

## **Introduction:**

This analysis describes the decision-making process performed for the proposed Ventnor Avenue Streetscape Improvements (NCR39448) in the City of Margate, Atlantic County to comply with Executive Order 11988, Floodplain Management as required by HUD Regulations at 24 CFR Part 55.

The proposed streetscape improvements include replacing sidewalk and driveways with decorative brick pavers and installing street lighting, landscaping, trees and street furniture. Also, handicapped ramps will be checked for ADA compliance and will be replaced if needed. Project activities and ground disturbance would be limited to the public right-of-way and existing impervious surfaces. No facade or signage improvements are proposed.

Proposed streetscape improvements would occur along Ventnor Avenue (County Route 629) at the following locations:

- Douglas Avenue to Essex Avenue (north side);
- Essex Avenue to Exeter Avenue (north side);
- Benson Avenue to Decatur Avenue (north side);and
- Adams Avenue to Jefferson Avenue (north side).

## **Analysis:**

The HUD floodplain management decision-making process at 24 CFR Part 55.20 contains eight steps, including public notice and an examination of practicable alternatives.

### **Step 1: Determine whether the action is located in a 100-year floodplain (or a 500-year floodplain for critical actions).**

The proposed project are is located in a designated Special Flood Hazard Area “AE” Zone (area of special flood hazard with water surface elevations determined) floodplain as indicated on the Preliminary FEMA Flood Insurance Rate Map (FIRM) Map Number 34001C0434F (Panel 434 of 457) and Map Number 34001C0453F (Panel 453 of 457), for Atlantic County, effective May 30, 2014 (see Exhibit 1). Areas designated as a Special Flood Hazard Area are those subject to inundation by the 1% annual chance flood (e.g., a 100-year flood), also known as the base flood.

*(Note: the floodplain map and legend using the NJDEP HUD Environmental Review Tool depicts the floodplain zone as “A”, which is a generalized category that includes FEMA-designated zone “AE” and other non-coastal 100-year floodplain areas).*

Under HUD regulations, this project is considered a substantial improvement involving new construction, and therefore is not exempt from the requirements of 24 CFR 55.20 (24 CFR 55.12). An evaluation of direct and indirect impacts associated with construction, occupancy, and modification of the floodplain is required.

### **Step 2: Notify the public for early review of the proposal and involve the affected and interested public in the decision making process.**

An early public notice of proposed activity within the 100-year floodplain was published by DEP on June 26, 2014. The notice was published in the Asbury Park Press and Reporte Hispano and posted at

[http://www.state.nj.us/dca/divisions/sandyrecovery/pdf/NCR39448\\_EarlyFloodplainNotice\\_English\\_TO1026.pdf](http://www.state.nj.us/dca/divisions/sandyrecovery/pdf/NCR39448_EarlyFloodplainNotice_English_TO1026.pdf), with the Spanish version at

[http://www.state.nj.us/dca/divisions/sandyrecovery/pdf/NCR39448\\_EarlyFloodplainNotice\\_Spanish\\_TO1026.pdf](http://www.state.nj.us/dca/divisions/sandyrecovery/pdf/NCR39448_EarlyFloodplainNotice_Spanish_TO1026.pdf) (see Exhibit 2).

The notice requested comments from the public concerning floodplain and natural resource impacts of the proposed economic revitalization program. The notice also indicated that the NJDEP would evaluate proposed actions under the program for potential direct and indirect impacts associated with floodplain development and, where practicable, would design or modify proposed actions to minimize potential adverse impacts to lives, property, and natural values within the floodplain. The required 15 calendar days were allowed for public comments and comments were accepted either electronically ([www.nj.gov/dep/special/hudnotices/comments.htm](http://www.nj.gov/dep/special/hudnotices/comments.htm)) or via written correspondence.

No individual or agency comments were received from the early notice concerning the proposed action (see Exhibit 2).

### **Step 3: Identify and evaluate practicable alternatives.**

Several alternatives to the proposed action within the 100-year floodplain were considered:

#### ***Alternative 1: Relocate the Proposed Action Outside of the 100-year floodplain***

Due to its geography and physical shape as part of a barrier island (Absecon Island), much of Margate is considered to be within the 100-year floodplain. A GIS analysis using the latest FEMA Preliminary FIRM mapping and Atlantic County parcel data was performed to further characterize land parcels and floodplain designations in Margate (see Exhibit 3):

- Approximately 92% of land parcels within the city are classified as being located within the 100 year floodplain (Zones “AE”, “AO” and “VE”).
- Approximately 7% of land parcels within the city are classified as being outside the 100-year floodplain (Zone “X”) but susceptible to the 0.2 percent annual chance flood hazard” (i.e. the 500-year flood).
- Less than 1% of land parcels are outside the 100-year or 500-year floodplain (Zone “X”).

