

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 proposed project location is as follows:

- HARP014874- 117 Sandbrook Headquarters Rd, Stockton Borough, NJ 08559

The parcel of the proposed project location listed above is partially located within the floodway. The applicant structure is located 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 structure at the project location is located within the floodplain and wetland by using the best available mapping data from the Federal Emergency Management Agency, United States Fish and Wildlife Service (USFWS) National Wetlands Inventory, and NJDEP. The structure at the project location is located entirely outside of the floodplain:

- HARP014874- 117 Sandbrook Headquarters Rd, Stockton Borough, NJ 08559
 - The structure is located within Zone X, or the Area of Minimal Flood Hazard

Additionally, there is a Riverine wetland that intersects the property boundary, as identified by the USFWS National Wetlands Inventory Mapper. According to a site inspection report prepared following a site visit conducted on 2/20/2026, the wetland was observed to be approximately 40 feet from the structure. Based on the proposed action of rehabilitation at the project location, no impacts to wetlands are anticipated. Best management practices for erosion and sedimentation control will be used to minimize potential impacts.

The proposed projects will be limited to rehabilitation activities within the footprint of the existing developed lot 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.

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 the 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 the 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 May 3, 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.EHPComments@dca.nj.gov.

April 17, 2026