

Summary of 5-Step Floodplain Analysis

Application ID Number: RRE0009913MF

Applicant: John Murray

Project Location: 11 Raritan Avenue, Unit 3, Keansburg, NJ (Monmouth County); Block 13, Lot 2.05_C0003

Project Description: Rehabilitation of a single residential unit within a multifamily (5 or more units) structure

Step 1. Determine if the proposed action is in a 100-year floodplain.

The presence of a 100-year floodplain was determined by examination of National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) for Monmouth County, New Jersey, Panel 34 of 457, Map Number 34025C0034F, dated September 25, 2009 (See attached map RRE0009913MF_FIRM_34025C0034F_RREM_TO145). Based on this map, it has been determined that the entire proposed action is located in a 100-year floodplain, i.e. Zone AE.

Step 2. Identify and describe the proposed action's direct and indirect effects associated with occupying or modifying the floodplain.

The proposed action involves the rehabilitation of a single residential unit (Unit 3) within a multifamily structure located at 11 Raritan Avenue, in Keansburg, Monmouth County, New Jersey (Block 13, Lot 2.05_C0003). The multifamily structure, built in 1989 according to property tax records, comprise nine units, one of which was damaged as a result of Superstorm Sandy. The scope of work includes repair and replacement of appliances, cabinetry, doors, drywall, floor coverings, carpets, as well as electrical work, heat, vent, and air conditioning work, insulation, moisture protection, plumbing, and painting. The total estimated cost of repair is \$60,043.70 and is considered minor rehabilitation as the cost of repair is less than fifty (50) percent of the pre-disaster market value of the multifamily structure, \$623,000, as reported on tax records. Because the unit is located in a multifamily structure, the structure, and hence the residential unit subject to the proposed action, will not be elevated. Because there will be no elevation and no changes to the footprint of the structure or unit, the proposed action represents no change to the floodplain from pre-Superstorm Sandy conditions.

Step 3. Identify methods to minimize the potential adverse impacts within a floodplain and to restore and preserve its natural and beneficial values.

The project activity is unlikely to have any impact on the floodplain or its natural and beneficial values. No additional direct or indirect impacts are anticipated to occur as a result of the continued occupation of the residential unit. However, because the site is located in the floodplain and as a condition of receiving project funding, the New Jersey Department of Environmental Protection requires that all participants whose property is in the 100-year floodplain shown on the effective FIRM must carry flood insurance on the subject property for its economic life and must comply with any applicable

requirements under the NFIP. Therefore, these requirements will help to mitigate the potential flood hazard threat to the property.

Step 4. Reevaluate the proposed action to determine if it is still practicable given its floodplain effects.

Because the proposed action represents no change from pre-Superstorm Sandy conditions, it is still determined to be practicable.

Step 5. The proposed action can be implemented after steps 1 through 4 have been completed.

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