The central business district (CBD) of Margate is centered on the Ventnor Avenue corridor and is considered as the land within the city’s Central Business District zoning district (see Exhibit 4), which is completely within the 100-year floodplain ([http://www.margate-nj.com/sites/margatenj/files/file/file/margate\\_zoning-bw\\_2014.pdf](http://www.margate-nj.com/sites/margatenj/files/file/file/margate_zoning-bw_2014.pdf)).

The intent of the project is to assist in the economic revitalization of Margate; therefore, alternative locations outside of the CBD would not meet the project intent. Additionally, relocating the project from the proposed location to another portion of the CBD would not avoid floodplain impacts.

#### ***Alternative 2: No Action or Alternative Actions that Serve the Same Purpose***

A no action alternative was considered and rejected because the no action alternative would not address the economic revitalization needs of Margate City. Similarly, no alternative actions that would serve the same purpose and would avoid construction within the 100-year floodplain were identified.

Superstorm Sandy had a widespread and lasting impact on New Jersey's business sector and particularly affected small businesses. The storm caused substantial damage to commercial property and caused short- and long-term business operations losses, thereby negatively affecting overall local and state commerce.

In New Jersey alone, 75% of small businesses were adversely impacted and of those, nearly 19,000 sustained damage of \$250,000 or more with total business losses estimated at \$8.3 billion as a result of Hurricane Sandy. Within Margate, Superstorm Sandy damaged approximately 340 businesses. Restoring economic vitality to New Jersey's businesses and communities is essential for the State's long-term economic recovery and revitalization (*NJDCA CDBG Action Plan, April 2013*).

Statewide, tourism accounts for approximately 10% of total employment and almost 7% of the state's economic output. Tourism is also the major component of the local economy. In Atlantic County, direct tourism sales were \$7.3 million in 2013. Employment in the tourism industry (including direct and indirect/induced employment) in Atlantic County was 76,164—accounting for an estimated 51.6% of total county employment. State and local tax receipts attributed to tourism were \$816.7 million for Atlantic County in 2013, accounting for an estimated 17.7% of total state tourism income (New Jersey Division of Travel and Tourism, *The Economic Impact of Tourism in New Jersey, 2013*, Prepared by Tourism Economics, Inc).

In Margate, approximately 30% of employment in the city is comprised of jobs in three tourism-related industry sectors—the Arts, Entertainment & Recreation sector; the Accommodations and Food Services sector; and the Retail Sales sector. (U.S. Census Bureau, OnTheMap Application and Longitudinal Employer-Household Dynamics, *Work Area Profile Analysis, Q2-2011 data*). Much of that employment and economic activity is focused in the city's CBD.

Under the Neighborhood and Community Revitalization Program, approximately \$10 million is intended to aid economic activity and revitalization in the commercial areas of storm-impacted communities through public facility improvements that increase the attractiveness, vitality, and competitiveness of local economies. Improvements such as streetscape improvements can help retain existing businesses and patrons while helping to attract new or expanded enterprises and customer markets.

Margate's business district was severely damaged by the storm and continued exposure to storm threats is likely affecting business and property owners' decision to repair or relocate. Property within the CBD experienced flood levels between 1 and 4 feet in depth. Since the storm, the City has seen its ratable base reduced by approximately \$3.3 million and many homes and infrastructure were damaged. The proposed streetscape improvements would help local and regional commerce by attracting expanded pedestrian traffic, encourage tourism to the adjacent beachfront area, and assist in advancing the competitiveness of the city as a year-round commercial destination.

#### **Step 4: Identify Potential Direct and Indirect Impacts of Associated with Floodplain Development.**

While the proposed streetscape revitalization improvements would occur within the 100-year floodplain, the overall design would have minimal effect on potential damage as a result of the flooding.

The proposed improvements include reconstruction of sidewalks and driveways and installation of street lighting, landscaping and trees, and street furniture. The project would not increase impervious coverage or floodplain development within the urbanized CBD.

Overall, construction of the proposed project would not result in significant adverse impacts to flood levels, flood risk, or the flow of flood waters on the project site or surrounding areas. Therefore, the proposed project would be compliant with the National Flood Insurance Act of 1968 (44 CFR § 59) and Executive Order 11988 on Floodplain Management (42 FR 26951).

**Step 5: Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain.**

As noted in Step 4, the proposed project would have no significant effect on flood levels or the threat of damage to adjacent properties.

**Step 6: Reevaluate the Alternatives.**

The proposed action is viewed as the most practicable alternative by avoiding significant adverse impacts to the floodplain in the local vicinity while helping to meet the community's need for economic revitalization to support local employment and the tourism industry. Relocation of the project to another site within the CBD would not avoid or further minimize impacts to the floodplain nor meet the intent of the project. The project, as proposed, would minimize potential hazards to human safety, health, and welfare.

The no action alternative also remains impracticable because it will not satisfy the need for post-Sandy economic revitalization within this substantially impacted community.

