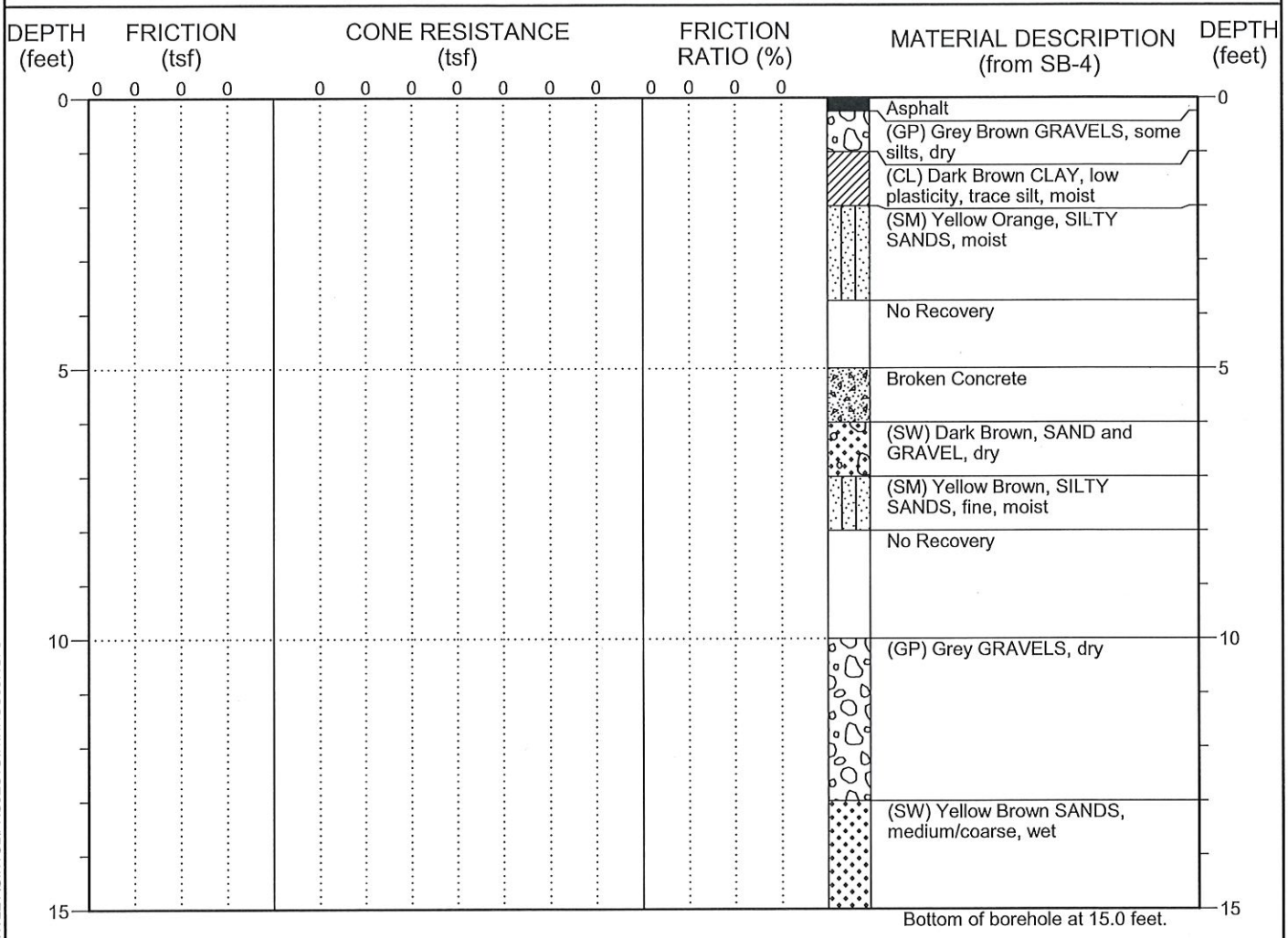


Bottom of borehole at 25.0 feet.

First Environment
10 Park Ave Bldg 1A, Suite 504
Butler, NJ 07405
Telephone: (973) 334-0003

CPT NUMBER SB-4

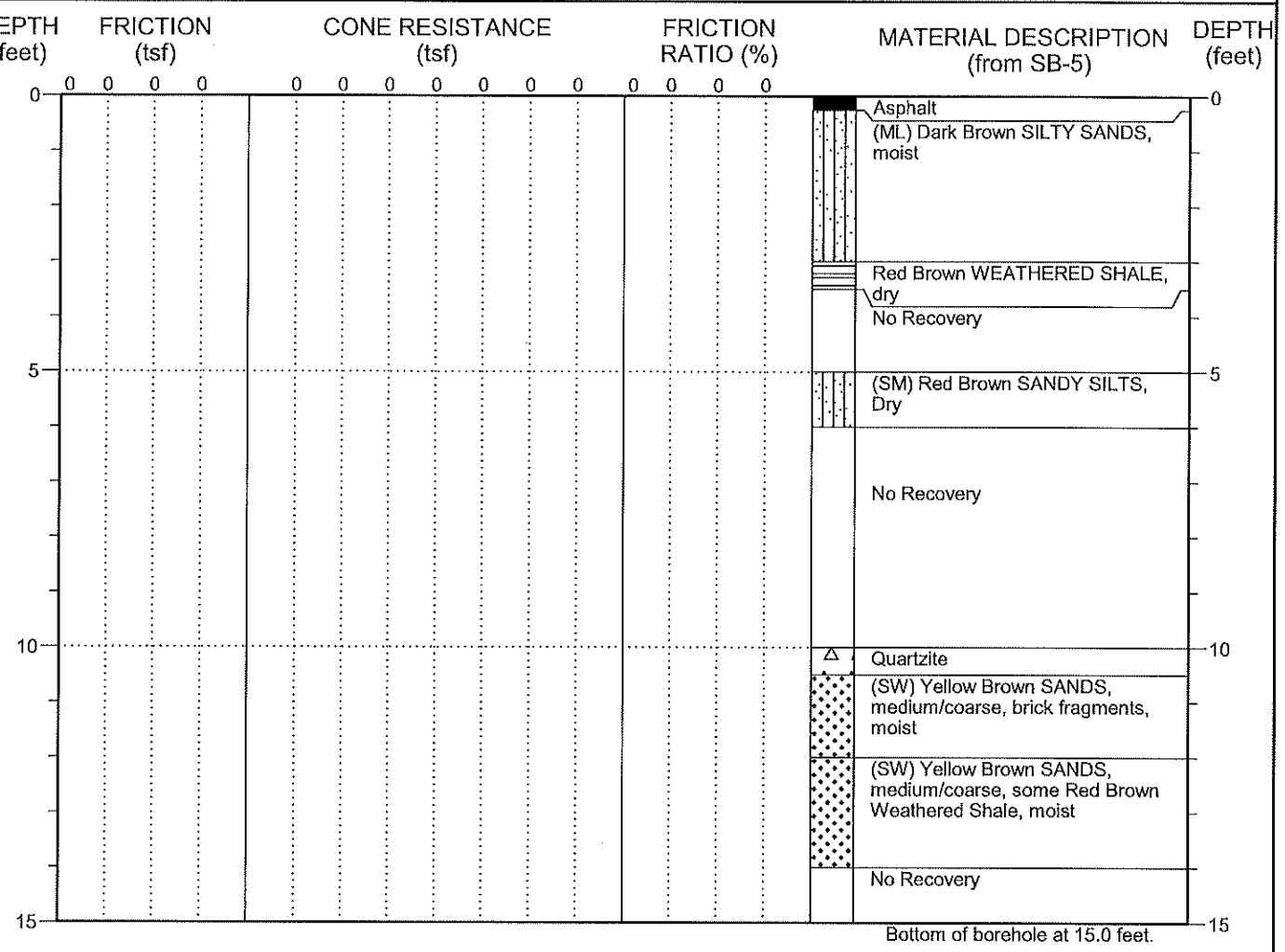
CLIENT Argus Ellison Associates LLC
PROJECT NAME Argus Ellison Associates LLC
PROJECT NUMBER WINNC007
PROJECT LOCATION Van Houten/Ellison/Mill Street, Paterson, NJ
DATE STARTED 2/4/21 **COMPLETED** 2/4/21
GROUND ELEVATION _____ **Probe ID** _____
DRILLING CONTRACTOR STI
NOTES AOC-2/3



First Environment
10 Park Ave Bldg 1A, Suite 504
Butler, NJ 07405
Telephone: (973) 334-0003

CPT NUMBER SB-5

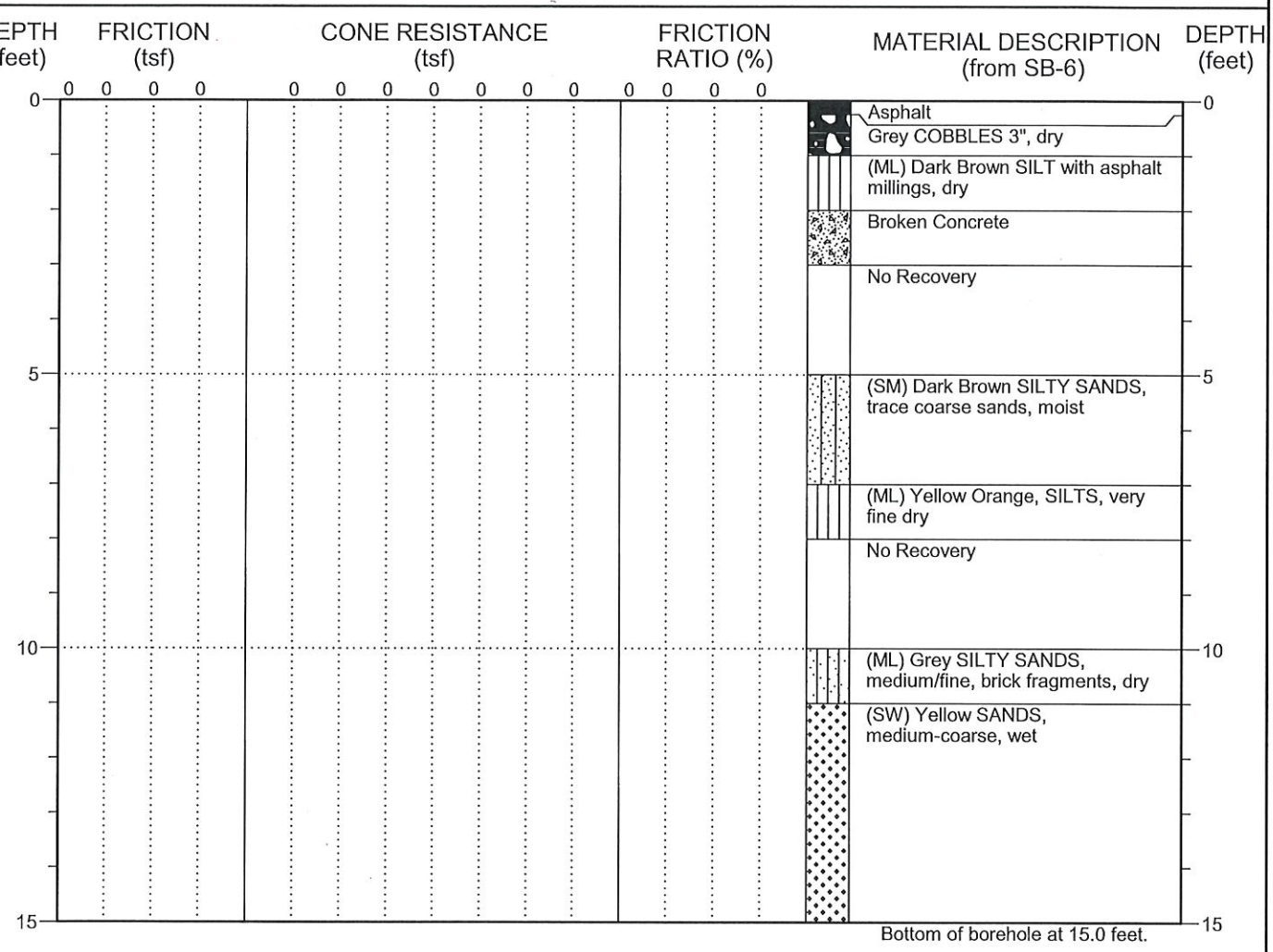
CLIENT Argus Ellison Associates LLC
PROJECT NAME Argus Ellison Associates LLC
PROJECT NUMBER WINNC007
PROJECT LOCATION Van Houten/Ellison/Mill Street, Paterson, NJ
DATE STARTED 2/4/21 **COMPLETED** 2/4/21
GROUND ELEVATION _____ **Probe ID** _____
DRILLING CONTRACTOR STI
NOTES AOC-2/3



First Environment
10 Park Ave Bldg 1A, Suite 504
Butler, NJ 07405
Telephone: (973) 334-0003

CPT NUMBER SB-6

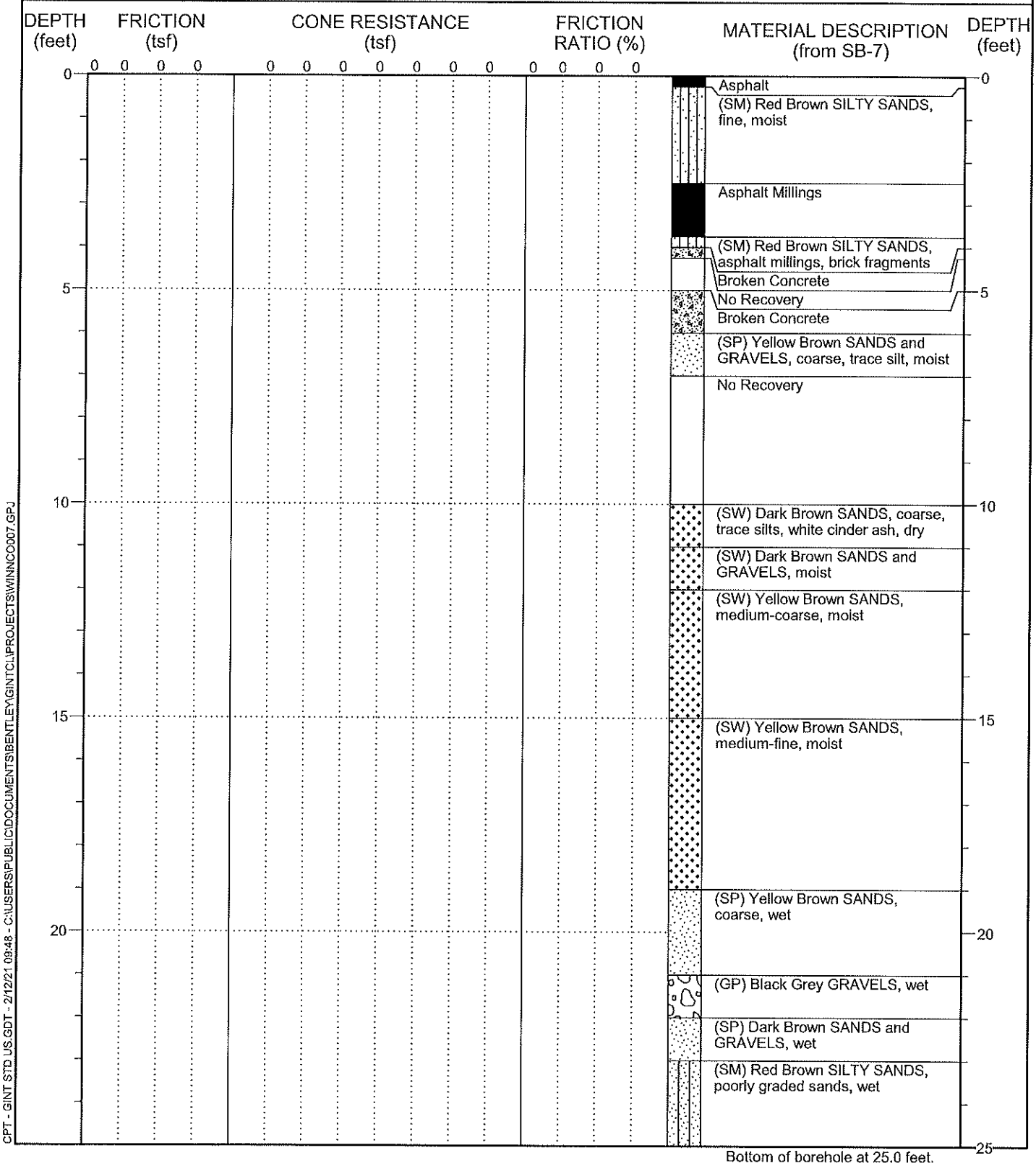
CLIENT Argus Ellison Associates LLC
PROJECT NAME Argus Ellison Associates LLC
PROJECT NUMBER WINNC007
PROJECT LOCATION Van Houten/Ellison/Mill Street, Paterson, NJ
DATE STARTED 2/4/21 **COMPLETED** 2/4/21
GROUND ELEVATION _____ **Probe ID** _____
DRILLING CONTRACTOR STI
NOTES AOC-2/3



First Environment
10 Park Ave Bldg 1A, Suite 504
Butler, NJ 07405
Telephone: (973) 334-0003

CPT NUMBER SB-7

CLIENT Argus Ellison Associates LLC
PROJECT NAME Argus Ellison Associates LLC
PROJECT NUMBER WINNC007
PROJECT LOCATION Van Houten/Ellison/Mill Street, Paterson, NJ
DATE STARTED 2/4/21 **COMPLETED** 2/4/21
GROUND ELEVATION _____ **Probe ID** _____
DRILLING CONTRACTOR STI
NOTES AOC-2/3

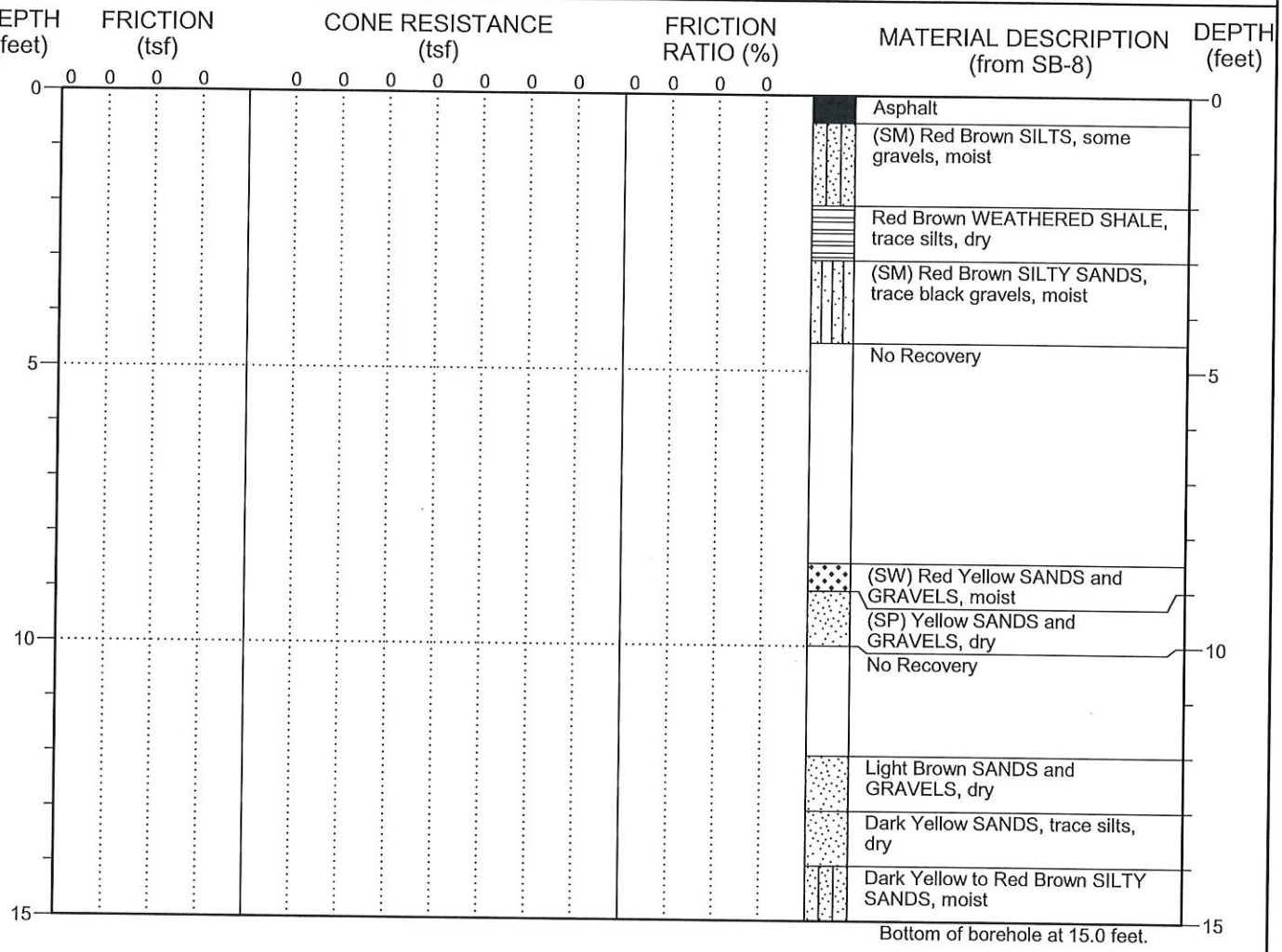


Bottom of borehole at 25.0 feet.

