

Doss, Gary

From: Jadrosich, Megan <Megan.Jadrosich@fema.dhs.gov>
Sent: Tuesday, March 03, 2015 11:47 AM
To: Doss, Gary
Cc: Smith, Lawrence; Griggs, Patricia; McDonnell, William
Subject: RE: NCR39812 "Fishermen's Landing" Public Comment

Gary,

On behalf of FEMA Region 2 Mitigation, the following comments are offered for the Fisherman's Landing NJ CDBG proposed project to demolish several building, renovate a fish handling building and construct a hotel and restaurant on property located at 117-301 Channel Drive, Point Pleasant Beach, NJ. The property is situated in a Special Flood Hazard Area (SFHA), Zone AE and Zone V, according to the FIRM dated, 9/29/06 and the Preliminary FIRM.

In terms of NFIP regulations, any development activity on the property is required to be in conformance with the minimum requirements of the National Flood Insurance Program (NFIP). These requirements are codified in Title 44 of the Code of Federal Regulations (CFR), Part 60.

Minimum NFIP regulations require that new and substantially improved structures in A Zones must be elevated or floodproofed, if it is non-residential, to or above the level of the base flood, and meet other applicable program requirements as specified in Section 60.3 of the CFR.

If a structure is located in a coastal high hazard area, V-Zone, it not only must be elevated to or above the base flood elevation, but it also must comply with additional requirements contained in Section 60.3(e) of the NFIP regulations.

In addition, the NFIP requires communities, in this case, the Borough of Point Pleasant Beach, to review all applications for development in SFHAs and to apply their floodplain management regulations and building codes to work on both the existing and proposed structures. The Borough will be responsible to regulate any construction activity, issue permits and enforce the requirements of their Flood Damage Prevention Ordinance and the minimum requirements of the NFIP for development of this property.

If you have any questions about the above comments, please feel free to reach out to Mr. William McDonnell, Mitigation Division Deputy Director and Flood Insurance & Floodplain Management Branch Chief at 212.680.3622.

From: Doss, Gary [mailto:gdoss@Dewberry.com]
Sent: Wednesday, February 04, 2015 9:59 AM
To: paul_kenney@nps.gov; Carlo_Popolizio@fws.gov; Ron_Popowski@fws.gov; Samuel.l.reynolds@usace.army.mil; Jodi.m.mcdonald@usace.army.mil; Christopher.s.mallery@usace.army.mil; Musumeci.grace@epa.gov; Karen.greene@noaa.gov; john.bullard@noaa.gov; garfo.tasker@noaa.gov; Jadrosich, Megan; McDonnell, William; Michael.r.furda@hud.gov
Cc: Smith, Lawrence
Subject: NCR39812 "Fishermen's Landing" Public Comment

All,

We are currently preparing an Environmental Assessment on behalf of the New Jersey Department of Environmental Protection (NJDEP) for the above-referenced HUD CDBG-DR funded project. This property received damage as a result of Superstorm Sandy. We are conducting an 8-Step Floodplain Review pursuant to HUD regulations to satisfy Executive

Order 11988. Please refer to the attached public notice, which was published in local English and Spanish newspapers on January 30, 2015. Please let me know if you have any comments on this project.

Thank you,
Gary Doss

Gary Doss
Environmental Planner
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