**Step 7: Determination of No Practicable Alternative**

It is our determination that there is no practicable alternative to locating the project in the flood zone. This is due to: 1) the need to revitalize the local economy of Margate City through improvements within the CBD; 2) the lack of alternative locations in the CBD outside of the 100-year floodplain related to the physical geography of this coastal community; and 3) the limited scope and impact of the proposed project related to impacts on human health, public property, and floodplain values.

A final public notice will be published in accordance with HUD requirements. The final notice will detail the reasons why the project must be located in the floodplain, a list of alternatives considered, and measures taken to minimize adverse impacts and preserve natural and beneficial floodplain values.

**Step 8: Implement the Proposed Action**

Implementation of the proposed action may require additional local and state permits, which could place additional design modifications or mitigation requirements on the project.

***Exhibit 1: Floodplain Map***

# NJDEP HUD Environmental Review Tool

New Jersey Dept. of Environmental Protection - HUD Environmental Review Tool  
 Floodplain Management - FEMA Preliminary FIRM

Application ID#: NCR39448

Municipality: City of Margate

Area:

The north side of Ventnor Avenue from:  
 Adams Ave to Jefferson Ave;  
 Benson Ave to Decatur Ave;  
 Exeter Ave to Douglas Ave



Preliminary FIRM Zones

- Project Site
- Zone A
- Zone AE
- Zone AO
- Zone VE
- Zone D
- Floodway
- Zone X - 0.2 PCT

1 inch = 250 feet 1:3,000



F

U.S. Department of Housing and Urban Development  
New Jersey Superstorm Sandy Community Development Block Grant- Disaster Recovery Program  
Neighborhood Community Revitalization Program  
8-Step Floodplain Analysis - Executive Order 11988, HUD 24 CFR 55  
NCR39448 Ventnor Avenue Streetscape Improvements Project, Margate City

---

***Exhibit 2: Early Notice and Public Review***

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

June 26, 2014

To: All Interested Agencies, Groups & Individuals

This is to give notice that the New Jersey Department of Environmental Protection (NJDEP) on behalf of the Responsible Entity, the New Jersey Department of Community Affairs (NJDCA), has determined that the following proposed actions under the Neighborhood and Community Revitalization Program (NCR) that provides funds for projects that contribute to economic revitalization throughout New Jersey, are located in the 100-year floodplain. NJDEP will be identifying and evaluating practicable alternatives to locating the actions in the floodplain and 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:

NCR39448 - The proposed project runs from Douglas Avenue to Essex Avenue (north side); from Essex Avenue to Exeter Avenue (north side); from Benson Avenue to Decatur Avenue (north side); and from Adams Avenue to Jefferson Avenue (north side) in the City of Margate in Atlantic County. The proposed project includes replacing the sidewalk and driveways with decorative brick pavers and installing street lighting, landscaping, and street furniture. Streetlights, each consisting of a single lamp and hanging floral baskets, will provide lighting for pedestrians. Street trees with tree grates will be installed along the curb line. The base of the sidewalk pavers will be concrete to prevent heaving due to extreme weather conditions. Handicapped ramps at the corners of Ventnor Avenue will be checked for ADA compliance and will be replaced if needed. The project is located entirely within the Special Flood Hazard Area Zones "AE (EL 9)", "AE (EL 10)", and "AE (EL 11)" Zone floodplains, as shown on Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Map (FIRM) Panel 453 of 457 Map Number 34001C0453F and Panel 434 of 457 Map Number 34001C0434F, both revised May 30, 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 NJDCA on or before July 12, 2014. NJDCA encourages electronic submittal of comments at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. In the alternative, comments may be submitted on paper to: Stacy Bonnaffons, Assistant Commissioner, Sandy Recovery Division, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800 by July 12, 2014. The Notice can be viewed at NJDCA during the hours of 9:00 AM to 5:00 PM. Further information can be found on the Department's web site at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Bob Martin, Commissioner, NJDEP



**AVISO ANTICIPADO Y EXPLICACIÓN PÚBLICA DE LA PROPUESTA DE  
ACTIVIDAD EN UNA PLANICIE ALUVIAL DE 100 AÑOS  
Condado de Atlantic**

26 de junio de 2014

A todas las Agencias, Grupos y Personas Interesadas

Esto es para dar aviso de que el Departamento de Protección Ambiental de Nueva Jersey (NJDEP) en nombre de la entidad responsable, el Departamento de Asuntos Comunitarios de Nueva Jersey (NJDC), ha determinado que la siguiente acción propuesta en el marco del Programa de Revitalización de Comunidades y Vecindarios (NCR), que provee fondo para proyectos que contribuyan a la revitalización económica en Nueva Jersey, se encuentra en una planicie aluvial de 100 años. NJDEP identificará y evaluará alternativas viables a la localización de las acciones en la planicie aluvial y los posibles efectos sobre la planicie aluvial de la acción propuesta, como es requerido por la Orden Ejecutiva 11988, de acuerdo con las regulaciones de HUD, 24 CFR 55.20 Subparte C Procedimientos para hacer determinaciones sobre Gestión de Planicies Aluviales y Protección de Humedales.