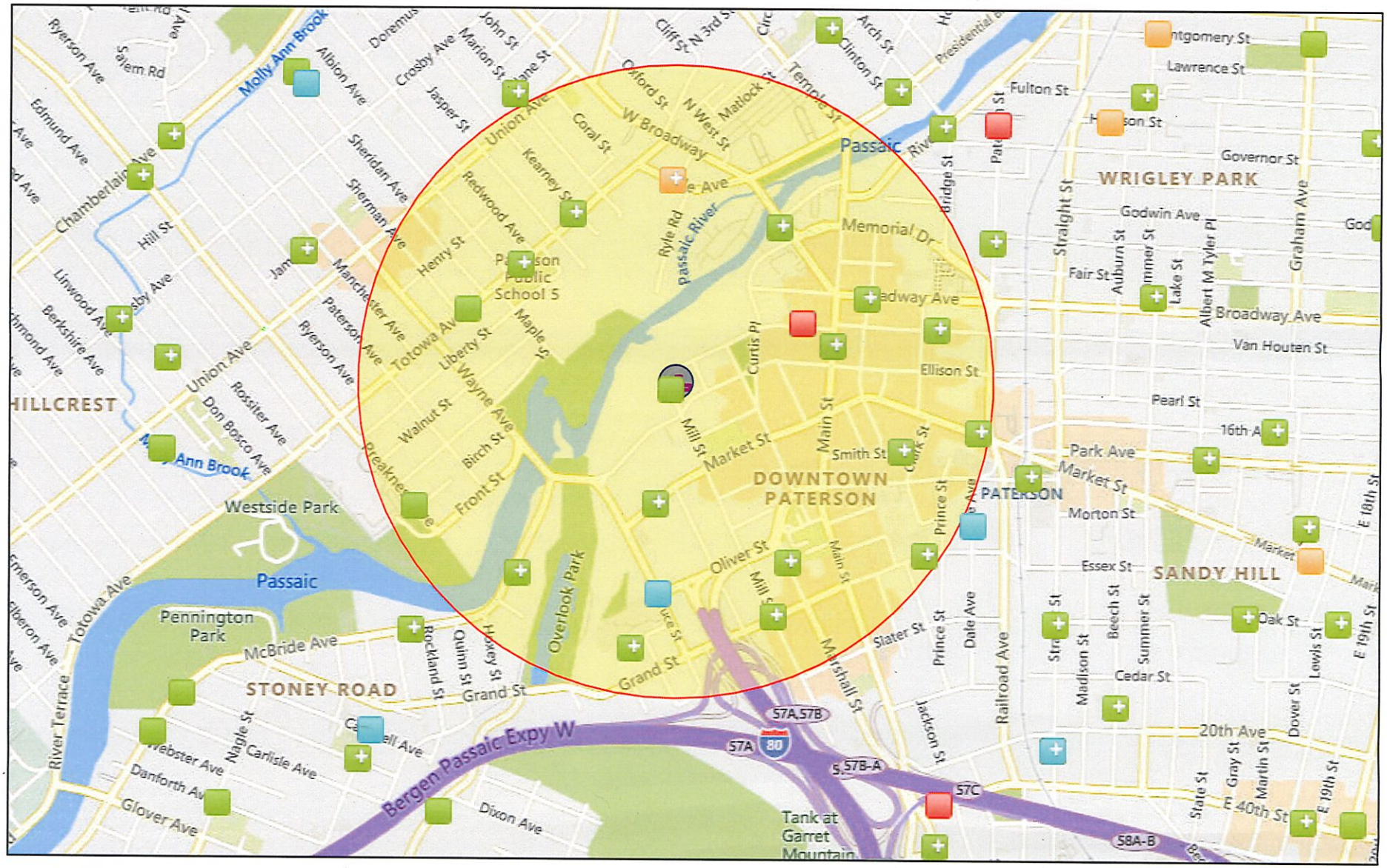
First Environment
10 Park Ave Bldg 1A, Suite 504
Butler, NJ 07405
Telephone: (973) 334-0003

CPT NUMBER SB-8

CLIENT Argus Ellison Associates LLC
PROJECT NAME Argus Ellison Associates LLC
PROJECT NUMBER WINNC007
PROJECT LOCATION Van Houten/Ellison/Mill Street, Paterson, NJ
DATE STARTED 2/4/21 **COMPLETED** 2/4/21
GROUND ELEVATION _____ **Probe ID** _____
DRILLING CONTRACTOR STI
NOTES AOC-2/3



Contamination and Toxic Substances



July 2, 2021

- Toxic Substances Control Act (TSCA)
- Brownfields (ACRES)
- Brownfields (ACRES)
- Toxic Releases (TRI)
- Toxic Releases (TRI)
- Hazardous Waste (RCRAInfo)
- Hazardous Waste (RCRAInfo)
- Project Buffer
- Project Site

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Endangered Species

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

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

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

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

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

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

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

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

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

4. **Informal Consultation is required**

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

(1) A biological evaluation or equivalent document
(2) Concurrence(s) from FWS and/or NMFS
(3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

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

Mitigation as follows will be implemented:

✓ No mitigation is necessary.

Explain why mitigation will not be made here:

Ads per the IPAC report and determination key result, the project may rely on the Service's Jan. 5, 2016, Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-Eared Bat and Activities Excepted from the Take Prohibitions to fulfill its Section 7(a)(2) consultation obligation.

Screen Summary

Compliance Determination

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. This project is in compliance with the Endangered Species Act without mitigation. (Refer to IPAC report and supporting docs)

Supporting documentation

Species map by first environment.pdf
SPECIES screening chart Q and A.pdf
Species List New Jersey Ecological Services Field Office.pdf
MA Verification Letter Northern Long-Eared Bat (NLEB) Consultation and 4(d) Rule Consistency 2021-08-19.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Legend

- Rank 1 - Habitat specific requirements
- Site Location

Data Source: NJDEP Landscape 3.3 Data for Piedmont Plains Region of New Jersey

N W E S

0 50 100 200 Feet

1 inch = 200 feet

FIRST ENVIRONMENT

10 Park Place, Bldg 1A, Suite 504
Butler, NJ 07405

VAN HOUTEN, ELLISON, & MILL ST
Paterson, Passaic County, New Jersey

ENDANGERED SPECIES

Revised	Drawn	Checked	Approved	Date
	LS	DDL	TCB	7/2/2021

\\Fedc01\fedDATA\Project\WinnCompanies - WINNC007\Graphics\GIS\Endangered Species.mxd

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New Jersey Ecological Services Field Office
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 08205
Phone: (609) 646-9310 Fax: (609) 646-0352
http://www.fws.gov/northeast/njfieldoffice/Endangered/consultation.html

In Reply Refer To:
Consultation code: 05E2NJ00-2021-TA-1504
Event Code: 05E2NJ00-2021-E-03748
Project Name: ARGUS HOUSING DEVELOPMENT

August 19, 2021

Subject: Verification letter for the 'ARGUS HOUSING DEVELOPMENT' project under the January 5, 2016, Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-eared Bat and Activities Excepted from Take Prohibitions.

Dear Diana Vazquez:

The U.S. Fish and Wildlife Service (Service) received on August 19, 2021 your effects determination for the 'ARGUS HOUSING DEVELOPMENT' (the Action) using the northern long-eared bat (*Myotis septentrionalis*) key within the Information for Planning and Consultation (IPaC) system. This IPaC key assists users in determining whether a Federal action is consistent with the activities analyzed in the Service's January 5, 2016, Programmatic Biological Opinion (PBO). The PBO addresses activities excepted from "take"[1] prohibitions applicable to the northern long-eared bat under the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based upon your IPaC submission, the Action is consistent with activities analyzed in the PBO. The Action may affect the northern long-eared bat; however, any take that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). Unless the Service advises you within 30 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the PBO satisfies and concludes your responsibilities for this Action under ESA Section 7(a)(2) with respect to the northern long-eared bat.

Please report to our office any changes to the information about the Action that you submitted in IPaC, the results of any bat surveys conducted in the Action area, and any dead, injured, or sick northern long-eared bats that are found during Action implementation. If the Action is not completed within one year of the date of this letter, you must update and resubmit the information required in the IPaC key.

This IPaC-assisted determination allows you to rely on the PBO for compliance with ESA Section 7(a)(2) only for the northern long-eared bat. It **does not** apply to the following ESA-protected species that also may occur in the Action area:

- Indiana Bat *Myotis sodalis* Endangered

If the Action may affect other federally listed species besides the northern long-eared bat, a proposed species, and/or designated critical habitat, additional consultation between you and this Service office is required. If the Action may disturb bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act is recommended.

---

[1]Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct [ESA Section 3(19)].

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

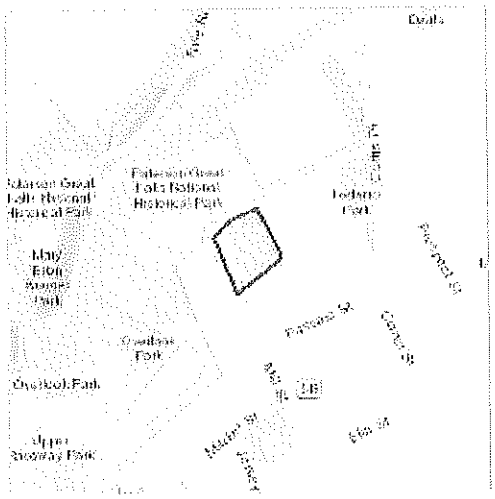
ARGUS HOUSING DEVELOPMENT

2. Description

The following description was provided for the project 'ARGUS HOUSING DEVELOPMENT':

> The Community Development of City of Paterson is proposing to fund the Argus Ellison Development residential affordable housing project using HOME Program funding, in the amount of $ 600,000.00. The scope of work would include new construction and historic rehabilitation to have approximately 74 residential units. The Argus Mill building will have 6, 2 bedroom units on the upper 3 levels, with a building lobby, office, and program space on the first level. The remaining 68 units will be in a new construction four story building, built one podium of parking over an existing surface parking lot.

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@40.9168559,-74.17746732674712,14z



Determination Key Result

This Federal Action may affect the northern long-eared bat in a manner consistent with the description of activities addressed by the Service's PBO dated January 5, 2016. Any taking that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50 CFR §17.40(o). Therefore, the PBO satisfies your responsibilities for this Action under ESA Section 7(a)(2) relative to the northern long-eared bat.

Determination Key Description: Northern Long-eared Bat 4(d) Rule

This key was last updated in IPaC on May 15, 2017. Keys are subject to periodic revision.

This key is intended for actions that may affect the threatened northern long-eared bat.

The purpose of the key for Federal actions is to assist determinations as to whether proposed actions are consistent with those analyzed in the Service's PBO dated January 5, 2016.

Federal actions that may cause prohibited take of northern long-eared bats, affect ESA-listed species other than the northern long-eared bat, or affect any designated critical habitat, require ESA Section 7(a)(2) consultation in addition to the use of this key. Federal actions that may affect species proposed for listing or critical habitat proposed for designation may require a conference under ESA Section 7(a)(4).

Determination Key Result

This project may affect the threatened Northern long-eared bat; therefore, consultation with the Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.) is required. However, based on the information you provided, this project may rely on the Service's January 5, 2016, *Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions* to fulfill its Section 7(a)(2) consultation obligation.

Qualification Interview

1. Is the action authorized, funded, or being carried out by a Federal agency?

   Yes

2. Have you determined that the proposed action will have "no effect" on the northern long-eared bat? (If you are unsure select "No")

   No

3. Will your activity purposefully **Take** northern long-eared bats?

   No

4. [Semantic] Is the project action area located wholly outside the White-nose Syndrome Zone?

   Automatically answered

   No

5. [Semantic] Is the project action area located within 0.25 miles of a known northern long-eared bat hibernaculum?

   Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency

   Automatically answered

   No

6. [Semantic] Is the project action area located within 150 feet of a known occupied northern long-eared bat maternity roost tree?

   Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency

   Automatically answered

   No

Project Questionnaire

If the project includes forest conversion, report the appropriate acreages below. Otherwise, type '0' in questions 1-3.

1. Estimated total acres of forest conversion:

0

2. If known, estimated acres of forest conversion from April 1 to October 31

0

3. If known, estimated acres of forest conversion from June 1 to July 31

0

If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.

4. Estimated total acres of timber harvest

0

5. If known, estimated acres of timber harvest from April 1 to October 31

0

6. If known, estimated acres of timber harvest from June 1 to July 31

0

If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.

7. Estimated total acres of prescribed fire

0

8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. If known, estimated acres of prescribed fire from June 1 to July 31

0

If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.

10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?

0

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New Jersey Ecological Services Field Office
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 08205
Phone: (609) 646-9310 Fax: (609) 646-0352
http://www.fws.gov/northeast/njfieldoffice/Endangered/consultation.html

In Reply Refer To:
Consultation Code: 05E2NJ00-2021-SLI-1504
Event Code: 05E2NJ00-2021-E-03747
Project Name: ARGUS HOUSING DEVELOPMENT

August 19, 2021

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species that may occur in your proposed action area and/or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under Section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*)

If the enclosed list indicates that any listed species may be present in your action area, please visit the New Jersey Field Office consultation web page as the next step in evaluating potential project impacts: http://www.fws.gov/northeast/njfieldoffice/Endangered/consultation.html

On the New Jersey Field Office consultation web page you will find:

- habitat descriptions, survey protocols, and recommended best management practices for listed species;
- recommended procedures for submitting information to this office; and
- links to other Federal and State agencies, the Section 7 Consultation Handbook, the Service's wind energy guidelines, communication tower recommendations, the National Bald Eagle Management Guidelines, and other resources and recommendations for protecting wildlife resources.

The enclosed list may change as new information about listed species becomes available. As per Federal regulations at 50 CFR 402.12(e), the enclosed list is only valid for 90 days. Please return to the ECOS-IPaC website at regular intervals during project planning and implementation to obtain an updated species list. When using ECOS-IPaC, be careful about drawing the boundary of your Project Location. Remember that your action area under the ESA is not limited to just the footprint of the project. The action area also includes all areas that may be indirectly affected

through impacts such as noise, visual disturbance, erosion, sedimentation, hydrologic change, chemical exposure, reduced availability or access to food resources, barriers to movement, increased human intrusions or access, and all areas affected by reasonably forseeable future that would not occur without ("but for") the project that is currently being proposed.

We appreciate your concern for threatened and endangered species. The Service encourages Federal and non-Federal project proponents to consider listed, proposed, and candidate species early in the planning process. Feel free to contact this office if you would like more information or assistance evaluating potential project impacts to federally listed species or other wildlife resources. Please include the Consultation Tracking Number in the header of this letter with any correspondence about your project.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

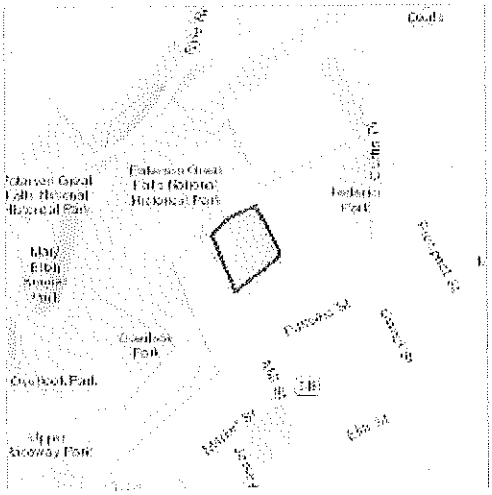
New Jersey Ecological Services Field Office
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 08205
(609) 646-9310

Project Summary

Consultation Code: 05E2NJ00-2021-SLI-1504
Event Code: 05E2NJ00-2021-E-03747
Project Name: ARGUS HOUSING DEVELOPMENT
Project Type: ** OTHER **
Project Description: The Community Development of City of Paterson is proposing to fund the Argus Ellison Development residential affordable housing project using HOME Program funding, in the amount of $ 600,000.00. The scope of work would include new construction and historic rehabilitation to have approximately 74 residential units. The Argus Mill building will have 6, 2 bedroom units on the upper 3 levels, with a building lobby, office, and program space on the first level. The remaining 68 units will be in a new construction four story building, built one podium of parking over an existing surface parking lot.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@40.9168559,-74.17746732674712,14z



Counties: Passaic County, New Jersey

Endangered Species Act Species

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Indiana Bat *Myotis sodalis*	Endangered
There is **final** critical habitat for this species. The location of the critical habitat is not available.	
Species profile: https://ecos.fws.gov/ecp/species/5949	
Northern Long-eared Bat *Myotis septentrionalis*	Threatened
No critical habitat has been designated for this species.	
This species only needs to be considered under the following conditions:	
▪ The specified area occurs within the range of the northern long-eared bat.	
Species profile: https://ecos.fws.gov/ecp/species/9045	

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10

NAME	BREEDING SEASON
Cerulean Warbler *Dendroica cerulea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 28 to Jul 20
Eastern Whip-poor-will *Antrostomus vociferus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere
Kentucky Warbler *Oporornis formosus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▒)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ( )
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

