

## **Early Notice and Public Review of a Proposed Activity in a Floodplain and Wetland**

To: All interested Agencies, Groups, and Individuals

This is to give notice that the New Jersey Department of Community Affairs (DCA), as the Responsible Entity under 24 CFR Part 58, has determined that the following proposed actions under the Homeowner Assistance and Recovery Program (HARP): New Housing Development Program part of the *Tropical Storm Ida Action Plan For the State of New Jersey* (Action Plan) [CDBG-DR, grant number B-21-DF-34-0001] are located in the floodplain and wetland, and DCA will be identifying and evaluating practicable alternatives to locating the actions within the floodplain and wetland and the potential impacts on the floodplain/wetland from the proposed actions, as required by Executive Order 11988, Executive Order 11990, and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The State of New Jersey will receive Community Development Block Grant Disaster Recovery (CDBG-DR) funding to support long-term recovery and mitigation efforts following Hurricane Ida. Hurricane Ida passed through New Jersey from September 1st through September 3rd, 2021, bringing lashing winds and torrential rains leading to catastrophic flash flooding over portions of central and northern New Jersey. In response, the State of New Jersey's Action Plan has allocated \$68,928,700 to HARP in the 12 affected counties: Bergen, Essex, Hudson, Middlesex, Passaic, Somerset, Union, Gloucester, Hunterdon, Mercer, Morris, and Warren. The HARP will provide grants for activities necessary to restore storm-damaged homes, including rehabilitation, reconstruction, elevation, and/or other mitigation activities such as structural and utility retrofits, grading and slope stabilization, and drainage improvements.

The four (4) proposed project locations are as follows:

- HARP014678R- 1601 New Brunswick Ave, South Plainfield Borough, NJ 07080
- HARP010835R- 35 Tennyson Pl, Passaic City, NJ 07055
- HARP010741R- 376 Pennington Ave., Passaic City, NJ 07055
- HARP010978R- 93 Old York Rd., Bridgewater Township, NJ 08807

The portions of property of these project locations are located within the floodway. All applicant structures are outside of the floodway and no funded activities will occur within the floodway.

DCA has determined on a site-specific basis as to whether the structures at the four (4) project locations are located within the floodplain by using the best available mapping data from the Federal Emergency Management Agency, United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), and NJDEP. The structures at the four (4) project locations are located within the floodplain:

- HARP014678R- 1601 New Brunswick Ave, South Plainfield Borough, NJ 07080
  - The structure is located within the 100-year floodplain.
- HARP010835R- 35 Tennyson Pl, Passaic City, NJ 07055
  - The structure is located within the 100-year floodplain.
- HARP010741R- 376 Pennington Ave., Passaic City, NJ 07055
  - Although the FIRM indicates the structure is located within the 100-year floodplain and a portion of the structure appears to be intersect the floodway, a Letter of Map Amendment dated 7/29/2019 determined that the structure is in Zone X (Shaded) (500-year floodplain).

- Per USFWS NWI, a mapped wetland in the backyard of the structure, intersecting the garage. However, a site visit confirmed no wetland habitat within the fenced property.
- HARP010978R- 93 Old York Rd., Bridgewater Township, NJ 08807
  - The structure is located within the 500-year floodplain. Additionally, there is insurable property within the 100-year floodplain.

All these project parcels are within 150 feet of a wetland. The proposed actions include demolition and reconstruction of the homes within the footprints of the existing lots. No work will occur directly within wetlands, and best management practices for erosion and sedimentation control will be used to minimize potential indirect impacts. Therefore, no impacts to wetlands are anticipated.

The proposed projects will be limited to demolition and reconstruction of the homes within the footprint of the existing lots and will maintain all natural and beneficial functions of the floodplain and wetland including floodwater storage and conveyance, groundwater discharge or recharge, erosion control, water quality maintenance, and habitat for flora and fauna. No funded activities will occur within the floodway. Due to the scope of demolition and reconstruction within the floodplain, elevation is required at the four (4) project locations. The structures will be designed so that the lowest habitable floor is elevated to the Design Flood Elevation determined by the Department of Environmental Protection, minimum Base Flood Elevation plus three (3) feet, or as required by the local jurisdiction, whichever is highest.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and wetland 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. Commenters are encouraged to offer alternative sites outside of the floodplain and wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain/wetland. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts 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 floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by DCA at the following address on or before March 15, 2026, Division of Disaster Recovery and Mitigation, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 823, Trenton, NJ 08625 and 609-292-3750, Attention: Samuel Viavattine, Deputy Commissioner. Additional project information, including floodplains and wetlands maps for each affected county, can be viewed from 9 AM to 5 PM at the above address and <https://www.nj.gov/dca/ddrm/resources/environmental.shtml>. Comments may also be submitted via email at [DRM.EHPCComments@dca.nj.gov](mailto:DRM.EHPCComments@dca.nj.gov).

Date: February 27, 2026