**Acción Propuesta**

NCR39448: El proyecto propuesto va desde la Douglas Avenue a la Essex Avenue (lado norte); de la Essex Avenue a la Exeter Avenue (lado norte); de Benson Avenue a Decatur Avenue (lado norte); y desde Adams Avenue a Jefferson Avenue (lado norte) en City of Margate en el condado de Atlantic. El proyecto propuesto incluye reemplazar aceras y calzadas con adoquines de ladrillo decorativo y la instalación de alumbrado público, jardinería y mobiliario urbano. Las farolas, cada una consiste en una lámpara en la que cuelga una cesta para flores, proporcionarán iluminación para los peatones. Árboles con alcorques se instalarán a lo largo de la línea de bordillo de las calles. La base de los adoquines de la acera será de hormigón para evitar que se levanten debido a las condiciones climáticas extremas. Las rampas para discapacitados en las esquinas de Ventnor Avenue serán revisadas para asegurar que cumplan con los requerimientos de ADA y reemplazadas si es necesario. El proyecto está totalmente dentro de un Área Especial de Riesgo de Inundación “AE (EL 9)”, y “AE (EL 11)” Zona de Inundación, como se indica en el Mapa de Tasas de Seguro de Inundación (FIRM) de la Agencia Federal de Manejo de Emergencia (FEMA), Panel 453 de 457, Mapa Número 34001C0453F y Panel 434 de 457, Mapa Número 34001C0434F, ambos revisados el 30 de mayo del 2014.

Hay tres propósitos principales para este aviso. En primer lugar, las personas que puedan verse afectadas por las actividades en la planicie aluvial y aquellos que tienen un interés en la protección del medio ambiente se le debe dar la oportunidad de expresar sus inquietudes y proporcionarles información sobre estas áreas. En segundo lugar, un adecuado programa de notificación pública puede ser una herramienta importante de educación pública. Se insta a proporcionar comentarios que ofrezcan métodos alternativos para servir el mismo propósito del proyecto, y métodos para minimizar y mitigar los impactos. La difusión de información y solicitud de comentarios públicos sobre las planicies aluviales puede facilitar y mejorar los esfuerzos federales para reducir los riesgos asociados con la ocupación y modificación de estas áreas especiales. En tercer lugar, como una cuestión de justicia, cuando el gobierno federal determina que participará en las acciones que se realizarán en

lugares dentro de planicies aluviales, se debe informar a quienes puedan quedar expuestos a un riesgo mayor o continuó.

Los comentarios por escrito deben ser recibidos por NJDCA en o antes del 12 de julio de 2014. NJDCA insta a presentar los comentarios de manera electrónica en <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. En la otra alternativa, los comentarios podrán ser presentados en papel a: Stacy Bonnaffons, Comisionada Adjunta de la División de Recuperación de Sandy, Departamento de Asuntos Comunitarios de Nueva Jersey, 101 South Broad Street, P.O. Box 800, Trenton, NJ 08.625-0800 antes del 12 de julio del 2014. Este aviso puede verse en la sede de NJDCA durante las horario de 9:00 AM a 5:00 PM. Más información puede encontrarse en el sitio web del Departamento en <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Bob Martin, Comisionado del NJDEP

# The Press

OF ATLANTIC CITY

## CERTIFICATION Proof of Publication


Deborah Filizzola of lawful age, acting in his capacity as an employee of The Press of Atlantic City, a daily newspaper printed and published c/o 1000 West Washington Avenue, PO Box 3100, Pleasantville, New Jersey 08232-3100, and distributed in the following counties: Atlantic, Camden, Cape May, Cumberland, Gloucester, and Ocean and mailed to various parts of the State of New Jersey, the United States, and foreign countries, does hereby certify that the Notice this Certification was published in The Press of Atlantic City on :

06/27/14

All interested parties may rely upon the representations contained herein limited solely to the authenticity of the Notice accompanying this Certification to be an accurate reproduction of the same and the date upon which it was published.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated 07/16/14



Deborah Filizzola

### EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN ATLANTIC COUNTY

June 26, 2014

To: All Interested Agencies, Groups & Individuals

This is to give notice that the New Jersey Department of Environmental Protection (NJDEP) on behalf of the Responsible Entity, the New Jersey Department of Community Affairs (NJCA), has determined that the following proposed actions under the Neighborhood and Community Revitalization Program (NCR) that provides funds for projects that contribute to economic revitalization throughout New Jersey, are located in the 100-year floodplain. NJDEP will be identifying and evaluating practicable alternatives to locating the actions in the floodplain and 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:

NCR39448 - The proposed project runs from Douglas Avenue to Essex Avenue (north side); from Essex Avenue to Exeter Avenue (north side); from Benson Avenue to Decatur Avenue (north side); and from Adams Avenue to Jefferson Avenue (north side) in the City of Margate in Atlantic County. The proposed project includes replacing the sidewalk and driveways with decorative brick pavers and installing street lighting, landscaping, and street furniture. Streetlights, each consisting of a single lamp and hanging floral baskets, will provide lighting for pedestrians. Street trees with tree grates will be installed along the curb line. The base of the sidewalk pavers will be concrete to prevent heaving due to extreme weather conditions. Handicapped ramps at the corners of Ventnor Avenue will be checked for ADA compliance and will be replaced if needed. The project is located entirely within the Special Flood Hazard Area Zones "AE (EL 9)", "AE (EL 10)", and "AE (EL 11)" Zone floodplains, as shown on Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Map (FIRM), Panel 453 of 457 Map Number 34001C0453F and Panel 434 of 457 Map Number 34001C0434F, both revised May 30, 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 NJDEP on or before July 12, 2014. NJDEP encourages electronic submittal of comments at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. In the alternative, comments may be submitted on paper to: Stacy Bonnaffons, Assistant Commissioner, Sandy Recovery Division, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800 by July 12, 2014. The Notice can be viewed at NJDEP during the hours of 9:00 AM to 5:00 PM. Further information can be found on the Department's web site at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. Bob Martin, Commissioner, NJDEP

Printer's Fee: \$111.49  
Pub. Date: June 27, 2014

Order No. 1307453

June 26, 2014

This letter is our sworn affidavit that advertisements ordered by Kristen Maines (Environmental Planner/Project Manager; Gannett Fleming, Inc) for the following public announcements:

NCR39448

was published in Spanish in the June 26/14 edition of Reporte Hispano, New Jersey's only Hispanic newspaper with statewide coverage.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cara M.' followed by a long horizontal flourish.

Cara Marcano  
Reporte Hispano

609 933 1400

**AVISO ANTICIPADO Y EXPLICACIÓN PÚBLICA DE LA PROPUESTA DE ACTIVIDAD EN UNA PLANICIE ALUVIAL DE 100 AÑOS**

**Condado de Ocean**

26 de junio de 2014

A todas las Agencias, Grupos y Personas Interesadas

Esto es para dar aviso de que el Departamento de Protección Ambiental de Nueva Jersey (NJDEP) en nombre de la entidad responsable, el Departamento de Asuntos Comunitarios de Nueva Jersey (NJDCa), ha determinado que la siguiente acción propuesta en el marco del Programa de Préstamos para Negocios Nueva Jersey Más Fuerte (SBL), que provee préstamos a pequeños negocios y organizaciones sin fines de lucro que fueron afectadas por la super tormenta Sandy, se encuentra en una planicie aluvial de 100 años, y NJDEP identificará y evaluará alternativas viables a la localización de las acciones en la planicie aluvial y los posibles efectos sobre la planicie aluvial de la acción propuesta, como es requerido por la Orden Ejecutiva 11988, de acuerdo con las regulaciones de HUD, 24 CFR 55.20 Subparte C Procedimientos para hacer determinaciones sobre Gestión de Planicies Aluviales y Protección de Humedales.

**Acción Propuesta**

SBL38623: Este proyecto está ubicado en el 1020 Boardwalk en la localidad de Seaside Heights, en el Condado de Ocean. El trabajo se ha finalizado y consistió en la demolición interna y limpieza de un edificio comercial de dos pisos de 80 pies cuadrados por 80 pies cuadrados. Los componentes internos y exteriores de la estructura fueron demolidos hasta la base de hormigón y concreto de la estructura. Una extensa eliminación de moho se completó a lo largo y ancho de todo el edificio. Nuevas construcciones se efectuaron en las siguientes áreas: un sistema de electricidad completamente nuevo que incluye los transformadores, un nuevo sistema de fontanería, HVAC, seis nuevas puertas metálicas enrollables de seguridad comercial con motores eléctricos de 10 pies cuadrados por 20 pies cuadrados; todas las grietas y fisuras en el concreto fueron reparadas; todo el piso de cerámica y alfombra fue instalado nuevo, se pintó toda la parte interior y exterior del edificio, y se instalaron amplias señalización y accesorios interiores y exteriores. Se instaló un nuevo techo de 6400 pies cuadrados. Este proyecto está ubicado dentro de un Área Especial de Riesgo de Inundación "VE (EL 12)" y "X", como se indica en el Mapa de Tasas de Seguro de Inundación Preliminar (FIRM) de la Agencia Federal de Manejo de Emergencia (FEMA), Panel 329 de 660, Mapa Número 34025C0329G, revisado el 28 de marzo del 2014.