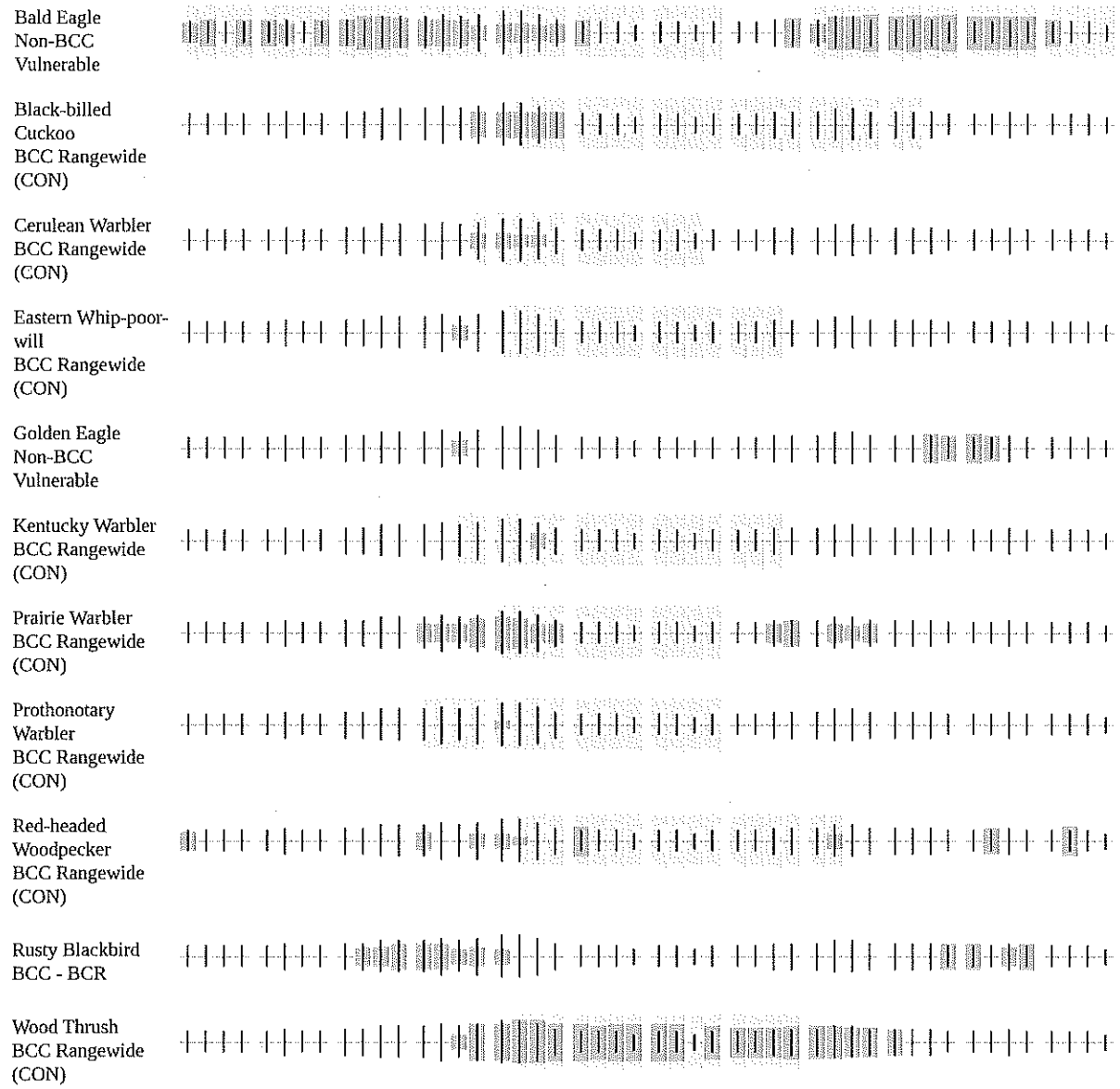
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

▒ probability of presence breeding season | survey effort – no data

SPECIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC



Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your

project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no

data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

New Jersey Field Office

Northeast Region

New Jersey Field Office Procedures for Project Review

Revised January 2019

On This Page

- When Does the Service Review Projects?
- What is Consultation?
- What is Technical Assistance?
- Step by Step Instructions for Project Review
    1. Delineate the Action Area of the Project
    2. Obtain a Species List
    3. Determine if Service Review is Needed
    4. Submit Project Information
    5. Coordinate with the Service
    6. Protect Other Wildlife Resources

Additional Information

- National Consultation Web Page
- Section 7(a)(1) Compliance Guide NEW
- Consultation Handbook & Other Documents
- Consultation Fact Sheet
- Consultation FAQ (National)
- "Endangered Species and You" FAQ (New Jersey)

Species Survey Guidelines

Note: Please contact the Service before conducting surveys for any federally listed wildlife (animal) species to obtain a list of recognized, qualified surveyors and to request concurrence with a draft survey work plan.

- Swamp Pink Survey Guidelines
- Knieskern's Beaked-rush Survey Guidelines
- Bog Turtle Survey Guidelines
- Indiana Bat Summer Survey Guidelines
- Dwarf Wedgemussel Survey Guidelines

NJFO IS GOING PAPERLESS!

NJFO_ProjectReview@fws.gov

Please use this email address to submit all new requests for project review, after following all the steps on this page. Please do not mail or fax a paper copy. If you have supporting materials that cannot be emailed, note that in your incoming request and a biolgoist will follow up with you. Please do not email new requests to individual staff biologists.

Information Resources:

Federal Candidate & Listed Species

Bat Municipality List

Species Narratives

State Contacts

Agency Contacts & Links

Understanding Land Use Decisions

Procedures and Recommendations:

Emergency Consultation Procedures

NEW **Communication Towers & Antennas**

Land-Based Wind Turbine Guidance

Indiana Bat Forest Management Recommendations

Bald Eagle Management Guidelines

When does the Service review projects?

The U.S. Fish and Wildlife Service (Service) reviews proposed projects under certain

circumstances, for example when:

- a Federal permit, license or other authorization is required (*e.g.*, an Army Corps permit), Federal funding will be used in project implementation, and/or a Federal agency will carry out the project (pursuant to the **National Environmental Policy Act**, the **Endangered Species Act**, and/or the **Fish and Wildlife Coordination Act**);
- a State freshwater wetland permit is required in a municipality that is known to support federally listed species (pursuant to New Jersey's **Memorandum of Agreement with the Service** NEW);
- a State freshwater wetland permit is required and will involve Federal review (*e.g.*, wetland fill over 5 acres, channelization of over 500 feet of stream) (pursuant to New Jersey's **Memorandum of Agreement with the Environmental Protection Agency**);
- an applicant/project proponent or authorizing/implementing government agency requests the Service's input as technical assistance; or
- proposed activities **may affect** a federally listed species, or may impact **other wildlife resources** such as a National Wildlife Refuge, bald eagles, other migratory birds or fish, and/or are located in a unit of the Coastal Barrier Resources System.

For more information on the Service's role in project review, see **Understanding Land Use Decisions** in New Jersey.

Specific to the Endangered Species Act (ESA), Service review is **REQUIRED** under the following two circumstances:

1. If a project that involves Federal funding or Federal authorization **may affect** a federally listed species, then **consultation** with the Service is required under Section 7 of the ESA. OR
2. If a non-Federal project may result in **take** of a federally listed species, then **technical assistance** should be requested from the Service to determine if a permit and a **Habitat Conservation Plan** are required under Section 10 of the ESA.

Although ESA review is not required under other circumstances, we recommend **submitting ALL** projects for Service review (**consultation** and/or **technical assistance**) early in planning if:

1. One or more federally listed species - other than bats - may occur in the **action area** of the project, based on an **IPaC report**. AND/OR
2. One or more federally listed or proposed bat species may occur in the **action area** of the project, based on an **IPaC report** *and* the project involves **activity types** that **may affect** bats. AND/OR
3. If our general recommendations to protect **other wildlife resources** cannot be implemented.

What is consultation?

Section 7(a)(2) of the Endangered Species Act (ESA) requires Federal agencies to consult with the Service to ensure that actions they fund, authorize, permit, or otherwise carry out will not **jeopardize** the continued existence of any listed species, or result in the destruction or adverse modification of designated **critical habitats**. Federal agencies **ARE NOT** required to contact the Service if a proposed action will have **no effect** on listed species (e.g., if no species are present in the **action area**). However, Federal agencies **ARE REQUIRED** to initiate consultation with the Service if a proposed action **may affect** one or more listed species or designated **critical habitat**. For more information see the Service's national **consultation web page**.

Section 7(a)(1) of the ESA states that all Fderal agencies "shall, in consultation with and with the assistance of the [Service], utilize their authorities in furtherance of the purposes of this Act by carrying out programs for the conservation of endangered species and threatened species . . ." More information is provided in this **Guide for Federal Agency Compliance with Section 7(a)(1) of the Endangered Species Act.** NEW

What is technical assistance?

The Service provides review of non-Federal actions that **may affect** federally listed species or their habitats as technical assistance under the Endangered Species Act (ESA). Technical assistance helps:

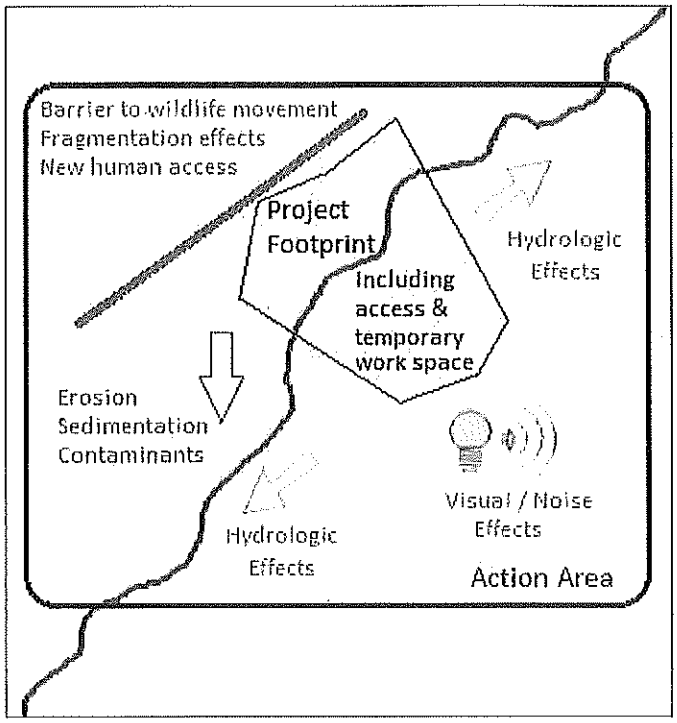
- avoid or minimize adverse effects to listed species;
- avoid unintentional violations of the ESA Section 9, which prohibits unauthorized **take** of listed wildlife;
- determine if a Section 10 permit and a **Habitat Conservation Plan** are needed; and
- ensure compliance with **New Jersey land use regulations.**

Through our **Conservation Planning Assistance program**, the Service also provides technical assistance reviews of proposed actions (both Federal and non-Federal) that are likely to impact wildlife resources other than federally listed species. These **other wildlife resources** include migratory fish and birds, wetlands, and National Wildlife Refuges. See **Understanding Land Use Decisions** for more information about the Service's role in project planning and review in New Jersey.

Step by Step Instructions for Consultation and Technical Assistance

1. Delineate the Action Area of the Project

The **action area** of a proposed project is defined by regulation as all areas to be affected directly or indirectly by the Federal action and not merely the immediate area involved in the action (50 CFR Section 402.02). This analysis is not limited to the "footprint" of the action nor is it limited by the Federal agency's authority. Rather, it is a biological determination of the reach of the proposed action on listed species. In New Jersey, the Service recommends that project proponents delineate the **action area** to include all of the following that may apply on a permanent or temporary basis:



- the entire limits of disturbance, including proposed access routes and temporary work spaces as well as areas of permanent impacts
- at least 1 mile upstream and downstream of activites that may impound stream or river flow
- at least 1 mile downstream of in-stream work
- at least 1 mile downstream of new ground or surface water discharges of any kind (e.g., stormwater, wastewater, cooling water)
- at least 1 mile downstream where sediment-generating activites are proposed within 500 feet of a stream or river
- at least 1 mile downstream where pollutants (e.g., petroleum products, pesticides, herbicides) will be used or stored within 500 feet of a stream or river
- at least 1 mile downstream of new or increased surface water with drawls
- the entire area in which ground water tables may be affected (e.g., draw down, reversal of flow) as a result of a new or increased ground or surface water

withdrawls
- all wetlands and waterbodies down-gradient of vegetation clearing
- all wetlands and waterbodies down-gradient of sediment-generating activities
- all wetlands and waterbodies down-gradient of proposed new impervious surface
- all areas likely to experience increased erosion as a result of project activities
- all areas in which project activities will be audible or visible to wildlife, including lighting effects
- all areas which may become inaccessible to wildlife as a result of new or enlarged barriers to movement (e.g. roads, rail lines, dams)
- all areas which may become unsuitable to wildlife as a result of indirect effects of habitat fragmentation (e.g., "edge effects")
- all areas in which wildlife prey resources (e.g., invertebrates) may be indirectly impacted by project activities (e.g., through drift of placed sediments, pesticide overspray)
- all areas subject to new or increased public, recreational, or other human uses -- either legal or illegal -- as a result of new access routes or infrastructure included in the project plans
- all areas affected by reasonably foreseeable future that would not occur without ("but for") the project is currently being proposed

2. Obtain a Species List

- Visit the Service's **Information, Planning, and Conservation System (IPaC)**.
- Click on "Initial Project Scoping."
- On the "Define your project location" page, draw the **action area** of the proposed project.
- View, print, and/or download the preliminary and/or official species list report, as well as information on **other wildlife resources** in the vicinity.

3. Determine if Service Review is Needed

- If the proposed project is a communication tower or antenna, review our **Communication Towers & Antennas** document. For all other project types, follow the instructions in the rest of this section (Step 3).

- If **IPaC** returns a result of "There are no listed species found within the vicinity of the project," then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Attach this **letter** to the dated **IPaC** species list report for your records and proceed to Step 6 on this page to protect **other wildlife resources**.

- NEW If **IPaC** indicates that any federally listed species may occur in your action area, then use this **Project Screening Chart** to determine if project-specific review is needed.

- Due to limited staff, the New Jersey Field Office (NJFO) is unable to provide project-specific concurrence with a **no effect** determination based on the **IPaC** species list report and **Project Screening Chart**. You can use this **letter** (attached to the dated **IPaC** species list report and supporting documentation) to document the NJFO's policy of NOT providing concurrence with a **no effect** determination. Proceed to Step 6 on this page to protect **other wildlife resources**.

  NOTE: No correspondence with the Service regarding federally listed species is necessary for **no effect** projects. However, the Service SHOULD be contacted if our general recommendations to protect **other wildlife resources** cannot be implemented.

- Note that under the ESA, a species list is valid for only 90 days. New occurrences of listed, proposed, and candidate species and potentially suitable habitat are discovered periodically. Therefore, the NJFO recommends that you visit this web site at regular intervals during project planning and implementation for updates to

species lists and information.

- Please note that consultation/technical assistance with the Service should be coordinated with the **New Jersey Division of Land Use Regulation** for any project that will require authorization under the State's Freshwater Wetlands Protection Act.

- See also:
  Role of the **New Jersey Landscape Project**.
  Emergency Consultation Procedures [PDF]
  Consultation procedures for **communication towers and antennas** in New Jersey [PDF].

4. **Submit Project Information**

NEW NJFO IS GOING PAPERLESS! NEW

NJFO_ProjectReview@fws.gov
Please use this email address to submit all new requests for project review, after following all the steps on this page. Please do not mail or fax a paper copy. If you have supporting materials that cannot be emailed, note that in your incoming request and a biolgoist will follow up with you. Please do not email new requests to individual staff biologists.

Please be sure to follow Steps 1, 2, and 3 on this page before requesting ESA consultation or technical assistance. If you have determined that you need to consult with the NJFO, or require technical assistance, you can assist us in expediting your request by providing specific information about the proposed project and site. ***Due to staffing constraints, submissions lacking necessary project information will be returned via email.***

This optional **form/checklist** can be used to ensure all required information is submitted.

- The name of the project or property, including municipality, county, and Block and Lot number.

- The location of the subject property and extent of any project-related activities or discharges clearly delineated on a copy of a U.S. Geological Survey 7.5 Minute Topographic Quadrangle (Quad) map with the name of the Quad(s) clearly labeled. Please provide the maps at a scale depicting at least a 1-mile radius surrounding the subject property and any affected areas. For large or linear projects, or batched reviews of multiple sites, please also provide ESRI-compatible GIS files (*e.g.*,shapefiles with the projection indicated) depicting the project route(s) or area(s), if available.

- The name(s) of any Federal agency authorizing, providing funding for, and/or carrying out the proposed project. If the project is non-Federal, please indicate this in your request for technical assistance.

- Indication whether a State Freshwater Wetland permit will be required, and a list of any other non-Federal authorizations being sought.

- A brief description of the proposed project (*e.g.*, residential, commercial), including proposed utilities, stormwater management, and project plans if available. Include expected start date and duration of project activities.

- A description of the natural characteristics of the property and surrounding area (*e.g.*, forested areas, freshwater wetlands, open waters, and soils). Additionally, please include a description of surrounding land use (*e.g.*, residential, agricultural, or commercial) and a description of the area to be impacted by the proposed project, including trees and other vegetative cover types to be removed.

- Pictures of the project area along with project plans or a map indicating the orientation of the pictures.

- A copy of any field surveys or habitat evaluations conducted.
  NOTE: Contact the Service before conducting surveys for any federally listed wildlife (animal) species to obtain a list of recognized, qualified surveyors and to request concurrence with a draft survey work plan.

- Indication of which federally listed species may be affected by the proposed activities, based on the **IPaC species list report** and the **Project Screening Chart** used under **Step 2**. Please attach a copy of the dated IPaC report.
  - Please DO NOT submit requests to review projects for which **IPaC** has returned a result of, "There are no listed species found within the vicinity of the project." (See **Step 2**.)
  - Please DO NOT submit requests to review projects for which ALL species given in the IPaC report are "no effect" or "complies with the 4(d) rule" as per the the **Project Screening Chart**. (See **Step 2**.)

  Please note the following REQUIRED information for bats: For projects where **IPaC** has returned a result of **Indiana bat**, ***please indicate whether or not tree clearing is proposed***. If tree clearing is proposed, describe the species, size (diameter at breast height), and number (or acres) of trees proposed for removal; and indicate whether clearing of tress >5 inches in diameter at breast height will be seasonally restricted as follows:
  - In **municipalities** with hibernation occurrence: April 1 - November 15.
  - In **municipalities** with maternity occurrence: April 1 - September 30.
  - In **municipalities** with both hibernation and maternity occurrence: April 1 - November 15.
  - In areas of potential occurence (*i.e.*, all areas returned by **IPaC** but not on the **bat municipality list**): April 1 - September 30.

  For projects where **IPaC** has returned a result of **Northern long-eared bat**, indicate whether or not the project occurs in a **municipality** with known hibernacula or maternity roost trees (*i.e.*, listed in red text on the **bat municipality list**).

  For projects involving any Federal funding or Federal authorization that **may affect** the **Northern long-eared bat**, the Federal action agency must notify the NJFO at least 30 days before starting the action. Please use the **4(d) Rule Streamlined Consultation Form**.

- Proposed **conservation measures** to avoid impacts to federally listed species. Consider these Best Management Practices that may be applicable to project involving the following species: **bog turtle, piping plover, red knot, Indiana bat, dwarf wedgemussel, swamp pink, Knieskern's beaked-rush**, and **seabeach amaranth**.

- Your assessment of impacts to federally listed threatened and endangered species from proposed project activities, and your preliminary determination of whether each federally listed species IS or IS NOT **likely to be adversely affected**.

- Indication if the Service's recommendations to protect **other wildlife resources** will be implemented.

- Your contact information including telephone number (with any extension), facsimile number, U.S. mailing address, and electronic mail address.

The NJFO understands that all the information requested above may not be available at the time you make your request (*e.g.*, detailed project plans); however, please provide as much information as possible to expedite our review. ***Due to staffing constraints, submissions lacking necessary project information will be returned via email.***

NEW NJFO IS GOING PAPERLESS! NEW

NJFO_ProjectReview@fws.gov
Please use this email address to submit all new requests for project review, after following all the steps on this page. Please do not mail or fax a paper copy. If you have supporting materials that cannot be emailed, note that in your incoming request and a biolgoist will follow up with you. Please do not email new requests to individual staff biologists.

5. **Coordinate with the Service**

The NJFO strives to respond to all requests for informal Section 7 consultation on Federal projects, technical assistance requests for non-Federal projects, and public inquiries, within 30 days after all necessary information is received. Receipt of incomplete information may delay our response substantially.

Our response will have a control number in the upper left corner of the letter; please refer to this number during any subsequent correspondence.

For some projects, a Service biologist may contact you via telephone or email to request a site visit, additional project information, or refinement of the proposed **conservation measures.**

6. **Protect Other Wildlife Resources**

The Service recommends these best practices to protect other wildlife resources, which are protected by various Federal and State laws. Please contact the NJFO if you require technical assistance in implementing these recommendations.

