

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

**New Jersey Department of Community Affairs, Landlord Rental Repair Program (LRRP)**

**Joann Kalaka-Adams Residential Reconstruction and Elevation (SRP0042552R)**

**Monmouth County**

**May 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 Landlord Rental Repair Program (LRRP). This document pertains to proposed activities in the 100-year floodplain (A Zone) 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 Joann Kalaka-Adams Residential Reconstruction and Elevation project (SRP0042552R) is located at 1 Peninsula Avenue, Sea Bright Borough, Monmouth County, New Jersey. The parcel measures approximately 0.326 acres and is located entirely within the Special Flood Hazard Area (SFHA) Zone AE, which is part of the 100-year Floodplain as indicated on the Federal Emergency Management Agency (FEMA) FIRM Panel 201 of 457, Map Number 34025C0201F; effective September 25, 2009. The FEMA DFIRM Flood Zone and Preliminary FIRM data provided by the NJDEP HUD Review Tool indicates that the entire 0.326 acre parcel is within the SFHA Flood Zone A. The preliminary flood map Zone “A” incorporates all “A” categories, including, in this case “AE”. Therefore, the proposed action is subject to 24 CFR §55.20. According to the NJDEP Wetlands Protection Map, there are no mapped/potential Wetlands located on or near the proposed project site; consequently, this project will have no direct or indirect effect on coastal or freshwater wetlands. However, site map and field assessment show Shrewsbury River abuts the westernmost border of the project site. This river is considered a jurisdictional water of the U.S. and, therefore, falls under Section 404/401 regulations if impacted. It has been concluded by a certified wetlands biologist that, if the structure is reconstructed and elevated within the existing footprint, using best management practices (BMPs), there should be no adverse impact to the River. No construction activities (including staging areas) should be carried out on or within 5 feet of the westernmost edge of the parcel. Additionally, BMPs should be in place prior to the commencement of construction activities and located between Shrewsbury River and the construction area in order to minimize any potential impacts to the river.

The proposed project includes reconstruction and elevation of a six-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 vacant and predominantly covered with soil and sand mixture. The previous structure on the parcel was a six-unit building and this development will be

reconstructed within the footprint of the pre-existing structure and will not result in an increased number of units or parking spaces. This proposed project will provide the future tenants with safe, adequate, and affordable housing as the 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 activities as a result of construction worker and vehicular traffic, the use of equipment during project activities, and materials temporarily placed on the premises in staging areas. 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. Reconstruction and elevation activities will be conducted on previously developed land and will be limited to the original previously developed footprint with no increase in the number of parking spaces. Further, the proposed action will not result in a net increase in floodplain development in comparison to pre-storm conditions and will not increase floodplain occupancy. 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 May 1, 2015 (see Attachment 1). The ad included the project identification, scope, location, site acreage, and the acreage located within the SFHA zone. 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 early notice comment period expired on May 18, 2015.

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

- Correspondence from Jessica Cobb of NJDEP’s Department of Land Use Regulations (DLUR) on May 4, 2015 requesting for the property owner’s contact information and Block and Lot numbers was acknowledged and the information provided. Based on her review that had been conducted during consultation and Early Floodplain notice, Ms. Cobb requested to

be excluded from the agency contact list. However, program policy dictates no removal of agency contacts from the list approved for floodplain/wetland project notification. It was agreed that she could ignore the future notifications for the projects which she has already reviewed and provided comments/recommendations.

- On May 1, 2015, Ms. Karen Greene, Mid-Atlantic Field Offices Supervisor of NOAA, commented that since the site is situated in uplands, no species under the jurisdiction of National Marine Fisheries Service (NMFS) are known to occur in the project area, therefore, the department will not be offering any comments on this 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 six-unit residential structure in accordance with all applicable local, state and federal floodplain requirements.
- Relocating future residents by acquiring an existing six-unit or similarly sized residential structure outside the 100-Year Floodplain.
- No Action.

Reconstruction and elevation of the six-unit residential structure in accordance with all applicable local, state and federal floodplain requirements. The proposed project includes the reconstruction and elevation of a six-unit rental structure in which the pre-existing building was also six units in capacity. 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 future tenants 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 tenants, prevent future loss of life, and enhance housing opportunities for low and moderate income residents of the Borough of Sea Bright.

