

Flis, Tom

From: Ryan Anderson <Ryan.Anderson@dep.nj.gov>
Sent: Friday, June 27, 2014 2:39 PM
To: Flis, Tom
Cc: Williams, Beth; Bock, John
Subject: RE: SRP0037053 CEST Review - Request for Hazard Area Control Act Determination

Rehabilitation and elevation of a building within the floodplain would qualify for a Flood Hazard Area Permit-by-Rule pursuant to N.J.A.C. 7:13-7.2(a)3 provided the conditions of that permit-by-rule were met. Therefore, the proposed project would not require a Flood Hazard Area permit from the Department. For your reference, the criteria are listed below:

3. The reconstruction, relocation and/or elevation of a lawfully existing building outside a floodway, provided:
 - i. The footprint of the building is not increased by more than 300 square feet;
 - ii. The lowest floor of the building is reconstructed or elevated to at least one foot above the flood hazard area design flood elevation;
 - iii. The area below the lowest floor of the building is not used for habitation and remains open to floodwaters, in accordance with N.J.A.C. 7:13-11.5(n), (o) and (p);
 - iv. The building is not expanded or relocated closer to any regulated water or within a floodway;
 - v. Any building being relocated is either moved outside any riparian zone or situated within an area where previous development or disturbance has occurred (such as an area maintained as a lawn or garden or an abandoned parking area that has partially revegetated);
 - vi. No vegetation is cleared, cut or removed in a riparian zone, except for vegetation within 20 feet of the building if such disturbance is necessary to facilitate its reconstruction, relocation and/or elevation; and
 - vii. All vegetated areas temporarily disturbed within the riparian zone are replanted with indigenous, non-invasive species upon completion of the regulated activity;

Let me know if you have further questions.

Ryan Anderson
Supervising Environmental Specialist
Division of Land Use Regulation
New Jersey Department of Environmental Protection
(609) 292-1230

From: Flis, Tom [<mailto:Tom.Flis@tetrattech.com>]
Sent: Friday, June 27, 2014 1:30 PM
To: Ryan Anderson
Cc: Williams, Beth; Bock, John
Subject: SRP0037053 CEST Review - Request for Hazard Area Control Act Determination

Hello Ryan,

In reference to our pleasant conversation today, I am kindly requesting from you a determination of whether a NJDEP/HUD Categorically Excluded Subject To (CEST) proposed project requires a flood Hazard Area Control Act permit pursuant to NJAC 7:13.

The project specifics are:

Application ID: SRP0037053

Owner: Leonidas Kopsaftis

Address: 1108 Barnegat Avenue, Seaside Heights, Ocean County

PAMS_PIN: 1527_51_81.02

Activity: Rehabilitation and Elevation

Description of Proposed Project:

This proposed project involves the rehabilitation and elevation of the two structures located at 1108 Barnegat Avenue, Seaside Heights, Ocean County, New Jersey (Block 51, Lot 81.02). The two structures, built in 1946 according to Ocean County property tax records, comprise five total units, four of which were damaged as result of Superstorm Sandy. The four damaged units would be rehabilitated and elevated.

I have attached a project location map, as well as maps with layers applied for CAFRA, high-water line and buffer zone, and floodplains for your reference. Should you have any questions or need further information to make your determination, please contact me. Thank you very much for oyour assistance.

Sincerely,
Tom Flis

Thomas J. Flis | Environmental Engineer III

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