

Floodplain 8-Step Process in accordance with Executive Order 11988: Floodplain Management

New Jersey Department of Community Affairs,

Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) Program

Multi-Unit Residential Reconstruction (RRE0003694MF)

Ocean County

April 2015

This Floodplain 8-Step Process document addresses the requirements of Executive Order 11988, "Floodplain Management" and has been completed for this applicant under the New Jersey Department of Community Affairs' New Jersey Homeowner Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) Program. This document pertains to proposed activities in the 100-year floodplain (A and V Zones) as identified on the latest FEMA floodplain maps, whether advisory, preliminary, or final.

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

The New Jersey Department of Community Affairs (DCA) is proposing to conduct activities within the 100-year Floodplain, as determined by current Digital Flood Insurance Rate Maps (DFIRM) for Ocean County. The proposed Multi-Unit Residential Reconstruction and Elevation project (RRE0003694MF) is located at 1935 Ocean Avenue, Toms River Township, Ocean County, New Jersey. As indicated on the Federal Emergency Management Agency (FEMA) FIRM Panel 329 of 611, Map Number 34029C0329F; effective September 29, 2006 as well as the NJDEP HUD Review Tool DFIRM, the 0.568-acre proposed project parcel is partially located within the Flood Zones "VE" (0.106 acres) and "X" (0.457 acres) with a very small portion at the west border located in zone "AE" (0.005 acres). The Floodplain Zones VE and AE are part of the FEMA-designated Special Flood Hazard Area (SFHA). However, the newer FEMA preliminary FIRM data provided by the NJDEP HUD Review Tool updated March 8, 2014, shows that the entire parcel is within an SFHA Zone A. The preliminary flood map incorporates all "A" categories, including in this case, category "AO". Therefore, the proposed action is subject to 24 CFR §55.20. Additionally, according to the NJDEP Wetlands Protection Map, there are mapped/potential wetlands located approximately 85 feet east of the parcel. However, the structure will be built across a paved roadway from the mapped wetland associated with the beached area east of the site; consequently, this project will have no direct or indirect effect on coastal or freshwater wetlands.

The proposed project includes reconstruction and elevation of a twenty-three-unit residential structure. The structure was determined to be a total loss and has been demolished post-storm; therefore, the proposed project is considered to be "substantial improvement". Currently, the reconstruction of the structure has not started and the parcel is a vacant non-vegetated land secured with chain link fencing. The previous structure on the parcel consisted of multiple individually-owned condominiums connected by common areas. This proposed project will assist owners of individual units who meet low-moderate income through reimbursement of demolition costs and funding for reconstruction activities including elevation. The proposed project will require the building to meet current minimum property standards. Based on the proposed activity being

considered “substantial improvement”, the project does not meet the exceptions at 24 CFR 55.12 and an 8-step analysis of the direct and indirect impacts associated with the construction, occupancy, and modification of the floodplain is required. This analysis will consider impacts to the floodplain along with concerns for loss of life and property.

The proposed project is anticipated to have temporary and minor impacts during reconstruction and elevation activities as a result of construction worker and vehicular traffic, the use of equipment during construction activities, and materials temporarily placed in staging areas on the premises. However, Best Management Practices (BMPs) and good housekeeping practices will be utilized to minimize any potential impacts to the floodplain and to restore and preserve natural and beneficial floodplain values to the greatest extent feasible. Consultation and the resulting permit issued by NJDEP’s Land Use Regulations (DLUR) dated January 29, 2015 further details construction conditions imposed on the project activities in order to preserve values of the floodplain and prevent drainage issues (see Step 5 below). Reconstruction and elevation activities will be conducted on previously developed land with the same twenty-three-unit capacity as the previous building, do not involve any change in land use and will not increase floodplain occupancy. Rather, the project is intended to restore safe and affordable housing, targeted for low-moderate income residents, that adheres to the all local, state and federal floodplain requirements; these requirements are intended to minimize threats to life and property. The structure will be elevated to the elevation height standards described below which represent best available data and the most accurate flood risk. No structures or activities will be located in the floodway. Therefore, any impacts to the floodplain are anticipated to be temporary and minor, and upon completion of project activities, no adverse impacts to the floodplain are anticipated as a result of this activity.

As part of the 8-step process, Steps 2 and 7 will disseminate information on the project activities and funding to the public and interested individuals/entities and invite their involvement and comments. The early notice in Step 2 will provide opportunities for early public involvement and the final notice in Step 7 shall state the reasons why the project must be located in the floodplain, provide a list of alternatives considered, and all mitigation measures to be taken to minimize adverse impacts and preserve natural and beneficial floodplain values. All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in accordance with Executive Order 11988 or 24 CFR Part 55.

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

A 15-day “Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain” was published in The Star-Ledger and El Diario on March 13, 2015 (see Attachment 1). The ad included the project identification, scope, location, site acreage, and the various acreages located within their respective SFHA zones. It targeted local residents including those in the floodplain. The notice was also sent electronically to interested Federal, State, and local agencies (see Attachment 2) and posted to DCA’s website (<http://www.nj.gov/dca/divisions/sandyrecovery/review/>) for review. The 15-day comment period expired on March 30, 2015.

The following responses via e-mail were received (see Attachment 3) and discussed below:

- Correspondence from Ryan Anderson of NJDEP’s Bureau of Coastal Regulation on March 16, 2015 inquired if there was a plan to submit this project to DLUR for a coastal consult and if so, they would comment on the project at that time with regards to coastal permits, floodplain and wetlands. Further correspondence from DLUR indicated that consultation had

occurred in which a permit by the DLUR had been issued in January 2015; this permit also referenced meeting the requirements of the Bureau of Coastal Regulation.

- Correspondence from Mr. David McKeon, Planning Director of the Ocean County Planning Department, dated March 16, 2015 commented that the project information was not provided in the web link other than that of the Early Public Notices. After Mr. McKeon's comment was conveyed to NJDEP, he was provided a site location map and the available project description on March 16, 2015. Thus far, no further comments on the project have been received.
- On March 13, 2015, Ms. Karen Greene, Fishery Biologist of NOAA, commented that since the property is entirely in uplands with no in-water work, there are no anticipated National Marine Fisheries Service (NMFS) species on the project site. Therefore, they had no additional comments on the project.
- DCA did not receive any comments on this notice.

Step THREE: *Identify and evaluate practicable alternatives.*

The following project alternatives were considered:

- Reconstruction and elevation of the multi-unit residential structure in accordance with all applicable local, state and federal floodplain requirements.
- Relocating future residents by acquiring an existing twenty-three-unit or similarly sized residential structure outside the 100-Year Floodplain.
- No Action.