Relocating future residents by acquiring an existing six-unit or similarly sized residential structure outside the 100-Year Floodplain. The parcel is located in the outer strip of land in east Sea Bright Borough across a waterway from the mainland in which most of the area is within the SFHA Flood Zones AE or VE. Small areas not located within the SFHA zones in this area are fully developed consisting of single family homes, larger apartment complexes and commercial businesses. Acquiring an existing six-unit structure outside the 100-year Floodplain would be extremely difficult and cost prohibitive due to limited land in the area that is not in the SFHA. Thus, undeveloped properties in residential areas are severely limited and costly to acquire. Relocating the tenants and, subsequently, not reconstructing the six-unit residential structure, 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 LRRP. Portions of Sea Bright Borough across the waterway and accessed by a bridge approximately 600 feet north of the proposed project are seen to be outside the 100-year floodplain. However, relocating across the waterway would place the tenants far from 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 or enhance housing opportunities for low and moderate income tenants of Sea Bright Borough.

No Action Alternative. The “No Action Alternative” means that the proposed project would not be implemented and the applicant’s property would likely remain vacant. 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 Sea Bright Borough. Alternatively, the applicant may seek alternative funding such as a bank loan to proceed with the reconstruction and elevation costs; however this would likely represent a hardship for the applicant. 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. Additionally, leaving the parcel vacant would also have the appearance of a blighted area, would not enhance the appearance of the neighborhood, and may instead serve to lower the value of the surrounding real estate.

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

The proposed project site includes approximately 0.326 acres of previously developed land in the 100-year Floodplain (Zone AE). Sea Bright Borough is a participating member of the National Flood Insurance Program. 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 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)].

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 project 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. The previous structure on the parcel was also a six-unit building and the project calls for reconstruction and elevation within the footprint of the pre-existing structure and will not result in an increased number of units or parking spaces. Therefore, the proposed action will not result in a net increase in floodplain development in comparison to pre-storm conditions and will not increase floodplain occupancy. No structures or activities will be located in the floodway.

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 tenants, 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 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 renters impacted by Superstorm Sandy. The reconstruction of the new structure of the same capacity as the previously demolished building will encourage the return as well as attract new low-moderate income tenants. 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 elevation level, 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 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)]. Therefore, the requirements of the LRRP will further mitigate the potential flood hazard threat to the structure.

Additionally, BMPs and good housekeeping practices will be utilized to minimize any potential impacts to the floodplain that may result from construction worker and vehicular traffic, the use of equipment during project activities, and materials temporarily placed in staging areas on the premises, and to restore and preserve natural and beneficial floodplain values to the greatest extent feasible. 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. Furthermore, the reconstruction is planned within the footprint of the pre-existing structure and will not result in an increased number of units or parking spaces; therefore, there is no change or increase from pre-Superstorm Sandy land use that would adversely impact the natural values of the floodplain.

The proposed action site is located in the Coastal Area Facility Review Act (CAFRA) boundary and is also within the 150' of the mean high water line buffer zone or the inland limit of a beach or dune. A review of the project was conducted by the DLUR during consultation and in their letter dated April 28, 2015, they issued a Jurisdictional Determination, File # 1343-15-0003.1; Activity # CDT150001. According to the review, it was determined that a Waterfront Development, Coastal Wetlands, and Freshwater Wetlands permits were not required; and a CAFRA permit was also not required provided the reconstruction does not result in an enlargement or relocation of the footprint or an increase in the number of dwelling units or parking spaces. However, the project may qualify for a Flood Hazard Area permit-by-rule provided the criteria at N.J.A.C. 7:13-7.2(A)3 is met. All required permits must be obtained prior to commencement of project activities. The project must comply with all applicable permit requirements. Additionally, mitigation measures and BMPs will be

utilized to minimize any potential impacts to the floodplain. Overall, implementation of the project is not anticipated to have any significant adverse impacts on the floodplain.

