

Early Notice and Public Review of a Proposed Activity in a 100-year Floodplain

To: All interested Agencies, Groups and 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 Community Development Block Grant Disaster Recovery (CDBG-DR) Program – New Jersey Landlord Rental Repair Program (LRRP) and HUD Grant Number B-13-DS-34-0001 is located in a 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 actions, as required by Executive Order 11988, in accordance with HUD regulations at HUD 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

On October 29, 2012, Superstorm Sandy made landfall over the New Jersey coast. The storm surge inundated and severely affected the State's shoreline from Cape May to Raritan Bay, along the Hudson River, and on the estuaries connecting to Raritan Bay and Newark Bay. Other overland flooding, wind damage and an ensuing snowstorm further damaged these communities as well as other communities throughout New Jersey. The LRRP will restore or create a variety of rentals from "1 to 4 unit" buildings to large multi-family housing developments. More than 70% of rental properties in the most impacted areas have less than 20 units. Often, this rental type is provided by a homeowner that has an extra unit that contributes rental income to the owner, or by landlords with fewer than 25 properties. The rental repair program will provide zero interest forgivable loans to existing and new owners of rental properties with 1 to 25 units requiring significant rehabilitation.

DCA is proposing to reconstruct five multi-family rental properties in Atlantic County, New Jersey. The properties are identified as the lots encompassing the following addresses: SRP0037818, 3424 Winchester Avenue, Atlantic City; SRP0043170, 2329 Atlantic Avenue, Atlantic City; SRP0043519, 1516 Atlantic Avenue, Atlantic City; SRP0044222, 49 N. Trenton Avenue, Atlantic City; and SRP0044458, 9 N. Chelsea Avenue, Atlantic City. Reconstruction is to assist owners of properties that were so severely damaged as a result of the storm that repair is not feasible or would not be cost effective. When applicable, the completed reconstructed structures will be built to the 2009 Residential International Code and will meet the energy efficiency guidelines of the U.S. Environmental Protection Agency (EPA)'s Energy STAR program.

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. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigation impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains 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 floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by NJDCA on or before December 13, 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 during the hours of 9:00 AM to 5:00 PM. Further information can be found on the DCA website: <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Bob Martin, Commissioner, NJDEP

Date: November 28, 2014