- NEW Seasonally restrict tree clearing from April 1 to August 31 to avoid injuring or killing nesting birds.
- Minimize project impacts to **Birds of Conservation Concern** [PDF] and their habitats.
- For new or replacement power lines, prepare an **Avian Protection Plan** [PDF] and follow the **Suggested Practices for Avian Protection on Power Lines.**
- For proposed communication towers, follow the Service's **tower siting guidelines**, and **coordinate with the NJFO** on structures over 200 feet tall.
- For proposed wind turbines, require consistency with Service's **wind turbine guidance** [PDF] and coordinate with the NJFO during project review.
- For glass windows in existing buildings and proposed buildings two stories or less, adopt best practices to minimize bird collisions such as glass coverings, minimizing and down-shielding outdoor lights, and careful landscaping. For proposed buildings three stories or taller, coordinate with the Service during project review and follow best practices such as turning off indoor lights and using bird-friendly glass or glass coverings as recommended by the **Fatal Light Awareness Program.**
- Follow **Federal** and **State** regulations to avoid, minimize, and mitigate impacts to **wetlands**. Note that coordination with the Service may be required under the **Fish and Wildlife Coordination Act** and/or the 1993 **Memorandum of Agreement** between the Service and the State of New Jersey.
- Avoid habitat fragmentation and barriers to wildlife movement, such as new roads or dams.
- Avoid the use of polluting materials [*e.g.* chromated copper arsenate (CCA), ammoniacal copper zinc arsenate (ACZA), alkaline copper quaternary ammonium (ACQ), wolmanized copper azole (CA-B and CA-C), and acid copper chromate (ACC)] in aquatic environments supporting shellfish habitat.

- Avoid impacts to sensitive wildlife areas such as **habitats for State-listed species, vernal habitats, biodiversity priority sites, shellfish beds,** and **submerged aquatic vegetation.**
- Follow the **National Bald Eagle Management Guidelines** [PDF]. New Jersey's **Landscape Project (online mapper)** provides mapping of eagle habitats.
- Avoid impacts to **National Wildlife Refuges.**
- Avoid prohibited activities within the **Coastal Barrier Resources System.**
- Coordinate with the National Oceanic and Atmospheric Administration and the New Jersey Department of Environmental Protection regarding other protected resources. Click here for other **agency contact information.**

Last updated: April 8, 2019

U.S. Fish and Wildlife Service, New Jersey Field Office Project Screening Chart

Last updated May 1, 2019.

This chart is for use as part of Step 3 of our *Step by Step Instructions for Project Review*. (Step 3 is *Determine if Service Review is Needed*.)

Chart Instructions:

1. In the header row across the top, locate each species returned on the IPaC report for your proposed project or activity.
2. For each species indicated in your IPaC report, begin with Screening Question 1 and proceed downward in that same column until reaching ONE of the following conclusions for that species.
   - Submit project information
   - No effect
   - Use the appropriate IPaC Determination Key (Indiana and northern long-eared bats only)
   - The project follows the 4(d) rule (northern long-eared bat only)
5. If you reach a conclusion to follow one of the IPaC Determination Keys (Indiana and northern long-eared bats only), follow the instructions at the link provided THEN complete screening of all other species listed on your IPaC report using the chart below.
6. If you reach of a conclusion of "submit project information" for ONE OR MORE of the listed species indiciated in your IPaC report, then follow the instructions at this link to Step 4 (*Submit Project Information*).
7. If you reach a conclusion of "no effect" or "The project follows the NLEB 4(d) rule" for ALL the species indiciated in your IPaC report (other than "May Affect" notifications submitted through one of the IPaC Determination Keys), then print this letter for your files and proceed with Step 6 of our Step by Step Instructions for Project Review. (Step 6 is *Protect Other Wildlife Resources*.)

Screen for Each Species Listed on IPaC Report	Bog Turtle AND/OR Swamp Pink AND/OR Knieskern's Beaked-rush	Dwarf Wedgemussel	Indiana Bat	Northern Long-eared Bat (NLEB)	Small Whorled Pogonia	American Chaffseed	Sensitive Joint-vetch	Black Rail	Piping Plover AND/OR Red Knot AND/OR Northeastern Beach Tiger Beetle AND/OR Seabeach Amaranth
Screening Question #1	Does the project include activity in or within 500 feet of a freshwater wetland? Yes = Submit project information to NJFO. No = Go to Question 2.	Does the project include activity in or within 500 feet of a freshwater river or stream? Y = Submit project information to NJFO. No = Go to Question 2.	Is the project funded or authorized by the Federal Highway Administrstion, the Federal Railroad Administration, or the Federal Transit Administration? Yes = Use the IPaC Determination Key to comply with the 2018 revised FHWA/FRA/FTA Programmatic Biological Opinion. No = Go to Question 2.	Is the project funded or authorized by the Federal Highway Administrstion, the Federal Railroad Administration, or the Federal Transit Administration? Yes = Use the IPaC Determination Key to comply with the 2018 revised FHWA/FRA/FTA Programmatic Biological Opinion. No = Go to Question 2.	Does the project involve tree clearing or other activities in any wooded areas? Yes = Submit project information to NJFO. No = No effect.	Does the project involve activities outside of previously developed areas? Yes = Submit project information to NJFO. No = No effect.	Does the project include activity in or within 500 feet of a brackish or freshwater tidal wetland, or any modifications / impacts to any tidal river? Yes = Submit project information to NJFO. No = No effect.	Does the project include activity in or within 500 feet of an emergent (*i.e.*, herbaceous) wetland (*e.g.*, tidal or non-tidal; saline, brackish, or fresh)? Yes = Submit project information to NJFO. Conference is recommended, possibly required. No = No effect. Conference is not necessary.	Does the project include activity in or within 500 feet of a beach, dune, intertidal sandflat/mudflat, or tidal marsh blowout/pan (either Atlantic coast or Delaware Bay) AND/OR involve dredging within 0.5 mile of the Mean Lower Low Water line? Yes = Submit project information to NJFO. No = Go to Question 2.

Screen for Each Species Listed on IPaC Report	Bog Turtle AND/OR Swamp Pink AND/OR Knieskern's Beaked-rush	Dwarf Wedgemussel	Indiana Bat	Northern Long-eared Bat (NLEB)	Small Whorled Pogonia	American Chaffseed	Sensitive Joint-vetch	Black Rail	Piping Plover AND/OR Red Knot AND/OR Northeastern Beach Tiger Beetle AND/OR Seabeach Amaranth
Screening Question #2	Does the project involve erosion or sediment-generating activities; new impervious surface (≥0.25 acre net gain); storm water changes; waste water discharges; ground or surface water withdrawals; bridges over water bodies; culverts; and/or water control structures? Yes = Submit project information to NJFO. No = Go to Question 3 .	Does the project involve erosion or sediment-generating activities; new impervious surface (≥0.25 acre net gain); storm water changes; waste water discharges; ground or surface water withdrawals; bridges over water bodies; culverts; and/or water control structures? Yes = Submit project information to NJFO. No = Go to Question 3 .	Does the project involve activity in/near a cave or mine? Yes = Submit project information to NJFO. No = Go to Question 3.	Does the project occur in a bat municipality that is listed in red text? Yes = Submit project information to NJFO. No = Go to Question 3.					Will the project involve new or expanded human access to any beach; activities audible or visible from any beach; low-flying aircraft; and/or fireworks displays? Yes = Submit project information to NJFO. No = Go to Question 3.
Screening Question #3	Does the project involve storage, use, or transport of herbicides, pesticides, petroleum products, or other potential environmental contaminants? Yes = Submit project information to NJFO. No = No effect.	Does the project involve storage, use, or transport of herbicides, pesticides, petroleum products, or other potential environmental contaminants? Yes = Submit project information to NJFO. No = No effect.	Does the project involve tree clearing? Yes = Go to Question 4. No = Go to Question 6.	Does the project involve any Federal funding or authorization? Yes = Use the IPaC Determination Key for Consultation and 4(d) Rule Consistency to comply with the 2016 Programmatic Biological Opinion. No = The project follows the NLEB 4(d) rule.					Does the project involve a new or enlarged wind turbine? Yes = Submit project information to NJFO. No = Go to Question 4.
Screening Question #4			Will the tree clearing be conducted during the restricted season as per the dates listed below this chart? Yes = Submit project information to NJFO. No = Go to Question 5.						Does the project involve transport or storage of petroleum products and/or spill response planning? Yes = Submit project information to NJFO. No = Go to Question 5.

Screen for Each Species Listed on IPaC Report	Bog Turtle AND/OR Swamp Pink AND/OR Knieskern's Beaked-rush	Dwarf Wedgemussel	Indiana Bat	Northern Long-eared Bat (NLEB)	Small Whorled Pogonia	American Chaffseed	Sensitive Joint-vetch	Black Rail	Piping Plover AND/OR Red Knot AND/OR Northeastern Beach Tiger Beetle AND/OR Seabeach Amaranth
Screening Question #5			Is the tree clearing over 1 acre in Morris, Somerset, or Sussex Counties; or over 5 acres elsewhere? Yes = Submit project information to NJFO. No = Go to Question 6.						Does the project involve any impacts to horseshoe crabs in Delaware Bay (*e.g.*, potential blockage, entrapment or entanglement of adults; potential entrainment of larvae; harvest or collection for any purpose)? Yes = Submit project information to NJFO. No = No effect.
Screening Question #6			Does the project involve use of pesticides OR a new or enlarged wind turbine? Yes = Submit project information to NJFO. No = Go to Question 7.						
Screening Question #7			Will any new artificial lighting be directed toward suitable habitat, or installed without downward facing shields? Yes = Submit project information to NJFO. No = No effect.						

The recommended seasonal restriction on tree clearing for Indiana bat is as follows:

- In municipalities with hibernation occurrence: April 1 - November 15.
- In municipalities with maternity occurrence: April 1 - September 30.
- In municipalities with both hibernation and maternity occurrence: April 1 - November 15.
- In areas of potential occurence (*i.e.*, all areas returned by IPaC but not on the bat municipality list): April 1 - September 30.

U.S. Fish and Wildlife Service, New Jersey Field Office

Project Screening Chart (NORTHERN LONG-EARED BAT) (NLEB)

https://www.fws.gov/northeast/njfieldoffice/Endangered/ScreeningChart.html

QUESTION # 1:

Is the project funded or authorized by the Federal Highway Administration, the Federal Railroad Administration, or the Federal Transit Administration?

Yes = Use the IPaC Determination Key to comply with the 2018 revised FHWA/FRA/FTA Programmatic Biological Opinion.

No = Go to Question 2.

QUESTION # 2:

Complete the Northern Long-eared Bat 4(d) Rule determination key on IPaC. The determination key will automatically answer questions about whether your project location is within 0.25 mile of a hibernaculum or 150 feet of a maternity roost. Did the determination key evaluation return a statement that "based on its location, incidental take from the proposed project may not be excepted under the 4(d) Rule"?

Yes = Submit project information to NJFO.

No = The project is in compliance with the NLEB 4(d) rule. No further consultation/ technical assistance for this species is required.

XU.S. Fish and Wildlife Service, New Jersey Field Office

Project Screening Chart (INDIANA BAT)

https://www.fws.gov/northeast/njfieldoffice/Endangered/ScreeningChart.html

QUESTION # 1:
Is the project funded or authorized by the Federal Highway Administration, the Federal Railroad Administration, or the Federal Transit Administration?

Yes = Use the IPaC Determination Key to comply with the 2018 revised FHWA/FRA/FTA Programmatic Biological Opinion.

No = Go to Question 2.

QUESTION # 2:
Does the project involve activity in/near a cave or mine tunnel (excluding tunnels that are 100% sealed or are completely flooded)?

Yes = Submit project information to NJFO.

No = Go to Question 3.

QUESTION # 3:
Does the project involve tree clearing?

Yes = Go to Question 4.

No = Go to Question 6.

QUESTION # 4:

Will the tree clearing be conducted during the restricted season as per the dates listed below this chart?

Yes = Submit project information to NJFO.

No = Go to Question 5.

The recommended seasonal restriction on tree clearing for Indiana bat is as follows:

- In municipalities with hibernation occurrence: April 1 - November 15.
- In municipalities with maternity occurrence: April 1 - September 30.
- In municipalities with both hibernation and maternity occurrence: April 1 - November 15.
- In areas of potential occurrence (*i.e.*, all areas returned by IPaC but not on the bat municipality list): April 1 - September 30.

QUESTION # 5:

Is the tree clearing over 1 acre in Morris, Somerset, or Sussex Counties; or over 5 acres elsewhere?

Yes = Submit project information to NJFO.

No = Go to Question 6.

QUESTION # 6:

Does the project involve use of pesticides OR a new or enlarged wind turbine?

Yes = Submit project information to NJFO.

No = Go to Question 7.

QUESTION # 7:

Will any new artificial lighting be directed toward suitable habitat, or installed without downward facing shields?

Yes = Submit project information to NJFO.

No = No effect.

New Jersey Municipalities with Hibernation or Maternity Occurrence of Indiana Bat or Northern Long-eared Bat. Municipalities with documented northern long-eared bat roost trees and municipalities that have or are within .25 miles from a known hibernaculum are listed in red text. (*= recently updated, **= newly added municipality)

All municipalities returned by IPaC for these bat species but not shown on this list are potential occurrences

COUNTY	Municipality	Indiana Bat	Northern Long-eared Bat
ATLANTIC	Absecon City		Maternity
ATLANTIC	Egg Harbor Township		Maternity/Known Roost Trees
ATLANTIC	Galloway Township*		Maternity/Known Roost Trees
ATLANTIC	Hamilton Township*		Maternity/Known Roost Trees
ATLANTIC	Hammonton Town		Maternity
ATLANTIC	Pleasantville City		Maternity
ATLANTIC	Port Republic City		Maternity
BERGEN	Fair Lawn Borough		Maternity
BERGEN	Franklin Lakes Borough		Maternity
BERGEN	Glen Rock Borough		Maternity
BERGEN	Mahwah Township		Hibernation/Maternity
BERGEN	Oakland Borough		Hibernation/Maternity
BERGEN	Ridgewood Village		Maternity
BERGEN	Wyckoff Township		Maternity
BURLINGTON	Bass River Township		Maternity/ Known Roost Trees
BURLINGTON	Evesham Township		Known Roost Trees
BURLINGTON	New Hanover Township		Maternity
BURLINGTON	North Hanover Township		Maternity
BURLINGTON	Pemberton Township		Maternity
BURLINGTON	Shamong Township		Maternity/Known Roost Trees
BURLINGTON	Tabernacle Township		Maternity
BURLINGTON	Washington Township		Maternity
BURLINGTON	Wrightstown Borough		Maternity
CAMDEN	Waterford Township		Maternity
ESSEX	Fairfield Township	Hibernation	
ESSEX	Livingston Township	Maternity	Maternity
ESSEX	Millburn Township	Maternity	
HUNTERDON	Bethlehem Township**		Hibernation
HUNTERDON	Clinton Town		Hibernation
HUNTERDON	Clinton Township		Hibernation
HUNTERDON	Delaware Township		Maternity
HUNTERDON	East Amwell Township		Maternity
HUNTERDON	Franklin Township		Hibernation
HUNTERDON	High Bridge Borough		Hibernation
HUNTERDON	Lambertville City		Maternity
HUNTERDON	Lebanon Borough		Hibernation
HUNTERDON	Raritan Township		Hibernation
HUNTERDON	Readington Township		Hibernation
HUNTERDON	Stockton Borough		Maternity
HUNTERDON	Tewksbury Township	Maternity	Hibernation
HUNTERDON	Union Township*		Hibernation
HUNTERDON	West Amwell Township*		Maternity/Known Roost Trees
MIDDLESEX	Piscataway Township**		Known Roost Trees
MIDDLESEX	Edison Township **		Known Roost Trees
MERCER	Hopewell Borough		Maternity
MERCER	Hopewell Township		Maternity
MERCER	Lawrence Township		Maternity
MERCER	Princeton Borough		Maternity
MERCER	Princeton Township		Maternity
MONMOUTH	Colts Neck Township		Maternity/Known Roost Trees
MONMOUTH	Eatontown Borough		Maternity
MONMOUTH	Freehold Township		Maternity
MONMOUTH	Howell Township		Maternity/Known Roost Trees
MONMOUTH	Middletown Township		Maternity
MONMOUTH	Neptune Township		Maternity
MONMOUTH	Ocean Township		Maternity
MONMOUTH	Shrewsbury Borough		Maternity
MONMOUTH	Shrewsbury Township		Maternity

Revised April 8, 2020

MONMOUTH	Tinton Falls Borough		Maternity/Known Roost Trees
MONMOUTH	Wall Township		Maternity
MONMOUTH	West Long Branch Borough		Maternity
MORRIS	Boonton Town	Hibernation	Hibernation
MORRIS	Boonton Township	Hibernation	Hibernation/Maternity
MORRIS	Butler Borough	Hibernation	Hibernation
MORRIS	Chatham Borough	Maternity	Maternity
MORRIS	Chatham Township	Maternity	Maternity
MORRIS	Chester Borough	Maternity	
MORRIS	Chester Township	Hibernation/Maternity	
MORRIS	Denville Township	Hibernation/Maternity	Hibernation/Maternity
MORRIS	Dover Town	Hibernation	Hibernation/Maternity
MORRIS	East Hanover Township	Maternity	Maternity
MORRIS	Florham Park Borough	Maternity	Maternity
MORRIS	Hanover Township	Hibernation/Maternity	Maternity
MORRIS	Harding Township	Maternity	Maternity
MORRIS	Jefferson Township	Hibernation/Maternity	Hibernation/Maternity
MORRIS	Kinnelon Borough	Hibernation	Hibernation
MORRIS	Lincoln Park Borough	Hibernation	Maternity
MORRIS	Long Hill Township*	Maternity	Maternity/Known Roost Trees
MORRIS	Madison Borough	Maternity	Maternity
MORRIS	Mendham Borough	Maternity	Maternity
MORRIS	Mendham Township	Hibernation/Maternity	Maternity
MORRIS	Mine Hill Township	Hibernation	Maternity
MORRIS	Montville Township	Hibernation	
MORRIS	Morris Plains Borough	Hibernation/Maternity	
MORRIS	Morris Township	Hibernation/Maternity	Maternity
MORRIS	Morristown Town	Hibernation/Maternity	Maternity
MORRIS	Mount Arlington Borough	Hibernation	Maternity
MORRIS	Mount Olive Township	Hibernation	Maternity
MORRIS	Mountain Lakes Borough	Hibernation	Hibernation
MORRIS	Netcong Borough	Hibernation	Maternity
MORRIS	Parsippany-Troy Hills Township	Hibernation/Maternity	Maternity
MORRIS	Pequannock Township	Hibernation	Maternity
MORRIS	Randolph Township	Hibernation	Maternity
MORRIS	Riverdale Borough	Hibernation	Hibernation/Maternity
MORRIS	Rockaway Borough	Hibernation	Hibernation/Maternity
MORRIS	Rockaway Township	Hibernation/Maternity	Hibernation/Maternity/Known Roost
MORRIS	Roxbury Township	Hibernation	Maternity
MORRIS	Victory Gardens Borough	Hibernation	Maternity
MORRIS	Washington Township	Maternity	
MORRIS	Wharton Borough	Hibernation	Hibernation/Maternity
OCEAN	Barnegat Township		Maternity
OCEAN	Berkeley Township**		Known Roost Trees
OCEAN	Eagleswood Township		Maternity
OCEAN	Jackson Township		Maternity
OCEAN	Lakehurst Borough		Maternity
OCEAN	Little Egg Harbor Township		Maternity
OCEAN	Long Beach Township		Maternity
OCEAN	Manchester Township		Maternity
OCEAN	Ocean Township		Maternity
OCEAN	Plumsted Township		Maternity
OCEAN	Stafford Township		Maternity
OCEAN	Surf City Borough		Maternity
OCEAN	Toms River Township**		Known Roost Trees
OCEAN	Tuckerton Borough		Maternity
PASSAIC	Bloomingdale Borough	Hibernation	Hibernation/Maternity
PASSAIC	Haledon Borough		Maternity
PASSAIC	Hawthorne Borough		Maternity
PASSAIC	North Haledon Borough		Maternity
PASSAIC	Paterson City		Maternity
PASSAIC	Pompton Lakes Borough		Hibernation/Maternity
PASSAIC	Prospect Park Borough		Maternity