As discussed above, there are no mapped/potential Wetlands located on or near the proposed project site; consequently, this project will have no direct or indirect effect on coastal or freshwater wetlands. However, site map and field assessment show Shrewsbury River abuts the westernmost border of the project site. This river is considered a jurisdictional water of the U.S. and, therefore, falls under Section 404/401 regulations if impacted. It has been concluded by a certified wetlands biologist that, if the structure is reconstructed and elevated within the existing footprint, using best management practices (BMPs), there should be no adverse impact to the River. No construction activities (including staging areas) should be carried out on or within 5 feet of the westernmost edge of the parcel. Additionally, BMPs should be in place prior to the commencement of construction activities and located between Shrewsbury River and the construction area in order to minimize any potential impacts to the river.

#### **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 six-unit residential structure in accordance with all applicable local, state and federal floodplain requirements will greatly assist the future tenants who meet low-moderate income status, further protect them from future storm surges based on construction standard requirements, provide safe and affordable housing, prevent future loss of life, and enhance housing opportunities for low and moderate income residents of Sea Bright Borough. This alternative meets the goal of the LRRP, which is to address the need for safe, decent, and affordable housing with minimal direct or indirect impact to the floodplain, and has therefore been selected.

Relocating future residents by acquiring an existing six-unit or similarly sized residential structure outside the 100-Year Floodplain would be extremely difficult and cost prohibitive due to limited undeveloped or available land that is not in the SFHA in the area. The parcel is located in the outer strip of land in east Sea Bright Borough across a waterway from the mainland in which most of the area is within the SFHA; small areas not within the SFHA are fully developed. Portions of Sea Bright Borough across the waterway are outside the 100-year floodplain; however, relocating the tenants across town and the waterway would place the tenants far from their community where they presumably work and have established neighborhood ties and social networks. Additionally, the residents are also generally low-to-moderate income and likely do not have the means to relocate away from their place of employment. By relocating the residents and, subsequently, not reconstructing the six-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 LLRP. Furthermore, 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 or enhance housing opportunities for low and moderate income tenants of Sea Bright Borough. Therefore, this alternative was considered and rejected.

The No Action Alternative would not result in the program's goal of restoring safe and affordable rental housing for residents in the storm impacted areas. 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 Sea Bright Borough. 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, this alternative was considered and also rejected.

DCA 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 FLOODPLAIN

Date: May 1, 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 Landlord Rental Repair Program (LRRP), 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 LRRP program funds projects that will assist in providing safe housing for tenants throughout New Jersey.

SRP0042532R Reconstruction and  
Elevation Project:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 201 of 457, Map Number 34025C0201F, effective September 25, 2009, the entire property site totaling approximately 0.326 acres located at 1 Peninsula Avenue, Sea Bright Boro, New Jersey is situated within the Special Flood Hazard Area Zone AE. Additionally, the newer FEMA Preliminary FIRM also shows the entire 0.326 acre parcel is within an SFHA Zone A. The preliminary flood map incorporates all "A" categories, including in this case category "AE". The proposed project will involve reconstruction and elevation of a multi-unit residential structure. The parcel is a vacant lot that previously contained a multi-family structure of six 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 May 18, 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 Bonafforis, 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-](http://www.nj.gov/dca/divisions/sandyrecovery/review-) Charles A. Richman, Acting Commissioner, NJDCA

5/1/15 \$170.50

STATE OF NEW JERSEY  
COUNTY OF ESSEX

} SS

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 \_\_\_\_\_

day of May 1, 2015 and continued

therein for \_\_\_\_\_ successfully,

at least once in each

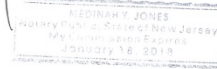
for \_\_\_\_\_

Sworn to and subscribed

before me this 8

day of May, 20 15

NOTARY PUBLIC of NEW JERSEY



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

Date: May 1, 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 Landlord Rental Repair Program (LRRP), 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 LRRP program funds projects that will assist in providing safe housing for tenants throughout New Jersey.

SRP0042552R Reconstruction and Elevation Project:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 201 of 457, Map Number 34025C0201F, effective September 25, 2009, the entire property site totaling approximately 0.326 acres located at 1 Peninsula Avenue, Sea Bright Boro, New Jersey is situated within the Special Flood Hazard Area Zone AE. Additionally, the newer FEMA Preliminary FIRM also shows the entire 0.326 acre parcel is within an SFHA Zone A. The preliminary flood map incorporates all "A" categories, including in this case category "AE". The proposed project will involve reconstruction and elevation of a multi-unit residential structure. The parcel is a vacant lot that previously contained a multi-family structure of six 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 May 18, 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 Bonnaaffons, 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/](http://www.nj.gov/dca/divisions/sandyrecovery/review/).