Reconstruction and elevation of the multi-unit residential structure in accordance with all applicable local, state and federal floodplain requirements. The proposed project includes the reconstruction and elevation of a twenty-three-unit residential structure that previously consisted of multiple individually-owned condominiums connected by common areas. Following Superstorm Sandy, the structure was determined to be a total loss and has been demolished. Construction has not started and the parcel currently remains vacant. This proposed project will greatly assist the targeted owners who meet low-moderate income status and will further protect them from future storm surges as the proposed action will require elevation and the construction of the structure to meet current minimum property standards with the use of better and higher quality building materials. Thus, funding this project would provide safe and affordable housing for the owners, prevent future loss of life, and enhance housing opportunities for low and moderate income residents of Toms River Township. Additionally, it would also provide added rare amenities for low-moderate income owners to reside next to the beach with a view of the Atlantic Ocean from the property grounds and from some of the units.

Relocating future residents by acquiring an existing twenty-three-unit or similarly sized residential structure outside the 100-Year Floodplain. The parcel is located in Toms River Township in which almost the entire city is within the SFHA. Acquiring an existing twenty-three-unit or similarly sized structure outside of the 100-year Floodplain would be extremely difficult and cost prohibitive due to limited land that is not in the SFHA and the remote possibility of finding another residential structure of the same capacity outside the floodplain. Toms River Township is a densely developed community, and the majority of the land area is within the SFHA. Thus, undeveloped properties in residential areas are severely limited and costly to acquire. By relocating the residents and,

subsequently, not reconstructing the twenty-three-unit residential structure, the resulting project activities would contribute to a continued shortage of safe and affordable housing in the areas most impacted by the storm. This would ultimately not meet the purpose of the RREM Program. Additionally, the owners for the units would have to leave their community where they presumably work and have established neighborhood ties and social networks. Furthermore, relocating would be a financial burden, as the residents are also targeted to be low-to-moderate income and likely do not have the means to relocate farther away from their place of employment. Therefore, relocation would be contrary to the purpose and function of the proposed project and would not further efforts to restore safe housing in the current community.

No Action Alternative. The “No Action Alternative” means that the proposed project would not utilize federal funds for the reconstruction and elevation. Even though the structure would likely be rebuilt by the homeowner’s association, it would not be targeted for the previous low-moderate income unit owners. This would not address the vital housing needs of the area for low-moderate income residents and would not aid in the recovery of this neighborhood of Toms River Township. Alternatively, applicants may seek alternative funding such as a bank loan to proceed with the buy-in for their portion of demolition, reconstruction, and elevation costs; however this would likely represent a hardship for the applicants. Additionally, reconstruction and elevation of the structure in the absence of federal funding may not require the structure to meet the most stringent applicable construction and elevation requirements, which are intended to minimize risks to human life and property. Therefore, the “No Action Alternative” would not meet the need to restore residential property, nor would it result in structures within the floodplain being protected from flood hazards.

Step FOUR: Identify Potential Direct and Indirect Impacts of Associated with Floodplain Development.

The proposed project site includes approximately 0.568 acres of previously developed land in the 100-year Floodplain (Zone AO according to FEMA Preliminary FIRM data). Toms River Township is a participating member of the National Flood Insurance Program (NFIP). As such, all structures located in the flood zone must comply with all applicable local, state and federal floodplain requirements. HUD also requires projects located in the floodplain to maintain flood insurance for the economic life of the structure. No funding will be provided to any entity who previously received federal flood disaster assistance conditioned on obtaining and maintaining flood insurance, but failed to obtain and maintain the insurance [24 CFR 58.6(b)].

During project activities, there may be minimal direct and indirect impacts on the floodplain as a result of construction worker and vehicular traffic, the use of equipment during construction activities, and materials temporarily placed in staging areas on the premises. However, Best Management Practices (BMPs) and good housekeeping practices will be utilized to minimize any potential impacts to the floodplain and to restore and preserve natural and beneficial floodplain values to the greatest extent feasible. This is further accomplished by following conditions set forth in a January 29, 2015 permit from the DLUR detailing conditions to be met during construction activities in order to preserve values of the floodplain and prevent drainage issues; these are discussed in Step 5 below.

Additionally, the project, which will involve reconstruction on previously developed land with no change in residential capacity, does not involve any change in land use and will not increase floodplain occupancy. Rather, it serves to restore safe and affordable housing, targeted for low-moderate income residents, that adheres to the all local, state and federal floodplain requirements which are intended to minimize threats to life and property. The structure would be elevated to the

elevation height standards described below which represent best available data and the most accurate flood risk. Furthermore, the project also provides an aesthetically improved structure that may result in an increase in the real estate value to the neighborhood and the community. Therefore, any direct or indirect impacts to the floodplain are anticipated to be temporary and minor, and upon completion, no adverse impacts to the floodplain are anticipated as a result of this activity.

Step FIVE: 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.

The proposed project is intended to restore and enhance safe and affordable housing for residents impacted by Superstorm Sandy. The reconstruction of the new structure of the same capacity as the previously demolished building will encourage the return of low-moderate income residents. It will subsequently provide them with safe housing as HUD requires structures to meet the most stringent applicable construction guidelines, which ultimately results in structures within the floodplain having protection from flood hazards. The construction guidelines are intended to minimize risks and threats to human life and property.

In accordance with program guidelines, all structures located in the 100-year floodplain must comply with all applicable local, state and federal floodplain requirements. The NJDEP requires elevation of all substantially damaged structures in the floodplain. When followed, these regulations will reduce the threat of flooding damage to the homes located in the floodplain. The new elevation level as specified below, which applicants are required to adhere to for reconstruction and elevation projects, represents the best available data and are assumed to advance floodplain management efforts in the nine counties. HUD also requires projects located in the 100-year floodplain to maintain flood insurance for the economic life of the project. No funding will be provided to any entity who previously received federal flood disaster assistance conditioned on obtaining and maintaining flood insurance, but failed to obtain and maintain the insurance [24 CFR 58.6(b)]. Therefore, the requirements of the RREM program will further mitigate the potential flood hazard threat to the structure.

In addition to the typical BMPs and good housekeeping practices, the DLUR has issued a permit, # 1507-14-0029.1 CAF140001 dated January 29, 2015, that imposes further conditions for the project. This permit was authorized under and in compliance with applicable Rules on Coastal Zone Management N.J.A.C. 7:7E-1.1 et seq., as amended. This permit was issued following DLUR's review of the approved site plan and its associated attachments as listed in the permit. Pre-construction, special and standard conditions as set forth in relation to preserving floodplains, drainage control, and minimization of the potential of adverse impact to lives and property include:

- i. Prior to commencement of construction, a silt fence shall be erected along the limits of disturbance of the development with a 10-foot return on each end; the fence is to remain in place until construction has been completed;
- ii. All excavated and dredged material, if any, shall be disposed in a lawful manner. The material shall be placed outside of any flood hazard area, riparian zone, regulated water, freshwater/coastal wetlands and adjacent transition area, and in such a way as to not interfere with the positive drainage of the receiving area;

- iii. Foundations, slabs footings, and walls of the proposed structure shall be designed to resist uplift and lateral loads associated with hydrostatic pressure from flooding to the specified design flood elevation;
- iv. Lowest finished floor elevation shall be 11.36 feet NAVD;
- v. Area below the lowest finished floor shall remain open and accessible to the passage of flood waters at all times;
- vi. Use of plastic under newly landscaped or gravel areas is prohibited; all sub gravel liners must be made of filter cloth or other permeable material; and
- vii. Proper site maintenance includes prohibition to cause or permit any unreasonable interference with the free flow of a regulated feature or dumping of any materials, equipment, debris or structures within or adjacent to the regulated area. Upon completion, all excess materials, debris, equipment, silt fences and other temporarily soil erosion and sediment control devices shall be removed.