Hay tres propósitos principales para este aviso. En primer lugar, las personas que puedan verse afectadas por las actividades en la planicie aluvial y aquellos que tienen un interés en la protección del medio ambiente se le debe dar la oportunidad de expresar sus inquietudes y proporcionarles información sobre estas áreas. En segundo lugar, un adecuado programa de notificación pública puede ser una herramienta importante de educación pública. Se insta a proporcionar comentarios que ofrezcan métodos alternativos para servir el mismo propósito del proyecto, y métodos para minimizar y mitigar los impactos. La difusión de información y solicitud de comentarios públicos sobre las planicies aluviales puede facilitar y mejorar los esfuerzos federales para reducir los riesgos asociados con la ocupación y modificación de estas áreas especiales. En tercer lugar, como una cuestión de justicia, cuando el gobierno federal determina que participará en las acciones que se realizarán en lugares dentro de planicies aluviales, se debe informar a quienes puedan quedar expuestos a un riesgo mayor o continuó.

Los comentarios por escrito deben ser recibidos por NJDCa en o antes del 12 de julio de 2014. NJDCa insta a presentar los comentarios de manera electrónica en <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. En la otra alternativa, los comentarios podrán ser presentados en papel a: Stacy Bonnaffons, Comisionada Adjunta de la División de Recuperación de Sandy, Departamento de Asuntos Comunitarios de Nueva Jersey, 101 South Broad Street, P.O. Box 800, Trenton, NJ 08.625-0800 antes del 12 de julio del 2014. Este aviso puede verse en la sede de NJDCa durante las horario de 9:00 AM a 5:00 PM. Más información puede encontrarse en el sitio web del Departamento en <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Bob Martin, Comisionado del NJDEP

**AVISO ANTICIPADO Y EXPLICACIÓN PÚBLICA DE LA PROPUESTA DE ACTIVIDAD EN UNA PLANICIE ALUVIAL DE 100 AÑOS**

**Condado de Atlantic**

26 de junio de 2014

A todas las Agencias, Grupos y Personas Interesadas

Esto es para dar aviso de que el Departamento de Protección Ambiental de Nueva Jersey (NJDEP) en nombre de la entidad responsable, el Departamento de Asuntos Comunitarios de Nueva Jersey (NJDCa), ha determinado que la siguiente acción propuesta en el marco del Programa de Revitalización de Comunidades y Vecindarios (NCR), que provee fondo para proyectos que contribuyan a la revitalización económica en Nueva Jersey, se encuentra en una planicie aluvial de 100 años. NJDEP identificará y evaluará alternativas viables a la localización de las acciones en la planicie aluvial y los posibles efectos sobre la planicie aluvial de la acción propuesta, como es requerido por la Orden Ejecutiva 11988, de acuerdo con las regulaciones de HUD, 24 CFR 55.20 Subparte C Procedimientos para hacer determinaciones sobre Gestión de Planicies Aluviales y Protección de Humedales.

**Acción Propuesta**

NCR39448: El proyecto propuesto va desde la Douglas Avenue a la Essex Avenue (lado norte); de la Essex Avenue a la Exeter Avenue (lado norte); de Benson Avenue a Decatur Avenue (lado norte); y desde Adams Avenue a Jefferson Avenue (lado norte) en City of Margate en el condado de Atlantic. El proyecto propuesto incluye reemplazar aceras y calzadas con adoquines de ladrillo decorativo y la instalación de alumbrado público, jardinería y mobiliario urbano. Las farolas, cada una consiste en una lámpara en la que cuelga una cesta para flores, proporcionarán iluminación para los peatones. Árboles con alcorques se instalarán a lo largo de la línea de bordillo de las calles. La base de los adoquines de la acera será de hormigón para evitar que se levanten debido a las condiciones climáticas extremas. Las rampas para discapacitados en las esquinas de Ventnor Avenue serán revisadas para asegurar que cumplan con los requerimientos de ADA y reemplazadas si es necesario. El proyecto está totalmente dentro de un Área Especial de Riesgo de Inundación "AE (EL 9)", y "AE (EL 11)" Zona de Inundación, como se indica en el Mapa de Tasas de Seguro de Inundación (FIRM) de la Agencia Federal de Manejo de Emergencia (FEMA), Panel 453 de 457, Mapa Número 34001C0453F y Panel 434 de 457, Mapa Número 34001C0434F, ambos revisados el 30 de mayo del 2014.

Hay tres propósitos principales para este aviso. En primer lugar, las personas que puedan verse afectadas por las actividades en la planicie aluvial y aquellos que tienen un interés en la protección del medio ambiente se le debe dar la oportunidad de expresar sus inquietudes y proporcionarles información sobre estas áreas. En segundo lugar, un adecuado programa de notificación pública puede ser una herramienta importante de educación pública. Se insta a proporcionar comentarios que ofrezcan métodos alternativos para servir el mismo propósito del proyecto, y métodos para minimizar y mitigar los impactos. La difusión de información y solicitud de comentarios públicos sobre las planicies aluviales puede facilitar y mejorar los esfuerzos federales para reducir los riesgos asociados con la ocupación y modificación de estas áreas especiales. En tercer lugar, como una cuestión de justicia, cuando el gobierno federal determina que participará en las acciones que se realizarán en lugares dentro de planicies aluviales, se debe informar a quienes puedan quedar expuestos a un riesgo mayor o continuó.