Charles A. Richman, Acting Commissioner, NJDCa

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

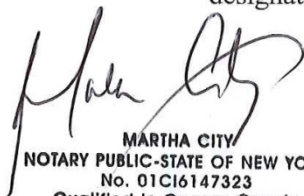
The undersigned, Miriam Nieto is the Account Executive of  
EL DIARIO/LA PRENSA a company of Impremedia located at  
1 Metro Tech Center 18<sup>th</sup> Floor, Brooklyn, NY 11201

This is a daily newspaper published in New York State.

The text of AECOM / #SRP0042552R Early Floodplain Notice  
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. 01CI6147323  
Qualified In Queens County  
Certificate Filed In New York County  
My Commission Expires May 30, 2018

Publication was published on

Friday, May 1, 2015

Subscribed and sworn to before me this  
day of Monday, May 18, 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:** 1 de mayo 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 Reparaciones para Arrendadores de Viviendas (LRRP, por sus siglas en inglés), está ubicada en la planicie de inundación de 100 años. NJDCa identificará y evaluará alternativas practicable 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 del 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. Los proyectos financiados por los fondos del programa LRRP ayudarán a proporcionar vivienda segura a inquilinos en todo New Jersey.

### **SRP0042552R 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 201 de 457, Mapa Número 34025C0201F, efectivo a partir del 25 de septiembre de 2009, todo el sitio de la propiedad totaliza aproximadamente 0.326 acres ubicados en 1 Peninsula Avenue, Sea Bright Boro, New Jersey se encuentra en el Área Especial de Riesgo de Inundación Zona AE. Adicionalmente, el más nuevo FIRM Preliminar de FEMA también muestra que la totalidad de 0.326 acres está dentro de una Zona A de SFHA. El mapa de inundación preliminar incorpora todas las categorías "A", incluyendo en este caso la categoría "AE". El proyecto propuesto implicaría la reconstrucción y evaluación de una estructura residencial de múltiples unidades. La parcela es un terreno baldío que previamente contenía una estructura familiar de seis unidades. La estructura fue determinada como una pérdida total después de 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 18 de mayo 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 Bonaffons, Comisionada Adjunta, División de Recuperación de Sandy, Departamento de Asuntos Comunitarios de New Jersey, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800. Una descripción completa del proyecto puede ser revisada también de lunes a viernes en NJDCa 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](http://www.nj.gov/dca/divisions/sandyrecovery/review).

**Charles A. Richman, Comisionado Suplente, 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”

## Qualls, Ying

**From:** Qualls, Ying  
**Sent:** Friday, May 01, 2015 11:25 AM  
**To:** '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'; 'chris.pettit@icfi.com'; 'teri.oconnor@co.monmouth.nj.us'; 'James.H.Cannon@usace.army.mil'; 'Christopher.S.Mallery@usace.army.mil'; 'chris.pettit@icfi.com'; 'Kim.McEvoy@dep.nj.gov'; 'Robert.Greene@icfi.com'; 'Nick.Malmi@icfi.com'  
**Cc:** Ortlieb, Erich; Harrison, Karyn; DeVoe, Lauren; Lasher, Sara  
**Subject:** Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)  
**Attachments:** SRP0042552R\_EarlyFloodplainNotice.pdf

Good Morning,

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 **May 1, 2015** in "The Star Ledger" and "El Diario".

Application ID	Location	Municipality	County	FIRM Panel	Map Number	Effective Date	Zone
SRP0042552R	1 Peninsula Avenue	Sea Bright Boro	Monmouth	Panel 201 of 457	34025C0201F	September 25, 2009	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 **May 18, 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,

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

Date: May 1, 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 Landlord Rental Repair Program (LRRP), 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 LRRP program funds projects that will assist in providing safe housing for tenants throughout New Jersey.