Overall, this proposed project will greatly assist the targeted owners who meet low-moderate income status and further protect them from future storm surges. The funding this project would provide safe and affordable housing for the owners, prevent loss of life, and enhance housing opportunities for low and moderate income residents of Toms River Township. Any direct or indirect impacts to the floodplain are anticipated to be temporary and minor, and upon completion, no adverse impacts to the floodplain are anticipated as a result of this activity.

As discussed above, mapped/potential wetlands associated with the beached area are located approximately 85 feet east of the parcel and across a paved roadway; consequently, this project will have no direct or indirect effect on coastal or freshwater wetlands.

Step SIX: Reevaluate the Alternatives.

DCA has reevaluated the project alternatives identified in Step 3, 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.

Reconstruction and elevation of the multi-unit residential structure in accordance with all applicable local, state and federal floodplain requirements will greatly assist the targeted owners who meet low-moderate income status and further protect them from future storm surges. Funding this project will provide safe and affordable housing for the owners, prevent loss of life and property, and enhance housing opportunities for low and moderate income residents of Toms River Township. This alternative meets the goal of the RREM program, which is to address the need for safe, decent, and affordable housing with minimal direct or indirect impact to the floodplain, and has been selected.

Relocating future residents by acquiring an existing twenty-three-unit or similarly sized residential structure outside the 100-Year Floodplain would be extremely difficult and cost prohibitive due to limited land that is not in the SFHA and the remote possibility of finding another residential structure of the same capacity outside the floodplain within Toms River Township. This action would likely contribute to a continued shortage of safe and affordable housing in the areas most impacted by the storm. Additionally, the owners for the units would have to leave their community where they presumably work and have established neighborhood ties and social networks. Further, the residents are also targeted to be generally low-to-moderate income and likely do not have the means to relocate farther away from their place of employment. This alternative would be contrary to the

purpose and function of the RREM Program and would not further efforts to restore safe and affordable housing in the current community. Therefore, this alternative was considered and rejected.

The No Action Alternative would not result in the program's goal of restoring safe and affordable housing for low to moderate income residents in the storm impacted areas. If the homeowner association chooses to rebuild the structure without federal funding, the most stringent applicable construction and elevation requirements, which are intended to minimize risks to human life and property, may not be met. This would not address the vital housing needs of the area for low-moderate income residents and would not aid in the recovery of this neighborhood of Toms River Township. The No Action Alternative would not meet the need to reconstruct and elevate residential structures, nor would it result in structures within the floodplain being protected from flood hazards. Therefore, the No Action alternative was considered and also rejected.

NJDCA has determined that it has no practicable alternative and has decided to proceed with the proposed project and to minimize any potential adverse impacts through the use of BMPs and mitigation measures.

Step SEVEN: Determination of No Practicable Alternative.

A final public notice will be published in accordance with 24 CFR Part 55 for a minimum 15-day comment period. The notice shall state the reasons why the project must be located in the floodplain, provide a list of alternatives considered, and all mitigation measures to be taken to minimize adverse impacts and preserve natural and beneficial floodplain values. All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in compliance with Executive Order 11988 or 24 CFR Part 55.

Step EIGHT: Implement the Proposed Action.

Step Eight is implementation of the proposed action. BMPs and mitigation measures will be incorporated into the proposed project to minimize any potential adverse impacts and to restore and preserve natural and beneficial floodplain values where possible. Implementation of the proposed action may require additional local and state permits, which could place additional design modifications or mitigation requirements on the project.

Attachment 1

Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain

Publication Affidavits

EARLY NOTICE AND PUBLIC REVIEW
OF A PROPOSED
ACTIVITY IN A 100-YEAR FLOOD-
PLAIN

Date: March 13, 2015

To: All Interested Agencies, Groups
& Individuals

This is to give notice that the New Jersey Department of Community Affairs (NJCA) has determined that the following proposed action under the Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) program, is located in the 100-year floodplain. NJCA will be identifying and evaluating practicable alternatives to locating the action 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. The RREM program funds projects that will assist in providing safe housing for homeowners throughout New Jersey.

RRE0003694MF Reconstruction and Elevation Project:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 329 of 611, Map Number 3402C0329F, effective September 29, 2006, the 0.6 acre property site located at 1935 Ocean Avenue, Toms River Township, Ocean County, New Jersey is largely located within the Special Flood Hazard Area Zones "VE" (0.138 acre) and "V" (0.437 acre) with a very small portion of the property located in zone "AE" (0.005 acre). However, the newer FEMA preliminary FIRM, updated March 8, 2014, shows the entire parcel within an SFHA Zone A. The preliminary flood map incorporates all "A" categories, including in this case category "A2". The proposed project will involve reconstruction and elevation of a multi-family residential structure. The parcel is a vacant lot that previously contained a multi-family structure of 23 units. The structure was determined to be a total loss post-Superstorm Sandy and was demolished.

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 NJCA on or before March 30, 2015. NJCA 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. The full file may also be reviewed on weekdays at NJCA from 9:00 AM to 5:00 PM. Further information can be found on the DCA website: www.nj.gov/dca/divisions/sandyrecovery/review/.

Richard Constable, Commissioner,
NJCA
3/13/2015 \$181.35

STATE OF NEW JERSEY } ss
COUNTY OF ESSEX

Maryanne Udinch

Being duly sworn, according to law, on his/her oath
sayeth that he/she is CLERK

of the Star-Ledger, in the County of Essex, and that the

notice, of which the attached is a copy, was published in
said paper on the 13th

day of March 2015 and continued
therein for _____ successively,

at least once in each _____

for 1 day
Maryanne Udinch

Sworn to and subscribed

before me this 17th
day of March 2015

[Signature]
NOTARY PUBLIC OF NEW JERSEY

NEEDHAM Y. JONES
Notary Public, State of New Jersey
My Commission Expires
January 18, 2018

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

Date: March 13, 2015

To: All Interested Agencies, Groups & Individuals

This is to give notice that the New Jersey Department of Community Affairs (NJDCA) has determined that the following proposed action under the Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) program, is located in the 100-year floodplain. NJDCA will be identifying and evaluating practicable alternatives to locating the action 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. The RREM program funds projects that will assist in providing safe housing for homeowners throughout New Jersey.