Revised April 8, 2020

PASSAIC	Ringwood Borough		Hibernation/Maternity
PASSAIC	Totowa Borough		Maternity
PASSAIC	Wanaque Borough		Hibernation/Maternity
PASSAIC	Wayne Township*		Maternity/ Known Roost Trees
PASSAIC	West Milford Township	Hibernation	Hibernation/Maternity/Known Roost
PASSAIC	West Paterson Borough		Maternity
SALEM	Mannington Township		Maternity
SALEM	Pennsville Township		Maternity
SOMERSET	Bedminster Township	Maternity	
SOMERSET	Bernards Township*	Maternity	Maternity/ Known Roost Trees
SOMERSET	Bernardsville Borough	Maternity	Maternity
SOMERSET	Far Hills Borough	Maternity	
SOMERSET	Franklin Township		Maternity
SOMERSET	Green Brook Township		Maternity
SOMERSET	Hillsborough Township		Maternity
SOMERSET	Manville Borough		Maternity
SOMERSET	Millstone Borough		Maternity
SOMERSET	Montgomery Township		Maternity
SOMERSET	North Plainfield Borough		Maternity
SOMERSET	Peapack-Gladstone Borough	Maternity	
SOMERSET	Warren Township	Maternity	
SOMERSET	Watchung Borough	Maternity	
SUSSEX	Andover Township	Hibernation/Maternity	
SUSSEX	Byram Township	Hibernation	Maternity
SUSSEX	Franklin Borough	Maternity	Hibernation/Maternity
SUSSEX	Hamburg Borough	Maternity	Hibernation
SUSSEX	Hampton Township	Maternity	
SUSSEX	Hardyston Township	Hibernation/Maternity	Hibernation/Maternity
SUSSEX	Hopatcong Borough	Hibernation	Maternity
SUSSEX	Lafayette Township	Maternity	Hibernation/Maternity
SUSSEX	Montague Township	Maternity	Maternity
SUSSEX	Newton Town	Maternity	
SUSSEX	Ogdensburg Borough*	Hibernation	Hibernation/ Known Roost Trees
SUSSEX	Sparta Township	Hibernation/Maternity	Hibernation/Maternity
SUSSEX	Stanhope Borough	Hibernation	Maternity
SUSSEX	Sussex Borough	Maternity	Maternity
SUSSEX	Vernon Township	Maternity	Maternity/ Known Roost Trees
SUSSEX	Wantage Township	Maternity	Maternity
UNION	Berkeley Heights Township	Maternity	Maternity
UNION	Mountainside Borough	Maternity	
UNION	New Providence Borough	Maternity	Maternity
UNION	Scotch Plains Township	Maternity	Maternity
UNION	Summit City	Maternity	
WARREN	Blairstown Township		Hibernation
WARREN	Hardwick Township		Hibernation
WARREN	Knowlton Township		Hibernation

All municipalities returned by IPaC for these bat species but not shown on this list are potential occurrences

IPaC Information for Planning and Consultation **U.S. Fish & Wildlife Service**

Endangered Species Act Review

DETERMINATION KEY

Northern Long-Eared Bat (NLEB) Consultation and 4(d) Rule Consistency

Release date: December 29, 2020

You completed the latest version of this key, published March 28, 2019, and reached a determination of may affect for species or critical habitats covered by the key.

Federal agencies should use this determination key to avail themselves of the optional streamlined consultation framework for the northern long-eared bat, which is provided in the Service's January 2016 biological opinion. Use of this IPaC determination key is necessary to: (1) notify the USFWS that an action agency will use the streamlined framework and (2) describe the project with sufficient detail to support the required determination. The key is intended for consultation on discrete projects - not for programmatic consultation.

To use this key, agencies must provide project-level documentation. Users must provide a description of the proposed project and the action area with sufficient detail to support the determination.

Users who are not with or representing Federal agencies can use this determination key to ensure that their actions are consistent with the northern long-eared bat 4(d) rule.

Species covered by this key

This key covers the following species expected to occur in this project area:

Northern Long-eared Bat Myotis septentrionalis

Critical habitats covered by this key

This key covers the critical habitats for the following species expected to occur in this project area:

None

For more information about this determination key, including a list of all potential questions, refer to the detailed overview.

Qualification interview

1. Is the action authorized, funded, or being carried out by a Federal agency?

   ☑ Yes

2. Have you determined that the proposed action will have "no effect" on the northern long-eared bat? (If you are unsure select "No")

   ☑ No

3. Will your activity purposefully **Take** (Take is defined by the ESA as 'to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" any endangered species. Purposeful take is when the reason for the activity or action is to conduct some form of take. For instance, conducting a research project that includes collecting and putting bands on bats is a form of purposeful take.) northern long-eared bats?

   ☑ No

4. [Semantic] Is the project action area located wholly outside the White-nose Syndrome Zone?

   ☑ **Automatically answered**

   No

5. [Semantic] Is the project action area located within 0.25 miles of a known northern long-eared bat hibernaculum?

   Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency

   ☑ **Automatically answered**

   No

6. [Semantic] Is the project action area located within 150 feet of a known occupied

northern long-eared bat maternity roost tree?
Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency

☑ Automatically answered

No

Project questionnaire

1. **If the project includes forest conversion (Forest conversion is the loss of forest to another land cover type (e.g., grassland, cropland, development). This includes, but is not limited to, tree removal from commercial or residential development, energy production and transmission (oil, gas, solar, wind), mining, agriculture, transportation, military training, and other ecosystem management.), report the appropriate acreages below. Otherwise, type '0' in questions 1-3.**

   1. Estimated total acres of forest conversion:

      0

2. 2. If known, estimated acres (If the project removes less than 10 trees and the acreage is unknown, report the acreage as less than 0.1 acre.) of forest conversion from April 1 to October 31

   0

3. 3. If known, estimated acres of forest conversion from June 1 to July 31 (If the activity includes tree clearing in June and July, also include that acreage in April to October.)

   0

4. **If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.**

   4. Estimated total acres of timber harvest

      0

5. 5. If known, estimated acres of timber harvest from April 1 to October 31

   0

6. 6. If known, estimated acres of timber harvest from June 1 to July 31

0

7. **If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.**

7. Estimated total acres of prescribed fire

0

8. 8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. 9. If known, estimated acres of prescribed fire from June 1 to July 31

0

10. **If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.**

10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?

0

Determination result

You have reached a determination of may affect based on this determination key. Review the guidance below and request USFWS verification for this project.

This project may affect the threatened Northern long-eared bat; therefore, consultation with the Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.) is required. However, based on the information you provided, this project may rely on the Service's January 5, 2016, *Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions* to fulfill its Section 7(a)(2) consultation obligation.

View concurrence letter at /ipac/project/4QO4A2QVVBAOZCROUYHYJ227FA/projectDocuments/104930319

If you no longer wish to use this key for your project, you can delete your evaluation. This will make the verification letter created as part of this evaluation no longer valid, but it will still be accessible on the documents page.

Explosive and Flammable Hazards

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

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

✓ No

Yes

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

No

✓ Yes

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

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

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

✓ No

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

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements. (Refer to Nepassist Map)

Supporting documentation

NO ABOVEGROUND SSTORAGE CONTAINERS.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

NO STATIONARY ABOVEGROUND STORAGE CONTAINERS 1 MILE FROM 15 ELLISON ST PATERSON, NJ

August 19, 2021

Project Buffer

Search Result (point)

1:18,056

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

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

Farmlands Protection

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

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

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

As per the City of Paterson Planning Board Resolution, the project site is located in the AR-1 (Adoptive Reuse District) and the MD (Medium Density Mixed Use District) of the Great Falls Historic District. The MD is designated to permit low to mid-rise structures with ground floor uses catered toward the everyday needs of the community's residents.

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 does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

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

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

55.12(c)(3)
55.12(c)(4)
55.12(c)(5)
55.12(c)(6)
✓ 55.12(c)(7)
55.12(c)(8)
55.12(c)(9)
55.12(c)(10)
55.12(c)(11)
None of the above

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

Screen Summary

Compliance Determination

The following exception applies, so the project is in compliance with Executive 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)

Supporting documentation

Site Drainage Impacts 2021 MAY Argus Ellison.pdf

StormReport Argus Ellison.pdf
FIRMETTE MAP 15 ELLISON ST.pdf

Are formal compliance steps or mitigation required?

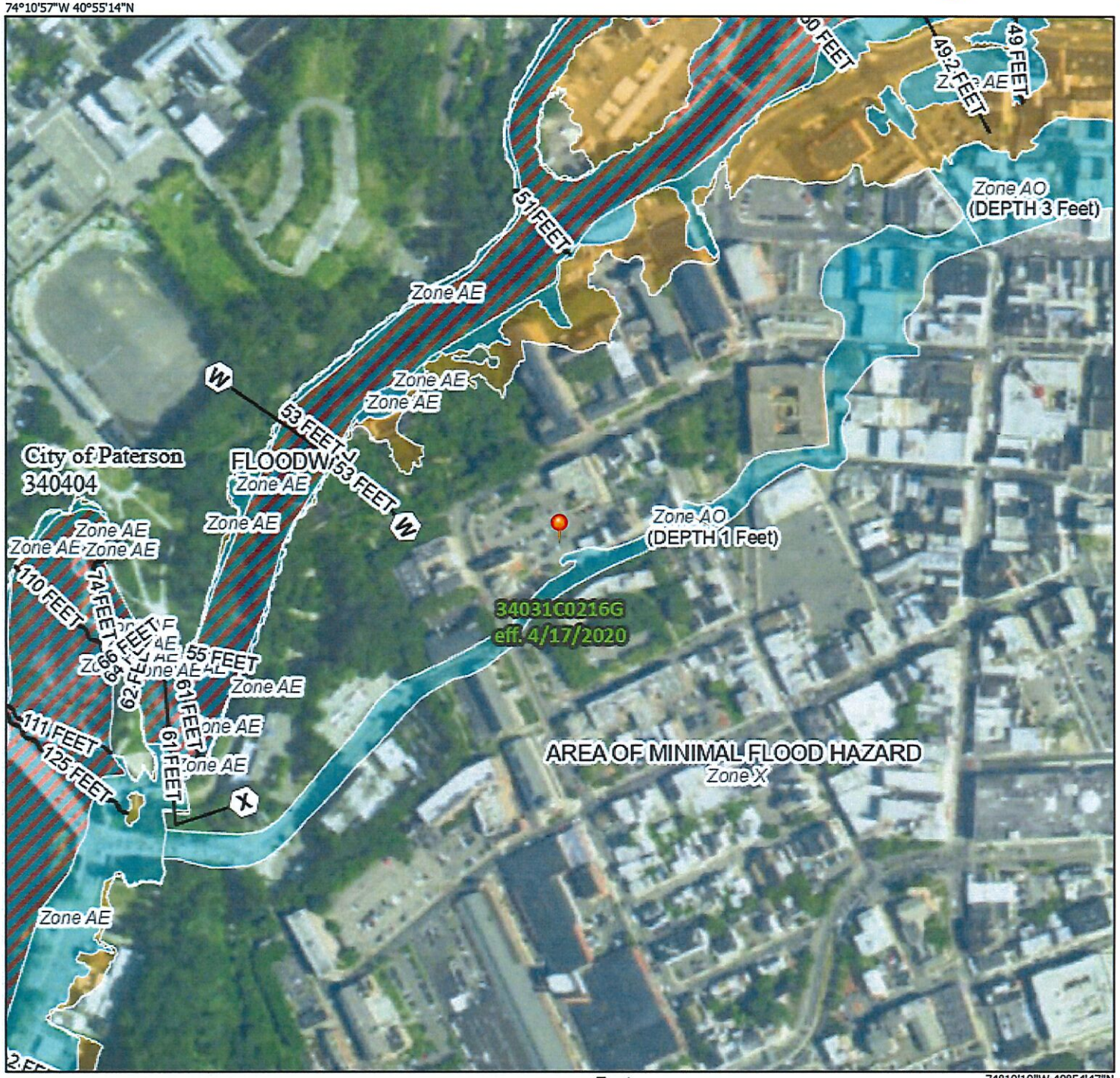
Yes

✓ No

National Flood Hazard Layer FIRMette

FEMA

74°10'57"W 40°55'14"N



74°10'19"W 40°54'47"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/17/2021 at 10:07 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, 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 regulatory purposes.

May 19, 2021
06081-0005

Attn: Laura Manville

Argus Ellison Associates, LLC
366 E. 26th St
Paterson, NJ 07501

Re: Argus Ellison Redevelopment – Flood Zone Letter
Proposed 68-Unit Apartment Building
1-9 Van Houten Street
Block 4602, Lots 1-16

Dear Ms. Manville:

PS&S, LLC, has prepared this letter to summarize the flood impacts on the proposed apartment building at the above referenced property. It is proposed to construct a new building where a parking lot currently exists. The lower level of the new building will consist of (115) parking spaces, a lobby for apartment access with package/mail storage room, elevator, general storage room and stairwell, utility and trash room. The second level has additional parking for residents, with ramp access for vehicles from the intersection of Ellison Street and McGee's Alley. A total of (68) residential apartments are proposed on floors 3-6.

Existing site grades range from an elevation of 64 feet (near the two existing buildings fronting on Mill Street, which are to remain) to 69 feet (along Van Houten St.)

Per the effective FEMA mapping dated 4/17/2020, map panel 34031C0216G, the majority of the property is in Flood Zone X, with a small portion along Ellison Street being within the AO Flood Zone with a depth of 1 foot. The Design Flood Elevation (DFE) would be based on the existing elevation at the limit of the AO Zone, which in most areas follows the Ellison Street curb line.

The AO Zone is defined by FEMA as "Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply."

Per the Paterson Flood Damage Prevention Ordinance "new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation; Require within any AO Zone on the municipality's FIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two feet if no depth number is specified); and require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures."

Education
Energy Utility
Healthcare
Public Works
Real Estate
Science & Technology

1450 State Route 34
Wall, NJ 07753
t. 732.363.5850
www.psands.com

Residential building areas below the DFE are permitted only for parking, storage and building access including residential lobbies, retail entrances, driveways and loading docks. Any such allowable spaces require wet flood proofing.

To determine the DFE, we have reviewed existing elevations along the limit of the AO flood zone, which for the most part follows the curbline of Ellison Street. The curbline elevation is approximately 65.70 feet in the area of the proposed lobby, so with a 1-foot flood depth the DFE is 66.70 feet. The lobby, which includes storage space, stairs to the upper levels, and an elevator (with sump pump), has been set at an elevation of 66.75 feet. This puts the lobby above the DFE, and it will not require wet flood proofing.

A portion of the lower level parking will be subject to flooding. As the lower level parking is not fully enclosed it will exceed the required venting for wet flood proofing, and flood waters can recede freely.

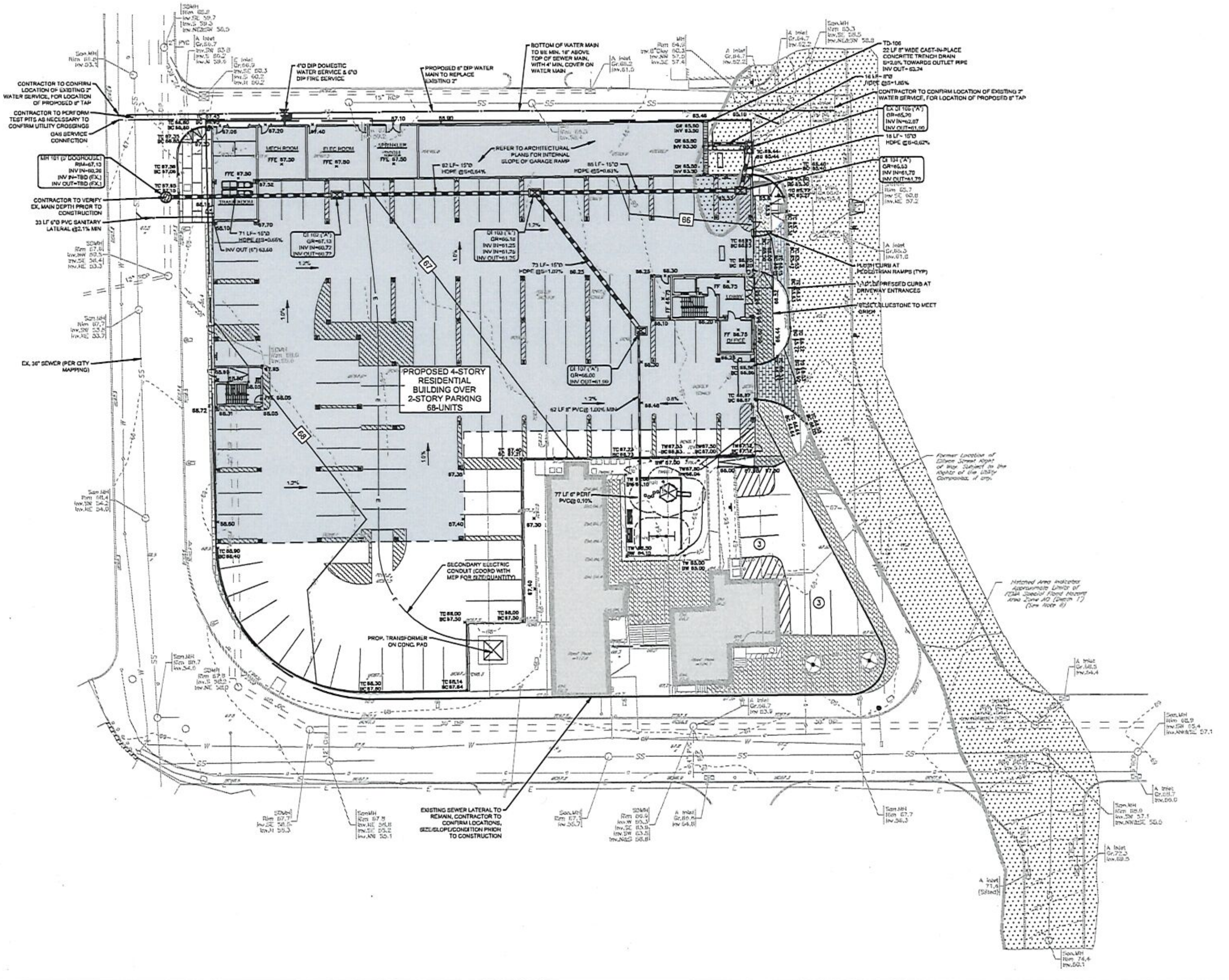
It should also be mentioned that although FEMA mapping depicts the AO Flood Zone along Ellison Street, New Jersey Studied Stream mapping for the Passaic River does not depict the flood hazard area along Ellison.

In conclusion, the proposed building is mostly in Flood Zone X, and the portion impacted by the AO Flood Zone along Ellison Street will not have any enclosed areas below the DFE elevations. Attached please find various reference material in support of this letter.