SRP0042552R Reconstruction and Elevation Project:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 201 of 457, Map Number 34025C0201F, effective September 25, 2009, the entire property site totaling approximately 0.326 acres located at 1 Peninsula Avenue, Sea Bright Boro, New Jersey is situated within the Special Flood Hazard Area Zone AE. Additionally, the newer FEMA Preliminary FIRM also shows the entire 0.326 acre parcel is within an SFHA Zone A. The preliminary flood map incorporates all "A" categories, including in this case category "AE". The proposed project will involve reconstruction and elevation of a multi-unit residential structure. The parcel is a vacant lot that previously contained a multi-family structure of six 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 May 18, 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/](http://www.nj.gov/dca/divisions/sandyrecovery/review/).

Charles A. Richman, Acting Commissioner, NJDCa

**Attachment 3**  
Public Comments and Responses

## Qualls, Ying

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**From:** Cobb, Jessica <Jessica.Cobb@dep.nj.gov>  
**Sent:** Thursday, May 07, 2015 2:38 PM  
**To:** Qualls, Ying  
**Cc:** Ortlieb, Erich; Harrison, Karyn; DeVoe, Lauren; Bahlinger, Lauren; Anderson, Ryan  
**Subject:** RE: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)

That works.

Thanks,

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

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

---

**From:** Qualls, Ying [mailto:ying.qualls@aecom.com]  
**Sent:** Thursday, May 07, 2015 3:19 PM  
**To:** Cobb, Jessica  
**Cc:** Ortlieb, Erich; Harrison, Karyn; DeVoe, Lauren; Bahlinger, Lauren; Anderson, Ryan  
**Subject:** RE: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)

Dear Jessica,

Per your request to be excluded from future request for comments, we received a determination from NJDEP that it is a policy to include all the appropriate agencies on the early and final floodplain/wetland notices and we have to stay with notifying all agencies on the contact list. Therefore, we sincerely apologize we are unable to remove you from the list.

However, to save you the trouble, would it be possible for you to just ignore the notifications as you see fit, in particular, those indicated to be Final notices since it would be the second time you would receive the notification from us for a particular application and you would have responded to the Early Floodplain/Wetlands notice. The subject header would indicate if it is an Early or Final notice. We hope that this would work out for you and save you the extra work.

Thank you so very much. We appreciate all the input you provide to assist us in this program and if you have further questions, please let us know. Have a good one!

With kind regards,

**Ying Qualls**  
Senior Staff Scientist  
D 1-225-922-5760  
[ying.qualls@aecom.com](mailto:ying.qualls@aecom.com)

AECOM

7389 Florida Blvd., Suite 300, Baton Rouge, Louisiana 70806  
T 1-225-922-5700 F 1-225-922-5701  
[www.aecom.com](http://www.aecom.com)

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**From:** Cobb, Jessica [<mailto:Jessica.Cobb@dep.nj.gov>]  
**Sent:** Monday, May 04, 2015 12:03 PM  
**To:** Qualls, Ying  
**Cc:** Ortlieb, Erich; Harrison, Karyn; DeVoe, Lauren; Bahlinger, Lauren; Anderson, Ryan  
**Subject:** RE: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)

Just saw the bottom of your email. Is it possible for DEP-Land Use to be removed from the comment requests for projects we have already issued determinations on?

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

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

---

**From:** Cobb, Jessica  
**Sent:** Monday, May 04, 2015 12:59 PM  
**To:** 'Qualls, Ying'  
**Cc:** Ortlieb, Erich; Harrison, Karyn; DeVoe, Lauren; Bahlinger, Lauren; Anderson, Ryan  
**Subject:** RE: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)

Ying,

Please see the attached. We issued a determination on this last month.

Thanks,

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

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

---

**From:** Qualls, Ying [<mailto:ying.qualls@aec.com>]  
**Sent:** Monday, May 04, 2015 12:24 PM  
**To:** Cobb, Jessica  
**Cc:** Ortlieb, Erich; Harrison, Karyn; DeVoe, Lauren; Bahlinger, Lauren  
**Subject:** RE: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)

Good morning Jessica:

Most certainly – it is in Block 17, Lot 2.  
Site location: 1 Peninsula Avenue, Sea Bright Boro, NJ

Applicant Name: Joann Kalaka-Adams  
Day time phone: 732-747-6525  
Cell Phone: 732-996-3370

(We had her phone numbers on file and are awaiting a response with regards to her mailing address. Please let us know if you still need her mailing address and we can send it to you when we receive it.)