RRE0003694MF Reconstruction and Elevation Project:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 329 of 611, Map Number 34029C0329F, effective September 29, 2006, the 0.6 acre property site located at 1935 Ocean Avenue, Toms River Township, Ocean County, New Jersey is largely located within the Special Flood Hazard Area Zones "VE" (0.138 acre) and "X" (0.457 acre) with a very small portion of the property located in zone "AE" (0.005 acre). However, the newer FEMA preliminary FIRM, updated March 8, 2014, shows the entire parcel within an SFHA Zone A. The preliminary flood map incorporates all "A" categories, including in this case category "AO". The proposed project will involve reconstruction and elevation of a multi-family residential structure. The parcel is a vacant lot that previously contained a multi-family structure of 23 units. The structure was determined to be a total loss post-Superstorm Sandy and was demolished.

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 March 30, 2015. 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. The full file may also be reviewed on weekdays at NJDCA from 9:00 AM to 5:00 PM. Further information can be found on the DCA website: www.nj.gov/dca/divisions/sandyrecovery/review/.

Richard Constable, Commissioner, NJDCA

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Affidavit of Publication State of New York, County of New York, ss:

**The undersigned, Miriam Nieto is the Account Executive of
EL DIARIO/LA PRENSA a company of Impremedia located at
1 Metro Tech Center 18th Floor, Brooklyn, NY 11201**

This is a daily newspaper published in **New York State.**

The text of **AECOM / EARLY FLOOD PLAIN NOTICE #RRE0003694MF**
7389 Florida Blvd. Suite #300 Baton Rouge, Louisiana 70806

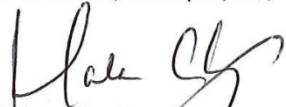
was published in said newspaper as set forth below, or in the annexed exhibit.

This newspaper has been
designated by the Clerk of New York County for this purpose.

MARTHA CITY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01C16147323
Qualified in Queens County
Certificate Filed in New York County
My Commission Expires May 30, 2018

Publication was published on

Friday, March 13, 2015


Subscribed and sworn to before me this
day of Thursday, March 19, 2015



Miriam Nieto
Account Executive

Notary Public, New York County, N.Y.

1 Metro Tech Center Brooklyn, NY 11201

AVISO ANTICIPADO Y REVISIÓN PÚBLICA DE ACTIVIDADES PROPUESTAS EN UNA PLANICIE DE INUNDACIÓN CORRESPONDIENTE A UNA PRECIPITACIÓN DE 100 AÑOS

Fecha: 13 de marzo de 2015

Para: Todas las Agencias, Grupos y Personas Interesadas

Sirva la presente para dar aviso de que el Departamento de Asuntos Comunitarios de New Jersey (NJDCA, por sus siglas en inglés) ha determinado que la siguiente acción propuesta bajo el programa de Reconstrucción, Rehabilitación, Elevación y Mitigación (RREM, por sus siglas en inglés) está ubicada en la planicie de inundación de 100 años. NJDCA identificará y evaluará alternativas practicables para ubicar la acción en la planicie de inundación junto con los posibles impactos sobre la planicie de inundación de la acción propuesta, como es requerido por la Orden Ejecutiva 11988, de conformidad con las regulaciones de el Departamento de Desarrollo Urbano y de la Vivienda de Estados Unidos (HUD, por sus siglas en inglés) de acuerdo al título 24 del Código de las Regulaciones Federales, Parte 55.20 Sub-parte C Procedimientos para Tomar Determinaciones en cuanto al Manejo de Planicies Inundadas y la Protección de Humedales. El programa RREM financia proyectos que ayudarán a proporcionar una vivienda segura para los propietarios de viviendas por todo New Jersey.

RRE0003694MF Proyecto de Elevación y Reconstrucción:

De acuerdo al Mapa de Tasas de Seguro contra Inundaciones (Flood Insurance Rate Map o FIRM) de la Agencia Federal para el Manejo de Emergencias (Federal Emergency Management Agency o FEMA), Panel 329 de 611, Mapa Numero 34029C0329F, efectivo a partir del 29 de septiembre de 2006, el sitio de la propiedad de 0.6 acres ubicado en 1935 Ocean Avenue, Toms River Township, Condado de Ocean, New Jersey y se encuentra en el Área Especial de Riesgo de Inundación, Zonas "VE" (0.138 acres) y "X" (0.457 acres) con una parte muy pequeña de la propiedad ubicada en la zona "AE" (0.005 acres). Sin embargo, el nuevo FIRM preliminar de FEMA, actualizado el 8 de marzo de 2014, muestra la parcela complete dentro de una Zona A de SFHA. El mapa de inundación preliminar incorpora todas las categorías "A", incluyendo en este caso la categoría "AO". El proyecto propuesto involucrará la reconstrucción y elevación de una estructura de residencias multifamiliar. La parcela es un terreno baldío que previamente contenía una estructura multifamiliar de 23 unidades. La estructura fue determinada como pérdida total posterior a la Súper Tormenta Sandy y fue demolida.

Hay tres propósitos principales para este aviso. Primero, las personas que pueden verse afectadas por las actividades en las planicies de inundación y aquellos que tienen un interés en la protección del medio ambiente natural se les debe de dar la oportunidad de expresar sus inquietudes y proporcionar información acerca de estas áreas. En segundo lugar, un programa adecuado de avisos públicos puede ser una herramienta educativa pública importante. Se anima a los comentaristas a ofrecer sitios alternativos fuera de la planicie de inundación, métodos alternativos para servir el mismo propósito del proyecto, y métodos para minimizar y mitigar los impactos. La difusión de información y el pedido de opiniones públicas acerca de las planicies de inundación pueden facilitar y mejorar los esfuerzos Federales para reducir los riesgos e impactos 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 acciones que tienen lugar en las planicies de inundación, debe informar a aquellos que puedan ponerse en riesgos mayores o continuos.

Los comentarios escritos deben ser recibidos por NJDCA en o antes del 30 de marzo de 2015. NJDCA anima la presentación electrónica de los comentarios en <http://www.nj.gov/dca/divisions/sandyrecovery/review/>. Alternativamente, los comentarios pueden ser presentados en papel a – Stacy Bonnaffons, Comisionada Adjunta, División de Recuperación de Sandy, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800. El archivo completo también puede ser revisado en NJDCA de lunes a viernes de 9:00 AM a 5:00 PM. Más información se puede encontrar en el sitio web de DCA: www.nj.gov/dca/divisions/sandyrecovery/review.