Very Truly Yours,
PAULUS, SOKOLOWSKI & SARTOR, LLC

Mark Cifelli, P.E.
Project Manager II

Attachments
CC: Travis New, Coppa Montalbano Architects
David Ginsberg, Argus Ellison



REV. / ISSUE	DATE	DESCRIPTION
1	1/27/21	ISSUE TO NJHMFA
2	2/17/21	ISSUED FOR PERMITTING
3	3/15/21	REV FOR PERMITTING
4	4/12/21	REV FOR PERMITTING
5	4/22/21	REV FOR SCD
6	4/29/21	REV FOR PVWC

CONSULTANT

ORIENTATION / GRAPHIC SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

APPLICANT
ARGUS ELLISON ASSOCIATES, LLC
388 EAST 26TH STREET
PATERSON, NJ 07501

OWNER
LONGSTREET DEVELOPMENT
9 MILL STREEET
PATERSON, NJ 07501

CITY OF PATERSON PARKING AUTHORITY
121 VAN HOUTEN STREET
PATERSON, NJ 07505

PAULUS, SOKOLOWSKI AND SARTOR, LLC.
PS&S
1433 ROUTE 34
SUITE A4
WALL, NJ 07727
PHONE: (848) 206-2626
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

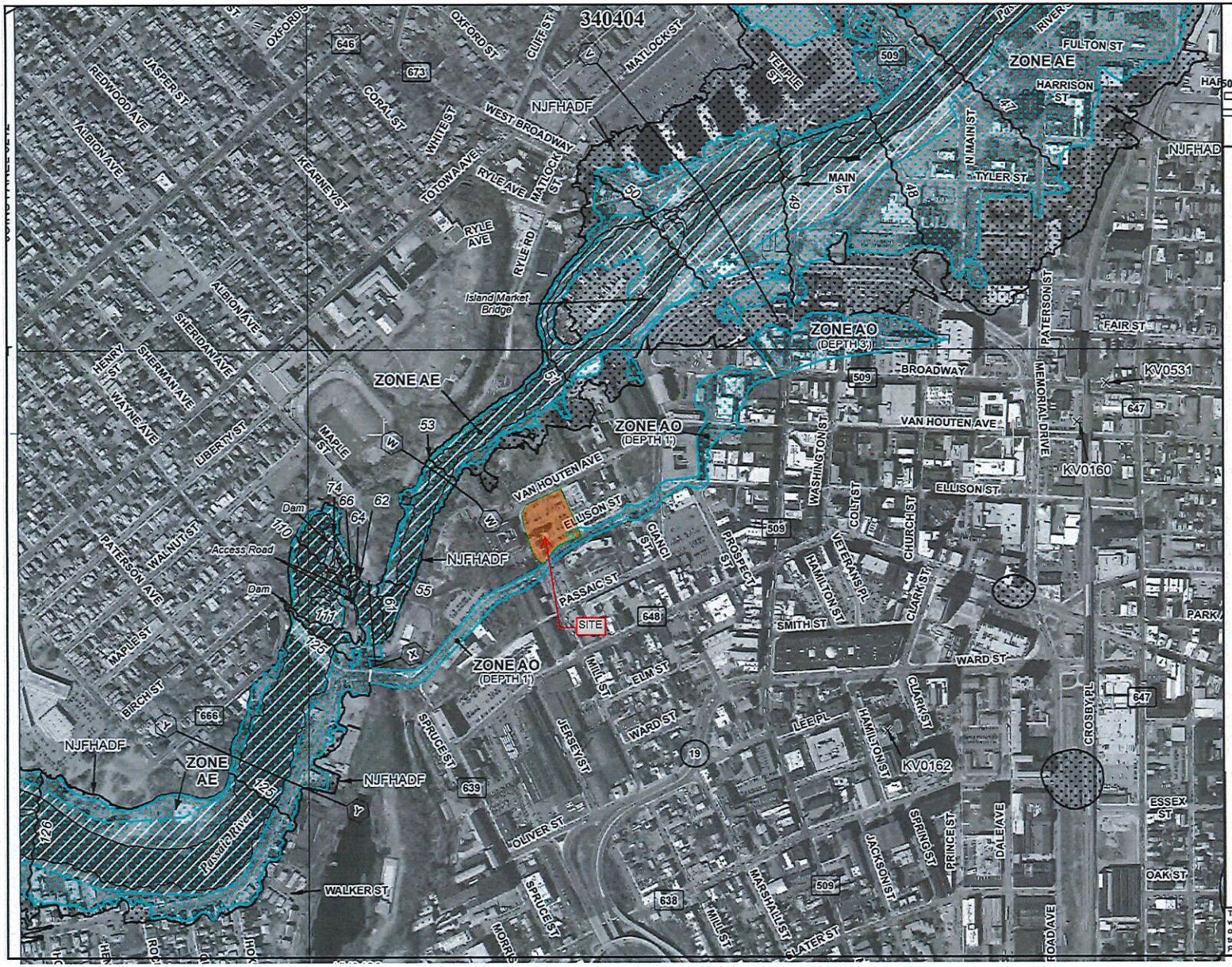
MARK S. CIFELLI, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 049269

SIGNATURE 4/29/21 DATE

PROJECT
PRELIMINARY/FINAL MAJOR SITE PLANS
ARGUS
ELLISON REDEVELOPMENT
1-9 VAN HOUTEN STREET
BLOCK 4602, LOTS 1-16
CITY OF PATERSON, PASSAIC COUNTY, NEW JERSEY

SHEET TITLE
GRADING, DRAINAGE AND UTILITY PLAN

PROJECT NO.: 06081.0005	DRAWN BY: JPS
SCALE: 1"=20'	CHECKED BY: WS
DATE: 12/2/20	SHEET 5 OF 13
SHEET NO. C-05	



MAP SCALE 1" = 500'

0 500 1000 FEET

METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0216G

FIRM

FLOOD INSURANCE RATE MAP

PASSAIC COUNTY, NEW JERSEY (ALL JURISDICTIONS)

PANEL 216 OF 278

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HALEDON, BOROUGH OF	340556	0216	G
HAWTHORNE, BOROUGH OF	340400	0216	G
PATERSON, CITY OF	340474	0216	G
PROSPECT PARK, BOROUGH OF	340406	0216	G

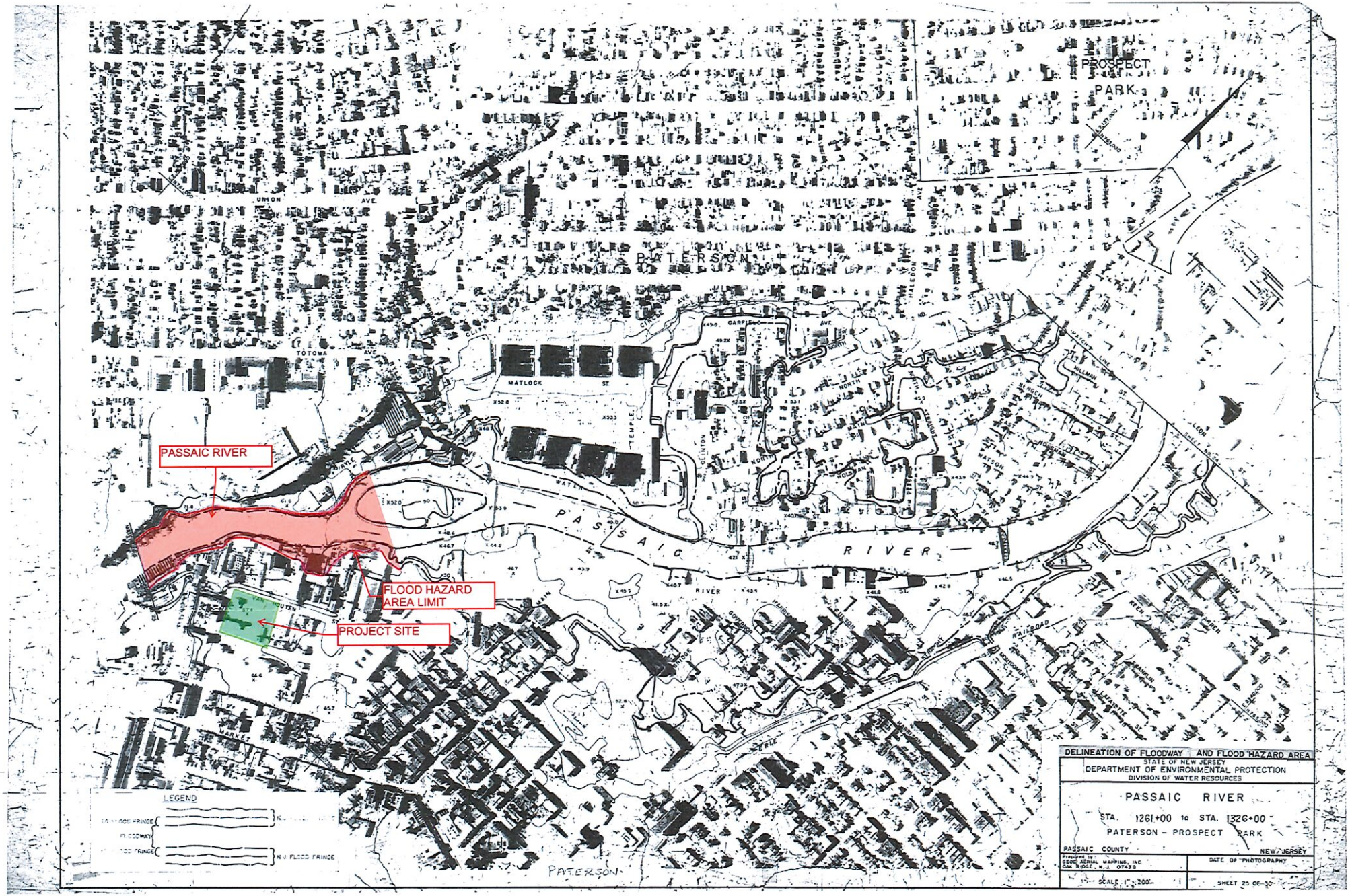
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
34031C0216G

MAP REVISED
APRIL 17, 2020

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov


PROSPECT
PARK
PATERSON
PASSAIC RIVER
FLOOD HAZARD
AREA LIMIT
PROJECT SITE
PASSAIC
RIVER
LEGEND
DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA
STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATER RESOURCES
PASSAIC RIVER
STA. 1261+00 to STA. 1326+00
PATERSON - PROSPECT PARK
PASSAIC COUNTY
NEW JERSEY
Prepared by
GEOD AERIAL MAPPING, INC
OAK RIDGE, N.J. 07438
DATE OF PHOTOGRAPHY
SCALE 1" = 200'
SHEET 25 OF 30

§ 219-17. Specific standards for flood hazard reduction.

In all areas of special flood hazards where base flood elevation data have been provided as set forth in § 219-7, Basis for establishing areas of special flood hazard, or in § 219-14B, Use of other base flood data, the following standards are required:

A. Residential construction. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation; Require within any AO Zone on the municipality's FIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two feet if no depth number is specified); and require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

B. Nonresidential construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or require within any AO Zone on the municipality's FIRM that all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two feet if no depth number is specified); and require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures; or together with the attendant utilities and sanitary facilities shall:

   (1) Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

   (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

   (3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in § 219-14C(2).

C. Manufactured homes.

(1) Manufactured homes shall be anchored in accordance with § 219-16A(2).

(2) All manufactured homes to be placed or substantially improved within an area of special flood hazard shall be elevated on a permanent foundation such that the top of the lowest floor is at or above the base flood elevation.

STORMWATER MANAGEMENT REPORT

FOR THE

ARGUS ELLISON DEVELOPMENT

1-9 VAN HOUTEN STREET

BLOCK 4602, LOTS 1-16

City of Paterson,
Passaic County, New Jersey

Prepared For:

Argus Ellison Associates, LLC
366 East 26th St.
Paterson, NJ 07501

Prepared By:

PAULUS, SOKOLOWSKI AND SARTOR, LLC
1450 Highway 34
Wall, NJ 07727

PS&S Project Number: 06081-0005

December 2020
Revised January 2021
Revised April 2021

MARK CIFELLI, P.E.
N.J. License #49269

1. INTRODUCTION

The applicant, Argus Ellison Associates, LLC, is proposing to construct a 6-story building, with four (4) residential floors over two (2) levels of parking, consisting of 68 apartments. Additional site improvements include new parking, ADA access ramps, sidewalk replacement, and other associated site improvements and infrastructure. The project is proposed within Block 4602, Lots 1-16 in the City of Paterson, Passaic County, New Jersey. The site has frontage along Mill Street to the west, Van Houten Street to the north, McGees Alley to the east and Ellison Street to the south.

This report provides stormwater analysis of the whole range of lots, although no new improvements are proposed on Lots 12 and 13. The balance of the property consists of a ground level parking lot with access off of McGees Alley. The majority of the site is impervious in existing conditions, consisting of primarily the parking lot and building coverage over the majority of the tract and sidewalks. Runoff drains across the parking lot towards McGees Alley where it is collected in a series of drainage inlets and is directed to the existing stormwater conveyance system in Van Houten Street.

2. DESIGN CRITERIA

The stormwater management has been designed in accordance with the Non-Major Development Stormwater Management Checklist for the City of Paterson and N.J.A.C. 7:8 for stormwater management design. N.J.A.C. 7:8-1.2 and the City of Paterson Ordinance defines a major development as any development that provides for ultimately disturbing one or more acres of land or increasing impervious surface by one-quarter acre or more. The proposed disturbance area is 0.97 acres and there is no increase in the amount of impervious or motor vehicle surface coverage from existing to proposed conditions (1.31 acres existing and proposed). Therefore, the project is not considered a major development.

Pursuant to N.J.A.C. 7:8-5.2, stormwater management measures are only required for major developments. As this project is not considered a major development, the project is exempt from the N.J.A.C. 7:8 stormwater management standards including stormwater quantity, water quality, groundwater recharge and low impact development. The City of Paterson standards for non-major developments requiring a zero net increase in runoff rate for the 2 and 25 year storm event and stormwater conveyance requirements still apply and are further discussed in section five below.

The onsite storm pipes have been designed based on the 25-year storm event.

3. EXISTING CONDITIONS

The existing lots consist of an existing 1 story building on Lot 14 and an existing building on Lots 12 and 13, both fronting along Mill Street. The balance of the property consists of a ground level parking lot with access off of McGees Alley. The majority of the site is impervious in existing conditions, consisting of primarily the parking lot and building coverage over the majority of the tract and sidewalks.

Runoff drains across the parking lot towards McGees Alley where it is collected in a series of drainage inlets and directed to the existing stormwater conveyance system in Van Houten Street. The high point of the property is located near the northwest corner of the tract along Van Houten Street and has an elevation of 69.0± feet (datum NAD88). The low point of the site is located at the intersection of Ellison Street and McGees Alley and has an elevation of 64.7± feet (datum NAD88).

The hydrologic soil characteristics of the watershed are derived from the National Resource Conservation Service Web Soil Survey, provided in Appendix A. The site soil making up the entirety of the project tract is defined as Urban Land- Riverhead complex, 3-8% slopes, which does not have

Central Monmouth
Business Park
1433 Highway 34
Suite A-4
Wall, NJ 07727
t. 848.206.2626
www.pandas.com

management measures for major developments must be developed to meet soil erosion control, groundwater recharge, stormwater runoff quantity and stormwater runoff quality standards. Per 7:8-1.2, a major development is defined as "and 'development' that provides for ultimately disturbing one or more acres of land or increasing impervious surface by one-quarter acre of more. Disturbance for the purpose of this rule is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation." The amount of site disturbance is 0.91 acres associated with all proposed site improvements. There is no increase in the amount of impervious coverage on the property. Therefore, the project is not a major development and stormwater management measures are not required.

Below is a table summarizing the proposed drainage areas, demonstrating that they are equal to the existing areas.

Table 4.1 Proposed Conditions Runoff Characteristics

Area	Drainage Area (Ac.)	CN	Tc (Min.)
PR-DA1	1.18	98	10
PR-DA2	0.67	97.7	10

The Proposed Drainage Area Map, Proposed Drainage Area Coverage Plan and Proposed Inlet Drainage Area Map are located in Appendix "A". The soil map is provided in Appendix "A". Proposed hydrologic parameters, time of concentration (Tc) calculation, and CN calculation are provided in Appendix "B".

5. STORMWATER QUANTITY CONTROL

Stormwater runoff quantity control is not required per N.J.A.C. 7:8, but according to the City of Paterson Non-Major Development Stormwater Management Checklist the client is required to design the site for a zero net increase in runoff rate for the 2- and 25-year, one hour storms.

6. STORMWATER QUALITY CONTROL

Based on N.J.A.C. 7:8-5.2, water quality treatment of runoff is not required for the project since there is no increase in impervious coverage for the project and since the project is not considered to be a major development. However, despite water quality measures not being required, there will be a net benefit to the quality of runoff since the majority of the surface parking runoff will be replaced with building roof runoff, which is considered to be clean runoff.

7. STORMWATER GROUNDWATER RECHARGE

Based on N.J.A.C. 7:8-5.2, groundwater recharge measures are not required since the project is not considered to be a major development. Furthermore, the project is exempt from groundwater recharge since the site is a redevelopment within Sate Planning Area 1 – Metropolitan and is characterized by having urban fill. Therefore, groundwater recharge measures will not be provided.

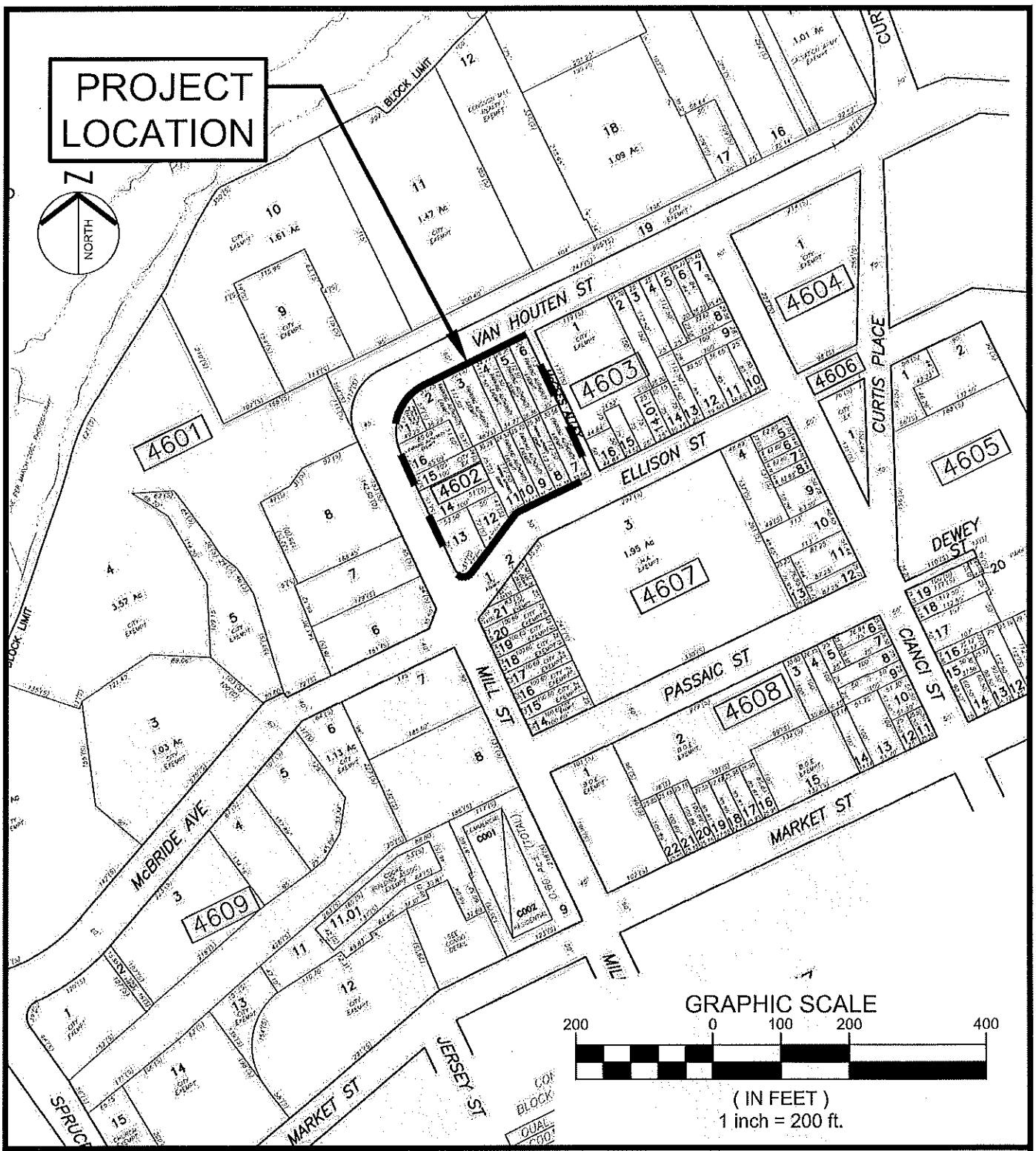
8. STORMWATER CONVEYANCE DESIGN AND COMPLIANCE WITH N.J.A.C. 5:21