FYI and for your convenience, we have consulted with the DLUR for this project; attached please find the documents with regards the consultation and DLUR's resulting determination.

Please let us know if you need anything else. Thank you and have a good one!

**Ying Qualls**  
Senior Staff Scientist  
D 1-225-922-5760  
[ying.qualls@aecom.com](mailto:ying.qualls@aecom.com)

**AECOM**  
7389 Florida Blvd., Suite 300, Baton Rouge, Louisiana 70806  
T 1-225-922-5700 F 1-225-922-5701  
[www.aecom.com](http://www.aecom.com)

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**From:** Cobb, Jessica [<mailto:Jessica.Cobb@dep.nj.gov>]  
**Sent:** Monday, May 04, 2015 10:06 AM  
**To:** Qualls, Ying  
**Subject:** FW: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)

Hi Ying,

Can you please provide the Block and Lot as well as the name and mailing address of the property owner?

Thank you

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

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

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**From:** Keller, Colleen  
**Sent:** Monday, May 04, 2015 9:17 AM  
**To:** Cobb, Jessica  
**Cc:** Anderson, Ryan  
**Subject:** FW: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)

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**From:** Qualls, Ying [<mailto:ying.qualls@aecom.com>]

**Sent:** Friday, May 01, 2015 12:25 PM

**To:** [Michael.r.furda@hud.gov](mailto:Michael.r.furda@hud.gov); [paul.kenney@nps.gov](mailto:paul.kenney@nps.gov); Keller, Colleen; Anderson, Ryan; Fanz, Dave; Saunders, Dan; [Karen.greene@noaa.gov](mailto:Karen.greene@noaa.gov); [jennifer.goebel@noaa.gov](mailto:jennifer.goebel@noaa.gov); [Richard.shaw@nj.usda.gov](mailto:Richard.shaw@nj.usda.gov); [Carlo.Popolizio@fws.gov](mailto:Carlo.Popolizio@fws.gov); [Jodi.m.mcdonald@usace.army.mil](mailto:Jodi.m.mcdonald@usace.army.mil); [James.w.haggerty@usace.army.mil](mailto:James.w.haggerty@usace.army.mil); [Samuel.l.reynolds@usace.army.mil](mailto:Samuel.l.reynolds@usace.army.mil); [chris.pettit@icfi.com](mailto:chris.pettit@icfi.com); [teri.oconnor@co.monmouth.nj.us](mailto:teri.oconnor@co.monmouth.nj.us); [James.H.Cannon@usace.army.mil](mailto:James.H.Cannon@usace.army.mil); [Christopher.S.Mallery@usace.army.mil](mailto:Christopher.S.Mallery@usace.army.mil); [chris.pettit@icfi.com](mailto:chris.pettit@icfi.com); McEvoy, Kim; [Robert.Greene@icfi.com](mailto:Robert.Greene@icfi.com); [Nick.Malmi@icfi.com](mailto:Nick.Malmi@icfi.com)

**Cc:** Ortlieb, Erich; Harrison, Karyn; DeVoe, Lauren; Lasher, Sara

**Subject:** Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)

Good Morning,

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 **May 1, 2015** in "The Star Ledger" and "El Diario".

Application ID	Location	Municipality	County	FIRM Panel	Map Number	Effective Date	Zone
SRP0042552R	1 Peninsula Avenue	Sea Bright Boro	Monmouth	Panel 201 of 457	34025C0201F	September 25, 2009	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 **May 18, 2015**: New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800, Attention: Stacy Bonnaaffons, 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](mailto:ying.qualls@aecom.com)

**AECOM**

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

T 1-225-922-5700 F 1-225-922-5701

[www.aecom.com](http://www.aecom.com)

## Qualls, Ying

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**From:** Karen Greene - NOAA Federal <karen.greene@noaa.gov>  
**Sent:** Friday, May 01, 2015 12:10 PM  
**To:** Qualls, Ying; Jennifer Goebel - NOAA Affiliate  
**Subject:** Re: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (SRP0042552R)

Hello,

Because the project site is uplands, no species under the jurisdiction of NMFS are known to occur in the project area. As a result, we will not be offering any comments on this project.

Thanks.