Los comentarios por escrito deben ser recibidos por NJDCa en o antes del 12 de julio de 2014. NJDCa insta a presentar los comentarios de manera electrónica en <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. En la otra alternativa, los comentarios podrán ser presentados en papel a: Stacy Bonnaffons, Comisionada Adjunta de la División de Recuperación de Sandy, Departamento de Asuntos Comunitarios de Nueva Jersey, 101 South Broad Street, P.O. Box 800, Trenton, NJ 08.625-0800 antes del 12 de julio del 2014. Este aviso puede verse en la sede de NJDCa durante las horario de 9:00 AM a 5:00 PM. Más información puede encontrarse en el sitio web del Departamento en <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Bob Martin, Comisionado del NJDEP

## Craig Shirk

---

**From:** Russell, Deonna  
**Sent:** Monday, July 14, 2014 3:04 PM  
**To:** Jerri Weigand; Ryan, Lisa; Mesuda, Stacie; 'egold@njeda.com'  
**Cc:** 'christine.hartmann@icfi.com'; 'Chantel.Key@icfi.com'; McAlear, Joseph (Joseph.McAlear@icfi.com); Theresa Albanese (talbanese@gfnet.com) (talbanese@gfnet.com); Smith, Lawrence (lismith@Dewberry.com)  
**Subject:** RE: Public Comment Period closings

Good afternoon Jerri,

Stacy has not be in receipt of any public comments regarding the floodplain notices specified below. Thank you.

You are most welcome. Do have a great remainder of your day.

Best regards,  
Deonna

Deonna Russell  
Administrative Assistant to the Assistant Commissioner, Stacy Bonnaffons, Sandy Recovery  
NJ Department of Community Affairs  
PO Box 823  
101 South Broad Street  
Trenton, NJ 08625  
Office #: 609-633-7308  
Fax #: 609-984-6696  
Email: [deonna.russell@dca.state.nj.us](mailto:deonna.russell@dca.state.nj.us)

---

**From:** Jerri Weigand [<mailto:Jerri.Weigand@dep.nj.gov>]  
**Sent:** Monday, July 14, 2014 3:01 PM  
**To:** Ryan, Lisa; Russell, Deonna; Mesuda, Stacie; 'egold@njeda.com'  
**Cc:** 'christine.hartmann@icfi.com'; 'Chantel.Key@icfi.com'; McAlear, Joseph ([Joseph.McAlear@icfi.com](mailto:Joseph.McAlear@icfi.com)); Theresa Albanese ([talbanese@gfnet.com](mailto:talbanese@gfnet.com)) ([talbanese@gfnet.com](mailto:talbanese@gfnet.com)); Smith, Lawrence ([lismith@Dewberry.com](mailto:lismith@Dewberry.com))  
**Subject:** Public Comment Period closings

Ladies,

The public comment periods for early floodplain notices and one final notice period closed Friday 7/11 for the below projects (7 total). Please confirm that no public comments were received for any of these. Erin, you would only have comments on the final notice.

Thanks in advance for your reply.

Monmouth Early Notice  
NCR 39451  
NCR39452  
NCR38953

Ocean Early Notice  
SBL38623

Atlantic Early Notice  
NCR39448

Early Notice for Jackabob's (TO 1027)  
SBL39373

Final Notice for  
NCR38958 Sea Isle

*Jerri Weigand*

[Jerri.Weigand@dep.state.nj.us](mailto:Jerri.Weigand@dep.state.nj.us)  
609-633-1498  
Sandy Recovery Environmental Review Program  
401 East State Street, 7<sup>th</sup> Floor  
PO Box 402  
Trenton, New Jersey 08625





