

**Early Notice and Public Review of an
Activity in a 100-Year Floodplain
Ocean 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 (NJDECA), has determined that the following proposed action under the Stronger NJ Business Loan (SBL) program, which provides loans to small businesses and nonprofits that were impacted by Superstorm Sandy, is located in the 100-year floodplain, and 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:

SBL38623: this project is located at 1020 Boardwalk in the Borough of Seaside Heights, Ocean County. The work has been completed and consisted of the clean out and gutting of a two story 80-foot by 80-foot concrete commercial building. Interior and exterior components of the structure were razed down to the poured concrete and block superstructure. An extensive mold remediation was completed throughout the entire building. All new construction was completed in the following areas: total new electrical system including new transformer, complete new plumbing system, HVAC, six new 10-foot by 20-foot steel commercial security rollup doors with electric motors and man doors. All concrete cracks and fissures were repaired; all new tile and carpet flooring was installed, interior and exterior paint was completed, and extensive interior and exterior signage and props were installed. A new 6400-square foot roof system was installed.

The project is located within Special Flood Hazard Area Zones "VE (EL 12)" and "X," as shown on Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Map (FIRM) Panel 329 of 660, Map Number 34025C0329G, revised March 28, 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