In accordance with the City of Paterson's Non-Major Development Stormwater Management Checklist, stormwater management shall be designed in accordance with the City Stormwater Ordinance and RSIS (NJAC 5:12) for residential development. Pursuant to N.J.A.C. 5:21-7.2(c)5.,

Central Monmouth
Business Park
1433 Highway 34
Suite A-4
Wall, NJ 07727
t. 848.206.2626

APPENDIX A

FIGURES



PAULUS, SOKOLOWSKI AND SARTOR, LLC.
1433 ROUTE 34
SUITE A4
WALL, NEW JERSEY 07727
PHONE: (848) 206-2626
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

PROJECT TITLE

VAN HOUTEN & MILL STREET REDEVELOPMENT
1-9 VAN HOUTEN STREET

SHEET TITLE

TAX MAP

SOURCE: 2002 CITY OF PATERSON TAM MAP SHEET 46

PROJ. NO.: 06081.0005	DRN. BY: IK	SCALE: 1"=200'
DATE: 11/16/20	CK'D BY: MCS	SHT. NO.: FIG. 2

FILE NAME: P:\06081\0005\DWGs\C-CMI\Plotdwgs\Construction Documents\06081-0005-12-USGS map.dwg LAST EDIT: 11/16/2020 - 11:00:58 AM LOGIN: jschaeling
XREFS: 06081-0005-EXOO-WAL ; 06081.0005-BD-8.5x11H-WAL IMAGE: J587.eld ; PATTERSON.tif ;

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

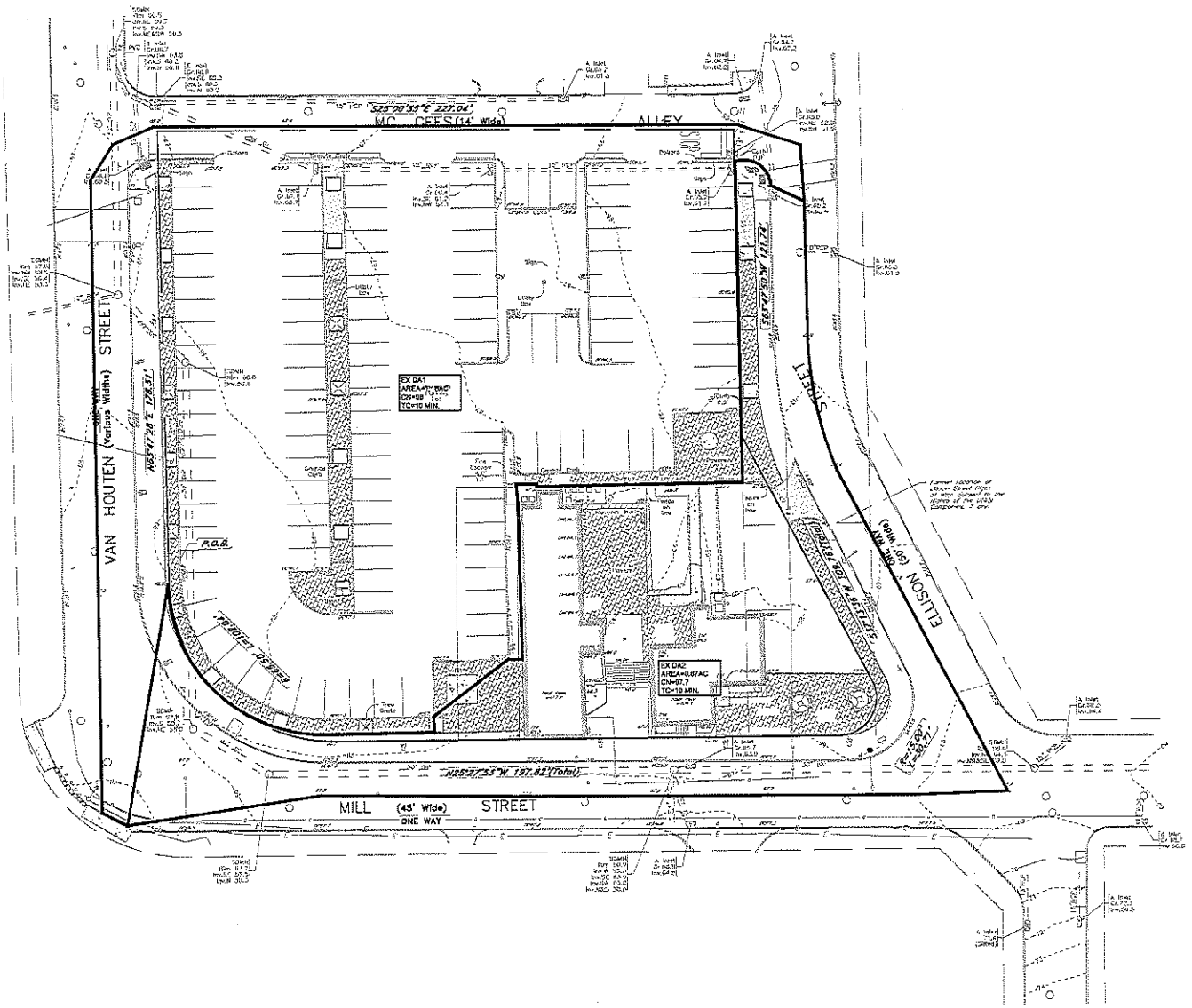
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Passaic County, New Jersey
Survey Area Data: Version 15, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



REV./ ISSUE	DATE	DESCRIPTION
1	1/27/21	ISSUED FOR PERMITS

CONSULTANT

ORIENTATION / GRAPHIC SCALE

NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

APPLICANT
ARGUS ELLISON ASSOCIATES, LLC
368 EAST 25TH STREET
PATERSON, NJ 07501

OWNER
LONGSTREET DEVELOPMENT
9 MILL STREEET
PATERSON, NJ 07501

CITY OF PATERSON PARKING AUTHORITY
121 VAN HOUTEN STREET
PATERSON, NJ 07505

PAULUS, SOKOLOWSKI AND SARTOR, LLC
1455 ROUTE 34
SUITE A4
WALL, NJ 07727
PHONE: (848) 205-2926
CERTIFICATE OF AUTHORIZATION NO: 24GA28037100

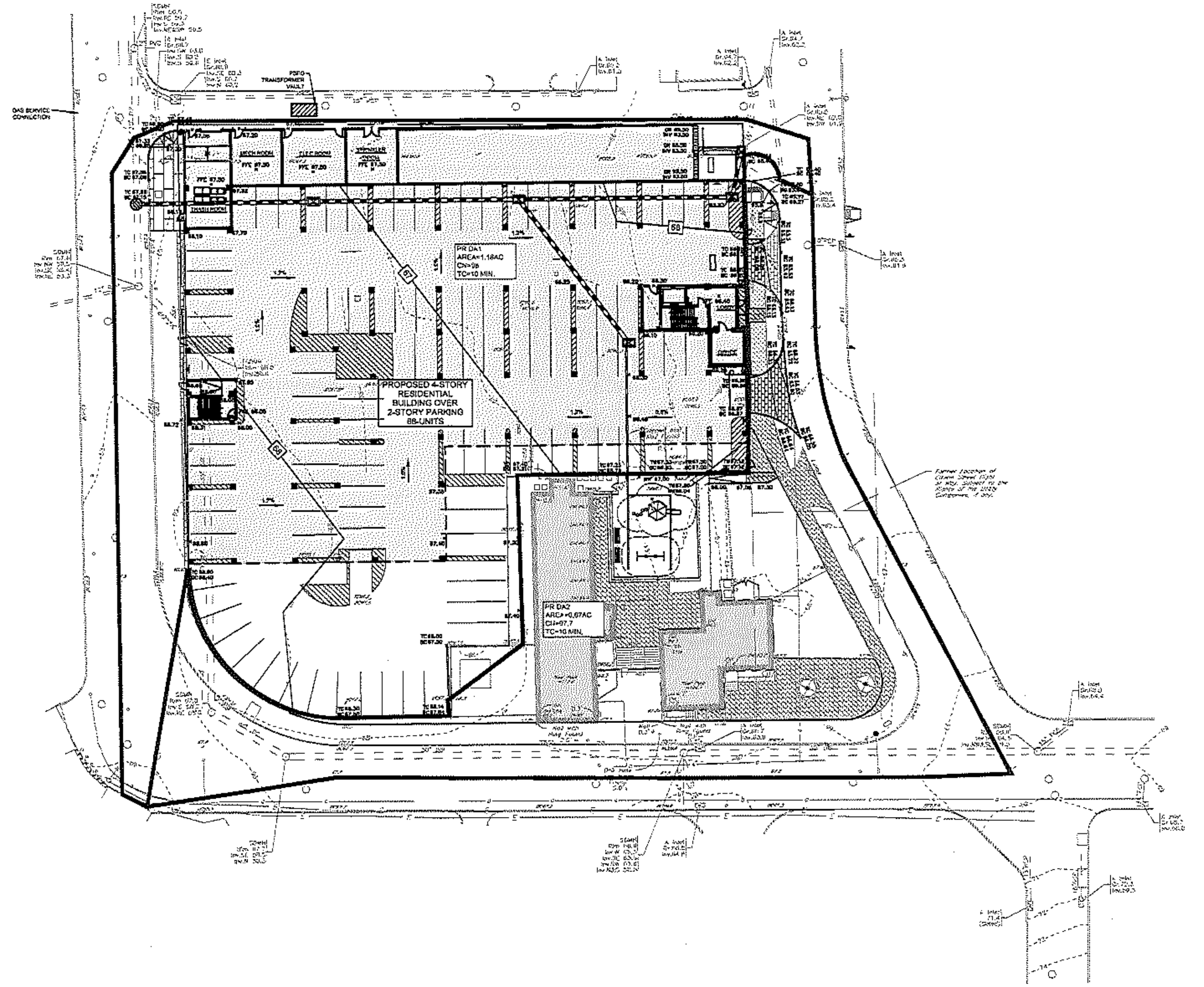
PROJECT
PRELIMINARY/FINAL
MAJOR SITE PLANS
VAN HOUTEN & MILL STREET
REDEVELOPMENT
1-9 VAN HOUTEN STREET
BLOCK 4902, LOTS 1-15
CITY OF PATERSON, PASSAIC COUNTY, NEW JERSEY

SHEET TITLE

EXISTING
DRAINAGE AREA
MAP

PROJECT NO.: 0608.1.0005 | DRAWN BY: JPS
SCALE: 1"=20' | CHECKED BY: WS
DATE: 12/2020 | SHEET 1 OF 2

SHEET NO.
EDA-01



REV./ ISSUE	DATE	DESCRIPTION
1	1/27/21	ISSUED FOR PERMITS
2	4/12/21	REV FOR PERMITS

CONSULTANT

ORIENTATION / GRAPHIC SCALE

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

APPLICANT
ARGUS ELLISON ASSOCIATES, LLC
358 EAST 25TH STREET
PATERSON, NJ 07501

OWNER
LONGSTREET DEVELOPMENT
9 MILL STREET
PATERSON, NJ 07501

CITY OF PATERSON PARKING AUTHORITY
121 VAN HOUTEN STREET
PATERSON, NJ 07505

PAULUS, SOKOLOWSKI AND SARTOR, LLC

1433 ROUTE 34
SUITE A4
WALL, NJ 07727
PHONE: (848) 208-2028

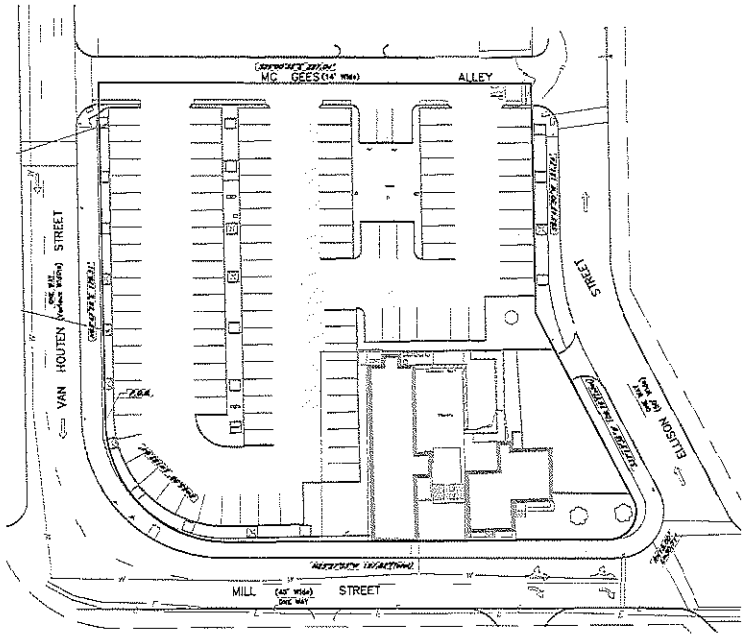
CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

PROJECT
PRELIMINARY/FINAL
MAJOR SITE PLANS
VAN HOUTEN & MILL STREET
REDEVELOPMENT
1-9 VAN HOUTEN STREET
BLOCK 4602, LOTS 1-16
CITY OF PATERSON, PASSAIC COUNTY, NEW JERSEY

SHEET TITLE

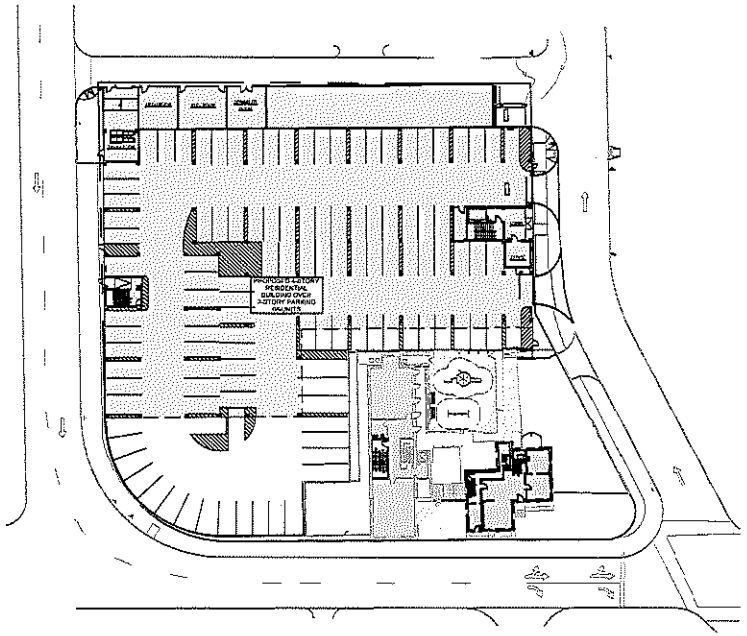
PROPOSED
DRAINAGE AREA
MAP

PROJECT NO.: 06081.0005 | DRAWN BY: JPS
SCALE: 1"=20' | CHECKED BY: WS
DATE: 12/3/20 | SHEET 2 OF 2
SHEET NO. PDA-03



EXISTING IMPERVIOUS COVERAGE MAP

EX. PERVIOUS AREA: 415 SF (0.01 AC.)
EX. IMPERVIOUS AREA: 53,130 SF (1.22 AC.)
EX. ROOF AREA: 3,971 SF (0.09 AC.)



PROPOSED IMPERVIOUS COVERAGE MAP

PR. PERVIOUS AREA: 600 SF (0.01 AC.)
PR. IMPERVIOUS AREA: 16,608 SF (0.38 AC.)
PR. ROOF AREA: 40,308 SF (0.93 AC.)

NOTE:

THE PROPOSED REDEVELOPMENT AS SHOWN ON THE SITE PLANS RESULTS IN NO INCREASE IN AMOUNT OF IMPERVIOUS SURFACE.

REV. / ISSUE	DATE	DESCRIPTION
1	1/27/21	ISSUED FOR PERMITS
2	4/12/21	REV FOR PERMITS

CONSULTANT

ORIENTATION / GRAPHIC SCALE

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

APPLICANT
ARGUS ELLISON ASSOCIATES, LLC
386 EAST 28TH STREET
PATERSON, NJ 07501

OWNER
LONGSTREET DEVELOPMENT
9 MILL STREET
PATERSON, NJ 07501

CITY OF PATERSON PARKING AUTHORITY
121 VAN HOUTEN STREET
PATERSON, NJ 07505

PAULUS, SOKOLOWSKI AND SARTOR, LLC.
1433 ROUTE 34
SUITE A4
WALL, NJ 07727
PHONE: (848) 206-2626
CERTIFICATE OF AUTHORIZATION NO. 24GA28003500

PROJECT
PRELIMINARY/FINAL
MAJOR SITE PLANS
VAN HOUTEN & MILL STREET
REDEVELOPMENT
1-9 VAN HOUTEN STREET
BLOCK 4602, LOTS 1-16
CITY OF PATERSON, PASSAIC COUNTY, NEW JERSEY

SHEET TITLE

IMPERVIOUS
COVERAGE
MAP

PROJECT NO.: 06081.0005 | DRAWN BY: JPS
SCALE: 1"=30' | CHECKED BY: WS
DATE: 12/2020 | SHEET 1 OF 1
SHEET NO.

ICM-01

NEW JERSEY 24 HOUR RAINFALL FREQUENCY DATA

Rainfall amounts in Inches

County	1 year	2 year	5 year	10 year	25 year	50 year	100 year
Atlantic	2.72	3.31	4.30	5.16	6.46	7.61	8.90
Bergen	2.75	3.34	4.27	5.07	6.28	7.32	8.47
Burlington	2.77	3.36	4.34	5.18	6.45	7.56	8.81
Camden	2.73	3.31	4.25	5.06	6.28	7.34	8.52
Cape May	2.67	3.25	4.22	5.07	6.34	7.47	8.73
Cumberland	2.69	3.27	4.25	5.09	6.37	7.49	8.76
Essex	2.85	3.44	4.40	5.22	6.44	7.49	8.66
Gloucester	2.71	3.29	4.24	5.05	6.29	7.36	8.55
Hudson	2.73	3.31	4.23	5.02	6.19	7.20	8.31
Hunterdon	2.80	3.38	4.26	5.00	6.09	7.02	8.03
Mercer	2.74	3.31	4.23	5.01	6.19	7.20	8.33
Middlesex	2.76	3.35	4.30	5.12	6.36	7.43	8.63
Monmouth	2.79	3.38	4.38	5.23	6.53	7.66	8.94
Morris	2.94	3.54	4.47	5.24	6.37	7.32	8.35
Ocean	2.81	3.42	4.45	5.33	6.68	7.87	9.20
Passaic	2.87	3.47	4.42	5.23	6.43	7.47	8.62
Salem	2.69	3.26	4.20	5.00	6.22	7.28	8.45
Somerset	2.76	3.34	4.25	5.01	6.15	7.13	8.21
Sussex	2.68	3.22	4.02	4.70	5.72	6.60	7.58
Union	2.80	3.39	4.35	5.17	6.42	7.49	8.69
Warren	2.78	3.34	4.18	4.89	5.93	6.83	7.82

Notes: The average point rainfall amounts listed above were developed from data contained in NOAA Atlas 14 Volume 2.

