

**EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED  
ACTIVITY IN A 100-YEAR FLOODPLAIN**

November 20, 2015

To: All Interested Agencies, Groups & Individuals

This Notice is related to Federal assistance provided in response to the Presidentially-declared disaster, Superstorm Sandy. This is to give notice that the New Jersey Department of Community Affairs (DCA) has determined that the following proposed action under the Fund for Restoration of Multifamily Housing (FRM) program, developed by the state to increase the supply of affordable housing in communities affected by Superstorm Sandy, is located in the 100-year floodplain. DCA will be identifying and evaluating practicable alternatives to locating the action in the floodplain and analyzing the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Proposed Action:

Application ID number: HMFA03139

The proposed project is located at the intersection of Beachway Avenue and Raritan Avenue in the Borough of Keansburg, Monmouth County. At this location, Beachway Urban Renewal Associates, LP, proposes the development of a nine-story mixed use building, including 111 affordable rate apartment units, 75 market rate apartment units and 6,925 square feet of commercial retail space. The existing parcel proposed for this action is a vacant 2.9 acre parcel. The entire project parcel is located in the Special Flood Hazard Area "AE" zone floodplain (i.e. the 100-year floodplain) as shown on the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Map (FIRM) Map Number 34025C0034G, revised January 31, 2014.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public education tool. Commenters are encouraged to offer alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by DCA on or before December 7, 2015, or fifteen (15) days from the actual date of publication, whichever is later. DCA encourages electronic submittal of comments at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. In the alternative, comments may be submitted on paper to: Laura Shea, Assistant Commissioner, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800.

Commissioner Charles A. Richman  
New Jersey Department of Community Affairs