

## Summary of 5-Step Floodplain Analysis

Application ID Number: RRE0028738

Applicant: Barry Kornblum

Project Location: 159 Newark Street, Apartment 2A, Hoboken, NJ (Hudson County); Block 186, Lot 8\_C002A

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 Hudson County, New Jersey, Panel 106 of 118, Map Number 34017C0106D, dated August 16, 2006 (See attached map RRE0028738\_FIRM\_34017C0106D\_RREM\_TO138). 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 (Apartment 2A) within a multifamily structure located at 159 Newark Street, in Hoboken, Hudson County, New Jersey (Block 186, Lot 8\_C002A). The multifamily structure, built in 1901 according to property tax records, comprises 14 units, one of which was damaged as a result of Superstorm Sandy. The scope of work includes the removal of hardwood flooring and underlayment and the addition of carpeting, carpet pad, batt insulation, and a polyethylene vapor barrier to a bedroom and the repair and replacement of a toilet, plumbing fixture supply line, stop valve and shower head, removal of an outlet and the addition of a Ground Fault Interrupter (GFI) outlet, bathroom ventilation fan with a light, ductwork and switch in a half bathroom. The total estimated cost of repair is \$2,987.49. 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 and would not degrade 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 NJDEP 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 to 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.