***Exhibit 3: Margate City- Floodplain Context***



### Exhibit 3: Margate City - Floodplain Context

NCR39448  
Margate City, Atlantic County  
HUD 8-Step Floodplain Analysis



	Margate City
	NCR39448
<b>Margate Floodplains</b>	
	A
	V

1 inch = 1,542 feet      1:18,500

0      1,550      3,100 Feet

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

***Exhibit 4: Margate City – CBD Zoning***

# ZONING MAP MARGATE CITY

NEW JERSEY

CREATED BY REMINGTON, VERNICK & WALBERG ENGINEERS

UPDATED FEBRUARY 2002

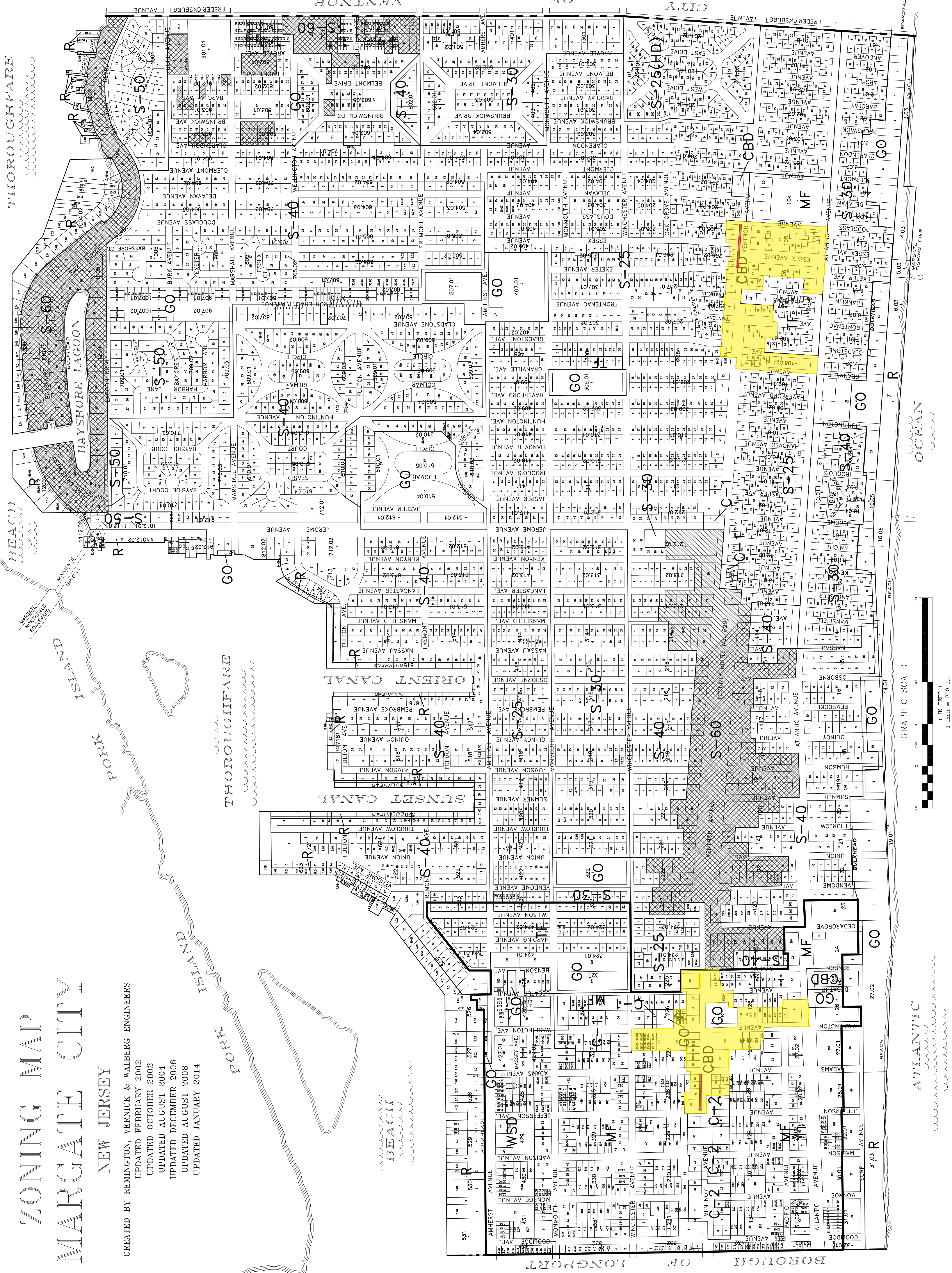
UPDATED OCTOBER 2002

UPDATED AUGUST 2004

UPDATED DECEMBER 2006

UPDATED AUGUST 2008

UPDATED JANUARY 2014



PROJECT AREA

### LEGEND

- S-60 SINGLE-FAMILY RESIDENTIAL DISTRICT
- S-50 SINGLE-FAMILY RESIDENTIAL DISTRICT
- S-40 SINGLE-FAMILY RESIDENTIAL DISTRICT
- S-30 SINGLE-FAMILY RESIDENTIAL DISTRICT
- S-25 SINGLE-FAMILY RESIDENTIAL DISTRICT
- S-25(HD) SINGLE-FAMILY RESIDENTIAL DISTRICT (HISTORIC DISTRICT)
- CBD CENTRAL BUSINESS DISTRICT
- C-1 COMMERCIAL DISTRICT
- C-2 COMMERCIAL/BUSINESS DISTRICT
- TF TWO-FAMILY RESIDENTIAL DISTRICT
- MF MULTI-FAMILY RESIDENTIAL DISTRICT
- WSD WATERFRONT SPECIAL DISTRICT
- GO GOVERNMENT AND OPEN SPACE
- R REPAIR DISTRICT
- 305.02 OVERLAY DISTRICT BOUNDARY
- 113 BLOCK NUMBER
- LOT NUMBER
- BULKHEAD LINE
- ZONE BOUNDARY LINE