Point rainfall estimates for specific locations may be obtained from the Precipitation Frequency Data Server located at http://www.nws.noaa.gov/ohd/hdsc/

For most hydrologic design procedures, the rainfall amounts listed above may be rounded to the nearest tenth of an inch.

Worksheet 2: Runoff curve number and runoff

Project	By	Date
Van Houten & Mill Street Redevelopment	JPS	11-Nov-20
Location	**Checked**	**Date**
City of Paterson, NJ	MC	

Check one: [X] Present [ ] Developed — EX-DA1

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN[1] Table 2-2a	CN[1] Table 2-2c	CN[1] Figure 2-4	Area [x] acres / mi² / %	Product of CN x Area
USRHVB (Group D)	Impervious	98			1.18	115.64
USRHVB (Group D)	Lawn, Open space	80			0.00	0.00

1. Use only one CN source per line

Totals ➡ 1.18 | 115.64

CN (weighted) = tot.prod. / tot. area = 115.64 / 1.18 = 98.0 ; **Use CN** ➡ **98**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency.....	yr			
Rainfall, P (24-hour).....	in			
Runoff, Q.....	in			

Use P and CN with table 2-1, figure 2-1, or equation 2-3 abd 2-4

Worksheet 2: Runoff curve number and runoff

Project	By	Date
Van Houten & Mill Street Redevelopment	JPS	11-Nov-20
Location	**Checked**	**Date**
City of Paterson, NJ	MC	

Check one: ☐ Present ☒ Developed — PR-DA1

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN[1] Table 2-2a	CN[1] Table 2-2c	CN[1] Figure 2-4	Area x	Area acres / mi² / %	Product of CN x Area
USRHVB (Group D)	Impervious	98				1.18	115.64
USRHVB (Group D)	Lawn, Open space	80				0.00	0.00

1. Use only one CN source per line

Totals ➡ 1.18 | 115.64

CN (weighted) = $\frac{\text{tot.prod.}}{\text{tot. area}} = \frac{115.64}{1.18}$ = 98.0 ; **Use CN** ➡ **98**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency.....	yr			
Rainfall, P (24-hour).....	in			
Runoff, Q.....	in			

Use P and CN with table 2-1, figure 2-1, or equation 2-3 abd 2-4

APPENDIX C

STORM SEWER CALCULATIONS

SERVICIOS
www.dtop.gov.pr
5055

Estado Libre Asociado de Puerto Rico
DEPARTAMENTO DE TRANSPORTACIÓN Y OBRAS PÚBLICAS
DIRECTORÍA DE SERVICIOS AL CONDUCTOR
PERMISO PARA VEHÍCULOS DE MOTOR O ARRASTRES

1998 TOYOTA COROLLA VE/CE/LE ORO
Automovil(Privado) , Auto Privado
Descripción y Clasificación de Vehículo

5425205	28may1998	DCW208====	2480550
Registración	Fecha Registro	Tablilla	Título

1998	TOYT	UVL	ORO	*4	*4	*120
Año	Marca	Modelo	Color	Puertas	Cilin	Cab Fuerza

2T1BR12E1WC067671	0	0
VIN (Número de Serie)	Peso Desc.	Capacidad de Carga

======	PRFG==== 2508846========	$ 12,584.00
Dealer	Venta Condicional	Precio Contributivo

feb 2017 a may 2017 — Vigencia
9969703 — Marbete
31 may 2017 — Expiración

SEPULVEDA MENDEZ, MARTIN
URB TURABO GDNS
K 26 CALLE 27
CAGUAS, PR 00727-6061
Dueño del Vehículo y Dirección Postal
La Misma

DERECHOS PAGADOS
CERTIFICO CORRECTO
CG- 08

Dirección Residencial, solo si es diferente a Postal

$ 14,504.60	1306096	Estación de Inspección
Precio de Venta	Licencia	25265719

20170213-08374500-391-11880-13008-000000000

Relación de Multas Administrativas
La siguiente relación incluye los boletos de multas administrativas que se han expedido contra el dueño del vehículo. Estas multas deberán ser pagadas al momento de renovar esta licencia.

BOLETO	FECHA	CANTIDAD	MUN.	ORDEN O LEY

Multas	$ 0.00
Derechos Anuales	$ 25.00
ACAA	$ 35.00
Renovación	$ 10.00
Seguro Oblig	$ 99.00
Importe Total	$ 169.00

REQUIERE INSPECCION VEH. DE MAS DE DOS AÑOS FABRICADO

Esta es tu nueva y conveniente NOTIFICACIÓN

Podrá utilizar esta notificación de la misma manera que la tradicional forma impresa.

Ahora podrás adquirir tu marbete en:
- Institución Financiera (Banco o Cooperativas) participantes
- Colecturías
- Estaciones Oficiales de Inspección Participantes

Recuerde presentar ambos documentos
ORIGINAL-DUEÑO / COPIA-PUNTO DE VENTA

INSTRUCCIONES AL CONTRIBUYENTE

1. Notifique cambios residencia y postal dentro de sesenta (60) días siguiente al cambio.
2. Conserve el original del recibo de pago de boleto de multas, es su mejor evidencia de pago.
3. Devuelva la tablilla, licencia y título, si aplica, al Departamento cuando se haya dispuesto del vehículo como chatarra o abandonado por inservible, según requerido en el artículo 2.13 de la Ley 22. Evite que otras personas puedan hacer uso ilegal de las mismas.
4. Vehículo uso comercial con más de 10,000 libras, que transporte materiales y sustancias peligrosas o más de 10 personas deberán cumplir con los requisitos de la Comisión de Servicios Públicos.
5. Radique en el Centro de Servicios al Conductor (CESCO) el traspaso de su vehículo dentro de los diez (10) días de formalizado (endosado o notariado) y presentará un Sello de Rentas Internas por el valor de diez (10) dólares. [Artículo 3.34 (e)]
6. Pasado diez (10) días y hasta 30 días de formalizado, pagará diez (10) dólares en Sellos de Rentas Internas, más diez (10) dólares por traspaso tardío. [Artículo 2.34] Después de los treinta (30) días pagará diez (10) dólares en Sellos de Rentas Internas, más diez (10) dólares de traspaso tardío, más cinco (5) dólares por cada mes o fracción de mes que dejare de realizarlo.
7. La Ley 116 del 30 de junio de 2006 permite sólo el marbete vigente en el cristal del vehículo. Multa $50.00.

TRASPASO DE VEHÍCULO

Los traspasos de los vehículos registrados a partir del 7 de enero de 2001 deberán ser notarizados en el título solamente.

USE LETRA DE MOLDE

NOMBRE DEL VENDEDOR

NOMBRE DEL COMPRADOR

NÚMERO DE SEGURO SOCIAL — NÚMERO DE LICENCIA

Residencia:
Urbanización, Condominio o Barrio
Número de Casa — Calle — Apartamento
Municipio — Zip Code

Postal:
Urbanización, Condominio o Barrio
Número de Casa — Calle — Apartamento
Municipio — Zip Code

NO ESCRIBIR EN ESTE LADO

AFIDAVIT NÚMERO:

Comparece _____

FIRMA DEL VENDEDOR (MARCA) O TESTIGO

FIRMA DEL COMPRADOR (MARCA) O TESTIGO

TABLILLA ASIGNADA: _____ MILLAJE ACTUAL: _____

SUSCRITO Y JURADO ANTE MI POR LOS COMPARECIENTES A QUIENES DOY FE CONOCER

Fecha: _____ Lugar: _____

ABOGADO NOTARIO

COLECTOR DE RENTAS INTER
FUNCIONARIO AUTORIZADO
DEPARTAMENTO DE TRANSPORTACIÓN Y OI

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

Threshold

Is Section 106 review required for your project?

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

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

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

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

✓ State Historic Preservation Offer (SHPO) In progress

✓ Advisory Council on Historic Preservation Response Period Elapsed

✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ DELAWARE NATION, OKLAHOMA	Completed
✓ DELAWARE TRIBE OF INDIANS	Completed
✓ SHAWNEE TRIBE	Response Period Elapsed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

SHPO SUBMITTAL ON 7/23/2021; AS PER THE TDAT DATABASE RESULTS, THE DELAWARE NATION OKLAHOMA, DELAWARE TRIBE OF INDIANS, AND THE SHAWNEE TRIBE WERE EMAILED ON 7/23/21 WITH A CONSULTATION LETTER PERTAINING TO THE PROJECT SCOPE AND ANY RELATION TO TRIBAL SIGNIFICANCE.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Step 2 – Identify and Evaluate Historic Properties

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

The area of potential effects (APE) for historic architecture includes the subject site and areas from which the proposed development will be visible. The project site includes two properties listed on the New Jersey and National Registers of Historic Places: the Argus Mill, which contributes to the Great Falls / S.U.M. Historic District Extension (NR 8/13/1986; SR 6/23/1986); and the Daniel Thompson and John Ryle House (NR 7/29/1981; SR 6/16/1981). The APE for historic architecture also includes the Great Falls of the Passaic/Society for Establishing Useful Manufactures (SUM) Historic District, which is listed on the New Jersey and National Registers and is a National Historic Landmark (NR 4/16/1970; SR 5/26/1971; NHL 5/10/1976).

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
5-7 MILL ST PATERSON, NJ	Listed	Yes	✓ Not Sensitive
72 MCBRIDE AVE PATERSON, NJ	Listed	Yes	✓ Not Sensitive
8-9 MILL ST PATERSON, NJ	Listed	Yes	✓ Not Sensitive

Additional Notes:

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

✓ Yes

Document and upload surveys and report(s) below.
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

Refer to attached survey.

No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

✓ No Adverse Effect

Based on the response, the review is in compliance with this section.
Document reason for finding:

AS OF 8/27/21, SHPO IS IN POSSESSION OF THE ARCHAEOLOGICAL SURVEY AND IS UNDER REVIEW; THE SURVEY STATES: "Given the low potential for intact belowground pre- and post-contact cultural deposits in meaningful archaeological contexts, no further Phase I archaeological investigations of Project Lots 1-11, 15, and 16 are recommended for the Argus Ellison New Construction Project." AWAITING SHPO TO CONFIRM.

Does the No Adverse Effect finding contain conditions?

Yes (check all that apply)

✓ No

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: None. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

Supporting documentation

SHPO EMAIL REPLY.pdf
TRIBAL RESPONSE LETTERS.pdf
TRIBAL DIRECTORY ASSESSMENT TOOL - TDAT results.pdf
City of Paterson HPC Resolution_APR_2020.pdf
SHPO EMAIL SUBMITTAL FORM - Argus Ellison Development Project.pdf
SHPO Section 106 Consultation Letter - ARGUS.doc

Are formal compliance steps or mitigation required?

Yes

✓ No

Diana Vazquez

From: Barbara A. Blake-Mclennon
Sent: Friday, August 27, 2021 6:53 AM
To: Diana Vazquez
Subject: FW: HPO Project #12-1957-14, Argus Mill Development

From: Gianfranco Archimede
Sent: Friday, August 27, 2021 10:51 AM
To: Barbara A. Blake-Mclennon <bmclennon@patersonnj.gov>
Subject: FW: HPO Project #12-1957-14, Argus Mill Development

We have this acknowledged but I'm working on getting the other email you requested

-------- Original message --------
From: "Leynes, Jennifer [DEP]" <Jennifer.Leynes@dep.nj.gov>
Date: 8/24/21 4:40 PM (GMT-05:00)
To: Diana Vazquez <dvazquez@patersonnj.gov>, "Marcopul, Kate [DEP]" <Kate.Marcopul@dep.nj.gov>
Cc: Gianfranco Archimede <garchimede@patersonnj.gov>, dennis_montagna@nps.gov, "Casper, Amanda" <Amanda_Casper@nps.gov>, "Boch, Darren" <Darren_Boch@nps.gov>, "Baratta, Meghan [DEP]" <Meghan.Baratta@dep.nj.gov>, "West-Rosenthal, Jesse [DEP]" <Jesse.West-Rosenthal@dep.nj.gov>
Subject: RE: HPO Project #12-1957-14, Argus Mill Development

Ms. Vazquez,

I will get this logged in for review. However, for future reference, please note that all project correspondence and supporting documentation should be submitted in accordance with our e-submission guidelines, which can be found on our website: https://www.nj.gov/dep/hpo/4sustain/info.htm.

You may copy the appropriate HPO staff reviewer (in this case, myself or Jesse West-Rosenthal) on any submissions, so that we are aware of your response.

Best regards,
Jennifer

Jennifer B. Leynes, M.H.P.
Historic Preservation Specialist 2
New Jersey Historic Preservation Office
(P) 609.984.6016

From: Diana Vazquez <dvazquez@patersonnj.gov>
Sent: Tuesday, August 24, 2021 4:28 PM
To: Marcopul, Kate [DEP] <Kate.Marcopul@dep.nj.gov>
Cc: Gianfranco Archimede <garchimede@patersonnj.gov>; dennis_montagna@nps.gov; Casper, Amanda <Amanda_Casper@nps.gov>; Boch, Darren <Darren_Boch@nps.gov>; Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>; Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>; West-Rosenthal, Jesse [DEP]

<Jesse.West-Rosenthal@dep.nj.gov>
Subject: [EXTERNAL] RE: HPO Project #12-1957-14, Argus Mill Development

Good afternoon Ms. Marcopul,

Thank you for your feedback.

Please find attached the Phase IA Archaeological Survey for the Argus Housing Development project site.

Thank you,

Diana Vazquez
Program Monitor/Inspector
Community Development
City of Paterson
125 Ellison St. 2nd Floor
Paterson, N.J. 07505
Office #: 973-321-1212 ext. 2237

From: Marcopul, Kate [DEP] [mailto:Kate.Marcopul@dep.nj.gov]
Sent: Tuesday, August 24, 2021 12:16 PM
To: Diana Vazquez <dvazquez@patersonnj.gov>
Cc: Gianfranco Archimede <garchimede@patersonnj.gov>; dennis_montagna@nps.gov; Casper, Amanda <Amanda_Casper@nps.gov>; Boch, Darren <Darren_Boch@nps.gov>; Baratta, Meghan [DEP] <Meghan.Baratta@dep.nj.gov>; Leynes, Jennifer [DEP] <Jennifer.Leynes@dep.nj.gov>; West-Rosenthal, Jesse [DEP] <Jesse.West-Rosenthal@dep.nj.gov>
Subject: HPO Project #12-1957-14, Argus Mill Development

This e-mail serves as the official correspondence of the New Jersey Historic Preservation Office as we switch to a temporary remote work environment in response to the ongoing novel coronavirus (COVID-19) outbreak.

HPO Project #12-1957-14
HPO-H2021-115

Diana Vazquez
Inspector
City of Paterson
Department of Community Development
via email, Dvazquez@patersonnj.gov

Dear Ms. Vazquez:

As Deputy State Historic Preservation Officer for New Jersey, in accordance with 36 CFR Part 800: Protection of Historic Properties, as published in the Federal Register on December 12, 2000 (65 FR 77725-77739) and amended on July 6, 2004 (69 FR 40553-40555), I am providing continuing consultation comments on the following proposed undertaking:

Passaic County, City of Paterson
Argus Ellison Development
3-7 Mill Street, 9-7 Ellison Street, and 1-9 Van Houten Street
U.S. Department of Housing and Urban Development (HUD)

The comments below are in reply to your letter and supporting documentation, received at the Historic Preservation Office (HPO) on July 22, 2021.

800.3 Initiation of Consultation

According to your correspondence, the proposed undertaking is a new construction and rehabilitation project for affordable housing at the above-referenced location. Known as the Argus Ellison Development, the project will use HOME Program funding to create six, two-bedroom housing units in the Argus Mill and 68 units in a new four-story building, built one podium of parking over an existing surface parking lot.

Thank you for including comments from the Paterson Historic Preservation Commission (HPC) with your submission. In previous correspondence to the HPO, both the National Historic Landmark program and the Paterson Great Falls National Historical Park have requested to be consulting parties regarding the proposed development at Argus Mills. Please include both on future correspondence regarding this project.

800.4 Identification of Historic Properties

The area of potential effects (APE) for historic architecture includes the subject site and areas from which the proposed development will be visible. The project site includes two properties listed on the New Jersey and National Registers of Historic Places: the Argus Mill, which contributes to the Great Falls / S.U.M. Historic District Extension (NR 8/13/1986; SR 6/23/1986); and the Daniel Thompson and John Ryle House (NR 7/29/1981; SR 6/16/1981). The APE for historic architecture also includes the Great Falls of the Passaic/Society for Establishing Useful Manufactures (SUM) Historic District, which is listed on the New Jersey and National Registers and is a National Historic Landmark (NR 4/16/1970; SR 5/26/1971; NHL 5/10/1976).

The APE for archaeology includes an area formerly developed with nineteenth-century housing. According to the HPC's report, these buildings were demolished in the 1970s for a proposed extension of Route 20 through downtown Paterson, leaving the surface parking lot that exists today. As a result, the area of potential effects for the proposed undertaking exhibits a high potential for the presence of historic-period archaeological resources. In addition, based on the project's topographic setting and the presence of previously identified archaeological sites along the same drainage, the project site is located within an area of high sensitivity for Native American archaeological resources based on current archaeological sensitivity models for New Jersey. As identified in other urban setting such as Gloucester City, Trenton, and Newark, these resources may be deeply buried. In consequence, based on the site sensitivity for Native American and historic-period archaeological deposits, and in order to comply with 36 CFR § 800.4 -Identification of Historic Properties, a Phase I archaeological survey must be conducted to identify the presence of archaeological historic properties within the APE for archaeology.

All phases of the archaeological survey and reporting will need to be in keeping with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, 1983. Survey efforts shall comply with the New Jersey Historic Preservation Office Requirements for Phase I Archaeological Survey at N.J.A.C. 7:4-8.4. Reports of archaeological survey results shall conform to the Requirements for Archaeological Survey Reports – Standards for Report Sufficiency at N.J.A.C. 7:4-8.5. Evaluations to determine the National Register eligibility of archaeological sites must be in keeping with the National Park Service's 2000 National Register Bulletin, Guidelines for Evaluating and Registering Archeological Properties. The individual(s) conducting the work will need to meet the Secretary of the Interior's Professional Qualifications Standards for Archaeology (48 FR 44738-9).

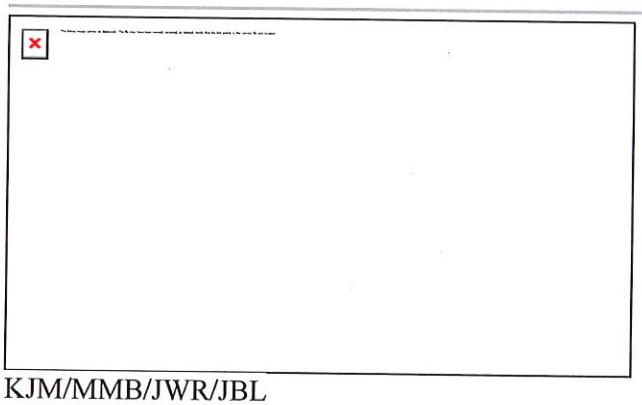
If potential human burials or human skeletal remains are encountered, all ground disturbing activities in the vicinity shall cease immediately and the Historic Preservation Office shall be contacted, as well as any appropriate legal officials. The potential burials shall be left in place unless imminently threatened by human or natural displacement.

Additional Comments

Thank you for providing the opportunity to review and comment on the potential for the above-referenced undertaking to affect historic properties. Please reference the HPO project number **19-2721** in any future calls, emails, submission or written correspondence to help expedite your review and response. If you have any questions, please feel free to contact Jennifer Leynes at jennifer.leynes@dep.nj.gov of my staff.

Sincerely,

Katherine J. Marcopul, Ph.D., CPM
Administrator and
Deputy State Historic Preservation Officer
Historic Preservation Office
NJ Department of Environmental Protection
501 East State Street, Trenton, NJ 08625
kate.marcopul@dep.nj.gov
T (609) 984-0176 | F (609) 984-0578



KJM/MMB/JWR/JBL