Richard Constable, Comisionado, NJDCA

Attachment 2
Electronic Notification to State and Federal Agencies of the
“Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain”

Lasher, Sara

From: Qualls, Ying
Sent: Friday, March 13, 2015 3:09 PM
To: Musumeci.grace@epa.gov; Clark.Maria@epa.gov; Sharla.azizi@fema.dhs.gov; Megan.Jadrosich@fema.dhs.gov; Michael.r.furda@hud.gov; paul_kenney@nps.gov; Colleen.Keller@dep.nj.gov; Ryan.Anderson@dep.nj.gov; dave.fanz@dep.nj.gov; Dan.Saunders@dep.state.nj.us; Karen.greene@noaa.gov; jennifer.goebel@noaa.gov; Richard.shaw@nj.usda.gov; Carlo_Popolizio@fws.gov; Jodi.m.mcdonald@usace.army.mil; James.w.haggerty@usace.army.mil; Samuel.l.reynolds@usace.army.mil; cblock@co.ocean.nj.us; chris.pettit@icfi.com; tim.davis@dep.nj.gov
Cc: Harrison, Karyn; DeVoe, Lauren; Lasher, Sara; Ortlieb, Erich
Subject: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)
Attachments: RRE0003694MF_EarlyFloodplainNotice.pdf

Good Afternoon,

The New Jersey Department of Environmental Protection (NJDEP), on behalf the Department of Community Affairs (DCA), is assisting with the Environmental Review portion of the Department of Housing and Urban Development's (HUD) Community Development Block Grant Disaster Relief Assistance Funding Program for the following programs: Neighborhood and Community Revitalization (NCR), Neighborhood Enhancement Program (NEP), Landlord Rental Repair Program (LRRP), Reconstruction, Rehabilitation, Elevation and Mitigation (RREM), and Stronger NJ Business Loan (SBL), and is thereby obligated to follow Executive Order (EO) 11988, Floodplain Management and HUD regulations found in 24 CFR § 55.20 prior to conducting any activities affecting the Floodplain. This Notice of Proposed Intent to take action is being provided in fulfillment of the aforementioned EO and regulations. It has been determined, using current data from the Federal Emergency Management Agency (FEMA) digital Flood Insurance Rate Map (FIRM) as well as preliminary FIRM data provided by NJDEP, that the proposed action site in the table below is situated within the Special Flood Hazard Area (SFHA).

Attached is the "Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain" for the following project site published on **March 13, 2015** in "The Star Ledger" and "El Diario".

Application ID	Location	Municipality	County	FIRM Panel	Map Number	Effective Date	Zone
RRE0003694MF	1935 Ocean Avenue	Toms River	Ocean	Panel 329 of 611	34029C0329F	September 29, 2006	VE and AE

The floodplain notices and maps are available for review and are posted on the Department of Community Affairs website: <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Please send any written comments that you may have concerning the effect of this project upon the floodplain to the New Jersey Department of Community Affairs at the following address on or before **March 30, 2015**: New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800, Attention: Stacy Bonnaffons, Assistant Commissioner, Sandy Recovery Division.

Comments may also be submitted via email at <http://www.nj.gov/dca/divisions/sandyassistance.html>.

Thank you,

Ying Qualls
Senior Staff Scientist
D 1-225-922-5760
ying.qualls@aecom.com

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7389 Florida Blvd., Suite 300, Baton Rouge, Louisiana 70806
T 1-225-922-5700 F 1-225-922-5701
www.aecom.com

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

Date: March 13, 2015

To: All Interested Agencies, Groups & Individuals

This is to give notice that the New Jersey Department of Community Affairs (NJDCA) has determined that the following proposed action under the Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) program, is located in the 100-year floodplain. NJDCA will be identifying and evaluating practicable alternatives to locating the action 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. The RREM program funds projects that will assist in providing safe housing for homeowners throughout New Jersey.

RRE0003694MF Reconstruction and Elevation Project:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 329 of 611, Map Number 34029C0329F, effective September 29, 2006, the 0.6 acre property site located at 1935 Ocean Avenue, Toms River Township, Ocean County, New Jersey is largely located within the Special Flood Hazard Area Zones "VE" (0.138 acre) and "X" (0.457 acre) with a very small portion of the property located in zone "AE" (0.005 acre). However, the newer FEMA preliminary FIRM, updated March 8, 2014, shows the entire parcel within an SFHA Zone A. The preliminary flood map incorporates all "A" categories, including in this case category "AO". The proposed project will involve reconstruction and elevation of a multi-family residential structure. The parcel is a vacant lot that previously contained a multi-family structure of 23 units. The structure was determined to be a total loss post-Superstorm Sandy and was demolished.

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 March 30, 2015. 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. The full file may also be reviewed on weekdays at NJDCA from 9:00 AM to 5:00 PM. Further information can be found on the DCA website: www.nj.gov/dca/divisions/sandyrecovery/review/.

Richard Constable, Commissioner, NJDCA

Attachment 3
Public Comments and Responses

Qualls, Ying

From: Jessica Cobb <Jessica.Cobb@dep.nj.gov>
Sent: Monday, March 16, 2015 2:48 PM
To: LeBlanc, Lauren; Ryan Anderson
Cc: Harrison, Karyn; Lasher, Sara; DeVoe, Lauren; Tim Davis; NJERRQUESTIONS@icfi.com; Qualls, Ying; Ortlieb, Erich; Jerri Weigand; chris.pettit@icfi.com
Subject: RE: DLUR Determination Request
Attachments: 1507-14-0029.1_CAF140001.pdf

Good Afternoon Lauren,

Please accept the attached CAFRA Individual Permit, #1507-14-0029.1 CAF140001, issued 1/29/15 for the project site. The permit authorized reconstruction of a 23 unit, two-story, condominium building with associated parking, landscaping, utilities and related site improvements as shown on the approved site plan entitled, "PRELIMINARY / FINAL SITE PLAN FOR SEAVIEW CONDOMINIUM ASSOCIATION RECONSTRUCTION, TAX MAP PLATE 108.02 – BLOCK 1016 – LOT 15, TOWNSHIP OF TOMS RIVER, OCEAN COUNTY, NEW JERSEY". Sheets 1-3 are dated March 11, 2013; Sheet 4 is dated February 20, 2014; Sheets 5 & 6 are dated March 11, 2013. All sheets are last revised on September 22, 2014, except Sheet 3 which is unrevised, and Sheet 2 which is last revised on January 29, 2015.

No other authorizations are required for construction to commence in accordance with the aforementioned approved site plans.

Thank you,

Jessica Cobb
Environmental Specialist 3
Division of Land Use Regulation
501 East State St., 2nd Floor
P.O. Box 420, Mail Code 501-02A
Trenton, NJ 08625

Phone: 609-292-1237
Fax: 609-292-5399

From: LeBlanc, Lauren [<mailto:lauren.leblanc@aecom.com>]
Sent: Monday, March 16, 2015 1:55 PM
To: Ryan Anderson
Cc: Harrison, Karyn; Lasher, Sara; DeVoe, Lauren; Tim Davis; NJERRQUESTIONS@icfi.com; Qualls, Ying; Ortlieb, Erich; Jerri Weigand; chris.pettit@icfi.com; Jessica Cobb
Subject: DLUR Determination Request

Good Afternoon Ryan,

We are conducting an environmental assessment on behalf of the New Jersey Department of Environmental Protection for a CDBG Disaster Grant application under the Hurricane Sandy Disaster Recovery Program. The proposed action involves reconstruction and elevation of a multi-unit residential structure that contained more than four units. The project is located at 1935 Ocean Avenue, Unit 21, Ortlieb Beach, New Jersey. Additionally, please note that the structure was demolished post-storm, and has not yet been reconstructed.