Karen Greene  
Mid-Atlantic Field Offices Supervisor  
National Marine Fisheries Service  
Habitat Conservation Division  
James J. Howard Marine Sciences Laboratory  
74 Magruder Rd.  
Highlands, NJ 07732  
[732 872-3023](tel:732-872-3023) (office)  
[732 872-3077](tel:732-872-3077) (fax)  
[karen.greene@noaa.gov](mailto:karen.greene@noaa.gov)

Karen Greene  
Mid-Atlantic Field Offices Supervisor  
National Marine Fisheries Service  
Habitat Conservation Division  
James J. Howard Marine Sciences Laboratory  
74 Magruder Rd.  
Highlands, NJ 07732  
732 872-3023 (office)  
732 872-3077 (fax)  
[karen.greene@noaa.gov](mailto:karen.greene@noaa.gov)

On Fri, May 1, 2015 at 12:25 PM, Qualls, Ying <[ying.qualls@aecom.com](mailto:ying.qualls@aecom.com)> wrote:

Good Morning,

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 **May 1, 2015** in “The Star Ledger” and “El Diario”.

Application ID	Location	Municipality	County	FIRM Panel	Map Number	Effective Date	Zone
SRP0042552R	1 Peninsula Avenue	Sea Bright Boro	Monmouth	Panel 201 of 457	34025C0201F	September 25, 2009	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 **May 18, 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](mailto:ying.qualls@aecom.com)

## Qualls, Ying

---

**From:** Russell, Deonna <Deonna.Russell@dca.nj.gov>  
**Sent:** Tuesday, May 19, 2015 10:39 AM  
**To:** Greene, Robert; Ryan, Lisa; egold@njeda.com  
**Cc:** Weigand, Jerri; Caulfield, David; Sherman, Steven; Malmi, Nick; McEvoy, Kim; Davis, Tim; Pettit, Chris  
**Subject:** RE: Public Comments

Good morning Robert,

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

Best regards,  
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](mailto:deonna.russell@dca.nj.gov)

---

**From:** Greene, Robert [<mailto:Robert.Greene@icfi.com>]  
**Sent:** Tuesday, May 19, 2015 11:04 AM  
**To:** Russell, Deonna; Ryan, Lisa; [egold@njeda.com](mailto:egold@njeda.com)  
**Cc:** Weigand, Jerri; Caulfield, David; Sherman, Steven; Malmi, Nick; McEvoy, Kim; Davis, Tim; Pettit, Chris  
**Subject:** Public Comments

Good Afternoon,

Please confirm that no public comments were received for SBL39754 and SBL618138.

Deonna and Lisa,

Please also confirm that no public comments were received for SRP0042552R and RRE0003694MF.

Thank you,

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

## Qualls, Ying

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**From:** Ryan, Lisa <Lisa.Ryan@dca.nj.gov>  
**Sent:** Tuesday, May 19, 2015 11:02 AM  
**To:** Greene, Robert; Russell, Deonna; egold@njeda.com  
**Cc:** Weigand, Jerri; Caulfield, David; Sherman, Steven; Malmi, Nick; McEvoy, Kim; Davis, Tim; Pettit, Chris  
**Subject:** RE: Public Comments

Hi Robert,

DCA Communications received no public comments for these projects. Thanks.

Lisa

Lisa M. Ryan  
Director, Strategic Communications  
Sandy Recovery Division  
New Jersey Department of Community Affairs  
PO Box 823  
Trenton, NJ 08625-0823  
(609) 292-7083  
[lisa.ryan@dca.nj.gov](mailto:lisa.ryan@dca.nj.gov)

---

**From:** Greene, Robert [<mailto:Robert.Greene@icfi.com>]  
**Sent:** Tuesday, May 19, 2015 11:04 AM  
**To:** Russell, Deonna; Ryan, Lisa; [egold@njeda.com](mailto:egold@njeda.com)  
**Cc:** Weigand, Jerri; Caulfield, David; Sherman, Steven; Malmi, Nick; McEvoy, Kim; Davis, Tim; Pettit, Chris  
**Subject:** Public Comments

Good Afternoon,

Please confirm that no public comments were received for SBL39754 and SBL618138.

Deonna and Lisa,

Please also confirm that no public comments were received for SRP0042552R and RRE0003694MF.

Thank you,

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