The project is in the SFHA as well as within the CAFRA zone as shown in the attached maps. Therefore, I am requesting your review of the site for compliance. Photos of the site are attached. Please let me know if you need any additional information to complete your review.

Thank you,

Lauren LeBlanc

URS Corporation
7389 Florida Blvd, Suite 300
Baton Rouge, LA 70806
Tel: (225)922-5700

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Qualls, Ying

From: Qualls, Ying
Sent: Monday, March 16, 2015 11:05 AM
To: 'Ryan Anderson'
Cc: Jessica Cobb; Harrison, Karyn; DeVoe, Lauren; Ortlieb, Erich; Lasher, Sara
Subject: RE: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Good morning Ryan:

Yes, we are expecting to send consultation today. Please expect communication documentation from Lauren Leblanc.

We apologize for the inconvenience and look forward to your determinations.

Thank you and have a good day!

Ying Qualls
Senior Staff Scientist
D 1-225-922-5760
ying.qualls@aecom.com

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7389 Florida Blvd., Suite 300, Baton Rouge, Louisiana 70806
T 1-225-922-5700 F 1-225-922-5701
www.aecom.com

From: Ryan Anderson [mailto:Ryan.Anderson@dep.nj.gov]
Sent: Monday, March 16, 2015 9:52 AM
To: Qualls, Ying
Cc: Jessica Cobb
Subject: RE: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Is there a plan to submit this project to Land Use Regulation for a coastal consult? If so, then we will just comment on the project at that time with regards to coastal permits, floodplain and wetlands. Thanks

Ryan J. Anderson
Supervising Environmental Specialist
Bureau of Coastal Regulation
Division of Land Use Regulation
(609) 292-1230

From: Qualls, Ying [mailto:ying.qualls@aecom.com]
Sent: Friday, March 13, 2015 4:09 PM
To: Musumeci.grace@epa.gov; Clark.Maria@epa.gov; Sharla.azizi@fema.dhs.gov; Megan.Jadrosich@fema.dhs.gov; Michael.r.furda@hud.gov; paul.kenney@nps.gov; Colleen Keller; Ryan Anderson; Dave Fanz; Dan Saunders; Karen.greene@noaa.gov; jennifer.goebel@noaa.gov; Richard.shaw@nj.usda.gov; Carlo.Popolizio@fws.gov; Jodi.m.mcdonald@usace.army.mil; James.w.haggerty@usace.army.mil; Samuel.l.reynolds@usace.army.mil; cblock@co.ocean.nj.us; chris.pettit@icfi.com; Tim Davis
Cc: Harrison, Karyn; DeVoe, Lauren; Lasher, Sara; Ortlieb, Erich
Subject: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Good Afternoon,

The New Jersey Department of Environmental Protection (NJDEP), on behalf the Department of Community Affairs (DCA), is assisting with the Environmental Review portion of the Department of Housing and Urban Development's (HUD) Community Development Block Grant Disaster Relief Assistance Funding Program for the following programs: Neighborhood and Community Revitalization (NCR), Neighborhood Enhancement Program (NEP), Landlord Rental Repair Program (LRRP), Reconstruction, Rehabilitation, Elevation and Mitigation (RREM), and Stronger NJ Business Loan (SBL), and is thereby obligated to follow Executive Order (EO) 11988, Floodplain Management and HUD regulations found in 24 CFR § 55.20 prior to conducting any activities affecting the Floodplain. This Notice of Proposed Intent to take action is being provided in fulfillment of the aforementioned EO and regulations. It has been determined, using current data from the Federal Emergency Management Agency (FEMA) digital Flood Insurance Rate Map (FIRM) as well as preliminary FIRM data provided by NJDEP, that the proposed action site in the table below is situated within the Special Flood Hazard Area (SFHA).

Attached is the "Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain" for the following project site published on **March 13, 2015** in "The Star Ledger" and "El Diario".

Application ID	Location	Municipality	County	FIRM Panel	Map Number	Effective Date	Zone
RRE0003694MF	1935 Ocean Avenue	Toms River	Ocean	Panel 329 of 611	34029C0329F	September 29, 2006	VE and AE

The floodplain notices and maps are available for review and are posted on the Department of Community Affairs website: <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Please send any written comments that you may have concerning the effect of this project upon the floodplain to the New Jersey Department of Community Affairs at the following address on or before **March 30, 2015**: New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800, Attention: Stacy Bonaffons, Assistant Commissioner, Sandy Recovery Division.

Comments may also be submitted via email at <http://www.nj.gov/dca/divisions/sandyassistance.html>.

Thank you,

Ying Qualls
Senior Staff Scientist
D 1-225-922-5760
ying.qualls@aecom.com

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T 1-225-922-5700 F 1-225-922-5701
www.aecom.com

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Qualls, Ying

From: DMcKeon@co.ocean.nj.us
Sent: Monday, March 16, 2015 3:44 PM
To: Qualls, Ying
Cc: Ortlieb, Erich; Harrison, Karyn; DeVoe, Lauren; Lasher, Sara
Subject: RE: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Thank you very much for your quick response.

David J. McKeon, Planning Director
Ocean County Planning Department
129 Hooper Avenue
P.O. Box 2191
Toms River, New Jersey 08754-2191
web address - www.planning.co.ocean.nj.us
Ph.: 732-929-2054
Fax: 732-244-8396

▼ "Qualls, Ying" ---03/16/2015 03:53:05 PM---Hello Mr. McKeon: We are pleased to attach the site location map and the latest project description

From: "Qualls, Ying" <ying.qualls@aecom.com>
To: "DMcKeon@co.ocean.nj.us" <DMcKeon@co.ocean.nj.us>,
Cc: "Harrison, Karyn" <karyn.harrison@aecom.com>, "DeVoe, Lauren" <lauren.devoe@aecom.com>, "Lasher, Sara" <sara.lasher@aecom.com>, "Ortlieb, Erich" <erich.ortlieb@aecom.com>
Date: 03/16/2015 03:53 PM
Subject: RE: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Hello Mr. McKeon:

We are pleased to attach the site location map and the latest project description from our records:

The proposed project will include the reconstruction and elevation of a multi-family residential structure containing more than four units. The damaged structure was demolished post-storm, and has not yet been reconstructed. The subject property is approximately 0.6 acres in size and is located at 1935 Ocean Avenue, Ortle Beach, New Jersey. The current county tax record for the property does not list a date of construction or building value for the previous structure. The structure was determined to be a total loss and demolished, therefore, the proposed project is considered to be substantial improvement. The previous building consisted of multiple individually-owned condominiums connected by common areas. The proposed project will assist owners of individual units, who meet LMI standards, through reimbursement of demolition costs and funding for reconstruction activities including elevation. The current Work-In-Place includes demolition costs of approximately \$4,945.68 per unit. Additionally, the cost to elevate will be approximately \$120.48 per sq. ft. of unit. However, the total cost to reconstruct the elevated building is unknown. Finally, because the structure has been demolished and removed from the property, project activities will not

include lead-based paint abatement. Currently, the owners of two of the units within the building have applied for assistance. However, this environmental review will evaluate potential direct and indirect impacts associated with the reconstruction and elevation of this multi-family residential structure. As such, this environmental review would be applicable to additional units applying for assistance within the effective period of this review.

If you have any concerns or comments, please let us know. Thank you again and have a good day!

Ying Qualls
Senior Staff Scientist
D 1-225-922-5760
ying.qualls@aecom.com

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T 1-225-922-5700 F 1-225-922-5701
www.aecom.com

From: DMcKeon@co.ocean.nj.us [<mailto:DMcKeon@co.ocean.nj.us>]
Sent: Monday, March 16, 2015 1:37 PM
To: Qualls, Ying
Subject: RE: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Thank you for your prompt reply. I was looking to review the standard maps and information that are included with other applications.

David J. McKeon, Planning Director
Ocean County Planning Department
129 Hooper Avenue
P.O. Box 2191
Toms River, New Jersey 08754-2191
web address - www.planning.co.ocean.nj.us
Ph.: 732-929-2054
Fax: 732-244-8396

▼ "Qualls, Ying" --03/16/2015 12:50:42 PM--Good morning Mr. McKeon: Thank you for your interest in the project. We will follow up with DCA with

From: "Qualls, Ying" <ying.qualls@aecom.com>
To: "DMcKeon@co.ocean.nj.us" <DMcKeon@co.ocean.nj.us>,
Cc: "MVillinger@co.ocean.nj.us" <MVillinger@co.ocean.nj.us>, "Harrison, Karyn" <karyn.harrison@aecom.com>, "DeVoe, Lauren" <lauren.devoe@aecom.com>,
"Ortleb, Erich" <erich.ortleb@aecom.com>, "Lasher, Sara" <sara.lasher@aecom.com>
Date: 03/16/2015 12:50 PM
Subject: RE: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Good morning Mr. McKeon:

Thank you for your interest in the project. We will follow up with DCA with regards to the information that is not posted. In the meantime, is there any specific information on the project that we can send to you, please? Please let us know and we will be happy to provide.

Thank you also for your note on application 16406MF at Green Street. We will pass along your information.

Have a nice day!

Ying Qualls
Senior Staff Scientist
D 1-225-922-5760
ying.qualls@aecom.com

AECOM
7389 Florida Blvd., Suite 300, Baton Rouge, Louisiana 70806
T 1-225-922-5700 F 1-225-922-5701
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From: DMcKeon@co.ocean.nj.us [<mailto:DMcKeon@co.ocean.nj.us>]

Sent: Monday, March 16, 2015 10:33 AM

To: Qualls, Ying

Cc: MVillinger@co.ocean.nj.us

Subject: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Please be advised that no project information is provided on the web link for RRE0003694MF, other than the Early Notice letters in English and Spanish. Let me know if there is additional information available for review.

The information that does follow the early notice letters is for application 16406MF - 1 Green Street, Apt. G3, Jersey City. You will note that the heading for the Jersey City application is incorrectly located at the very bottom of all records listed.

David J. McKeon, Planning Director
Ocean County Planning Department
129 Hooper Avenue
P.O. Box 2191
Toms River, New Jersey 08754-2191
web address - www.planning.co.ocean.nj.us
Ph.: 732-929-2054
Fax: 732-244-8396

----- Forwarded by Carl Block/ADM/OCG on 03/13/2015 05:03 PM -----

From: "Qualls, Ying" <ying.qualls@aecom.com>
To: "Musumeci, Grace" <Musumeci.grace@epa.gov>, "Clark, Maria" <Clark.Maria@epa.gov>, "Sharla, Azizi" <Sharla.azizi@fema.dhs.gov>, "Megan, Jadowsich" <Megan.Jadowsich@fema.dhs.gov>, "Michael, R. Furda" <Michael.R.Furda@hud.gov>, "Paul, Kenney" <paul.kenney@nps.gov>, "Colleen, Keller" <Colleen.Keller@dep.nj.gov>, "Ryan, Anderson" <Ryan.Anderson@dep.nj.gov>, "Dave, Fanz" <dave.fanz@dep.nj.gov>, "Dan, Saunders" <Dan.Saunders@dep.state.nj.us>, "Karen, Greene" <Karen.greene@noaa.gov>, "Jennifer, Goebel" <jennifer.goebel@noaa.gov>, "Richard, Shaw" <Richard.shaw@nj.usda.gov>, "Carlo, Popolizio" <Carlo.Popolizio@fws.gov>, "Jodi, M. McDonald" <Jodi.M.McDonald@usace.army.mil>, "James, W. Haggerty" <James.W.Haggerty@usace.army.mil>, "Samuel, I. Reynolds" <Samuel.I.Reynolds@usace.army.mil>, "Chris, Pettit" <chris.pettit@icfi.com>, "Tim, Davis" <tim.davis@dep.nj.gov>
Cc: "Harrison, Karyn" <karyn.harrison@aecom.com>, "DeVoe, Lauren" <lauren.devoe@aecom.com>, "Lasher, Sara" <sara.lasher@aecom.com>, "Ortlieb, Erich" <erich.ortlieb@aecom.com>
Date: 03/13/2015 04:09 PM
Subject: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Good Afternoon,

The New Jersey Department of Environmental Protection (NJDEP), on behalf the Department of Community Affairs (DCA), is assisting

with the Environmental Review portion of the Department of Housing and Urban Development's (HUD) Community Development Block Grant Disaster Relief Assistance Funding Program for the following programs: Neighborhood and Community Revitalization (NCR), Neighborhood Enhancement Program (NEP), Landlord Rental Repair Program (LRRP), Reconstruction, Rehabilitation, Elevation and Mitigation (RREM), and Stronger NJ Business Loan (SBL), and is thereby obligated to follow Executive Order (EO) 11988, Floodplain Management and HUD regulations found in 24 CFR § 55.20 prior to conducting any activities affecting the Floodplain. This Notice of Proposed Intent to take action is being provided in fulfillment of the aforementioned EO and regulations. It has been determined, using current data from the Federal Emergency Management Agency (FEMA) digital Flood Insurance Rate Map (FIRM) as well as preliminary FIRM data provided by NJDEP, that the proposed action site in the table below is situated within the Special Flood Hazard Area (SFHA).

Attached is the "Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain" for the following project site published on **March 13, 2015** in "The Star Ledger" and "El Diario".

Application ID	Location	Municipality	County	FIRM Panel	Map Number	Effective Date
RRE0003694MF	1935 Ocean Avenue	Toms River	Ocean	Panel 329 of 611	34029C0329F	September 29, 2006

The floodplain notices and maps are available for review and are posted on the Department of Community Affairs website: Please send any written comments that you may have concerning the effect of this project upon the floodplain to the New Jersey Department of Community Affairs at the following address on or before **March 30, 2015**: New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800, Attention: Stacy Bonnaffons, Assistant Commissioner, Sandy Recovery Division.

Comments may also be submitted via email at <http://www.nj.gov/dca/divisions/sandyassistance.html>.

Thank you,

Ying Qualls
Senior Staff Scientist
D 1-225-922-5760
ying.qualls@aecom.com

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[attachment "RRE0003694MF_EarlyFloodplainNotice.pdf" deleted by David McKeon/PSW/OCG] [attachment "RRE0003694MFSiteLocationMap.pdf" deleted by David McKeon/PSW/OCG]

Qualls, Ying

From: Karen Greene - NOAA Federal <karen.greene@noaa.gov>
Sent: Friday, March 13, 2015 3:33 PM
To: Qualls, Ying
Cc: Jennifer Goebel - NOAA Affiliate
Subject: Re: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Hello,

Since the property is entirely in uplands, and there will be no in-water work, there are no NMFS on the project site and we have no additional comments.

Karen Greene
Fishery Biologist
National Marine Fisheries Service
Habitat Conservation Division
James J. Howard Marine Sciences Laboratory
74 Magruder Rd.
Highlands, NJ 07732
732 872-3023 (office)
978 317-5107 (cell)
732 872-3077 (fax)
karen.greene@noaa.gov

On Fri, Mar 13, 2015 at 4:09 PM, Qualls, Ying <ying.qualls@aecom.com> wrote:

Good Afternoon,

The New Jersey Department of Environmental Protection (NJDEP), on behalf the Department of Community Affairs (DCA), is assisting with the Environmental Review portion of the Department of Housing and Urban Development's (HUD) Community Development Block Grant Disaster Relief Assistance Funding Program for the following programs: Neighborhood and Community Revitalization (NCR), Neighborhood Enhancement Program (NEP), Landlord Rental Repair Program (LRRP), Reconstruction, Rehabilitation, Elevation and Mitigation (RREM), and Stronger NJ Business Loan (SBL), and is thereby obligated to follow Executive Order (EO) 11988, Floodplain Management and HUD regulations found in 24 CFR § 55.20 prior to conducting any activities affecting the Floodplain. This Notice of Proposed Intent to take action is being provided in fulfillment of the aforementioned EO and regulations. It has been determined, using current data from the Federal Emergency Management Agency (FEMA) digital Flood Insurance Rate Map (FIRM) as well as preliminary FIRM data provided by NJDEP, that the proposed action site in the table below is situated within the Special Flood Hazard Area (SFHA).

Attached is the “Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain” for the following project site published on **March 13, 2015** in “The Star Ledger” and “El Diario”.

Application ID	Location	Municipality	County	FIRM Panel	Map Number	Effective Date	Zone
RRE0003694MF	1935 Ocean Avenue	Toms River	Ocean	Panel 329 of 611	34029C0329F	September 29, 2006	VE and AE

The floodplain notices and maps are available for review and are posted on the Department of Community Affairs website: <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Please send any written comments that you may have concerning the effect of this project upon the floodplain to the New Jersey Department of Community Affairs at the following address on or before **March 30, 2015**: New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800, Attention: Stacy Bonnaffons, Assistant Commissioner, Sandy Recovery Division.

Comments may also be submitted via email at <http://www.nj.gov/dca/divisions/sandyassistance.html>.

Thank you,

Ying Qualls

Senior Staff Scientist

D [1-225-922-5760](tel:1-225-922-5760)

ying.qualls@aecom.com

AECOM

7389 Florida Blvd., Suite 300, Baton Rouge, Louisiana 70806

T [1-225-922-5700](tel:1-225-922-5700) F [1-225-922-5701](tel:1-225-922-5701)

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Qualls, Ying

Subject: FW: Public Comments

From: Russell, Deonna [<mailto:Deonna.Russell@dca.nj.gov>]
Sent: Monday, March 30, 2015 11:35 AM
To: Greene, Robert; Ryan, Lisa
Cc: Tim Davis; Sherman, Steven; Malmi, Nick
Subject: RE: Public Comments

Good morning Robert,

Assistant Commissioner Stacy Bonnaffons has not received any public comments on the applications listed below. Thank you.

Do have a great day,
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.nj.gov

From: Greene, Robert [<mailto:Robert.Greene@icfi.com>]
Sent: Monday, March 30, 2015 11:28 AM
To: Russell, Deonna; Ryan, Lisa
Cc: Tim Davis; Sherman, Steven; Malmi, Nick
Subject: Public Comments

Good Afternoon,

Please confirm that no public comments were received for the below applications:

RRE0011370
RRE0003694MF EFP notice

Thank you,

Robert Greene | Environmental Planner | 609.403.7439
ICF INTERNATIONAL | Robert.Greene@icfi.com | icfi.com | Connect with us on [social media](#).

Qualls, Ying

From: Ryan, Lisa <Lisa.Ryan@dca.nj.gov>
Sent: Wednesday, April 01, 2015 10:02 AM
To: Greene, Robert
Subject: Re: Public Comments

Hi Robert,

Sorry for the delay in getting back to you. DCA Communications has received no public comments about these projects. Thanks.

Lisa

From: Greene, Robert <Robert.Greene@icfi.com>
Sent: Tuesday, March 31, 2015 10:15:12 AM
To: Ryan, Lisa
Subject: FW: Public Comments

Hey Lisa,

Just checking in to see if you've received any public comments for the below applications.

Thank you,

Robert Greene | Environmental Planner | 609.403.7439
ICF INTERNATIONAL | Robert.Greene@icfi.com | icfi.com | Connect with us on [social media](#).

From: Greene, Robert
Sent: Monday, March 30, 2015 11:28 AM
To: 'deonna.russell@dca.state.nj.us'; 'Ryan, Lisa'
Cc: 'Tim Davis'; Sherman, Steven; Malmi, Nick
Subject: Public Comments

Good Afternoon,

Please confirm that no public comments were received for the below applications:

RRE0011370
RRE0003694MF EFP notice

Thank you,

Robert Greene | Environmental Planner | 609.403.7439
ICF INTERNATIONAL | Robert.Greene@icfi.com | icfi.com | Connect with us on [social media](#).