

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

January 30, 2015:

To: All Interested Agencies, Groups & 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, has determined that the following proposed action under the Neighborhood and Community Revitalization (NCR) program is located in the 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 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 Neighborhood and Community Revitalization program funds projects that contribute to economic revitalization throughout New Jersey. These projects are commercial or mixed use projects, typically development and public improvement or streetscape revitalization.

Proposed action:

NCR39812 “Fishermen’s Landing”: Phase I of the proposed project is intended to demolish the existing storm-damaged buildings on the subject parcels, with the exception of the existing fish handling building, which will be rehabilitated and modernized. Phase II of the project will consist of the demolition of the building at 117 Channel Drive and the construction of a hotel building on this parcel. In addition, a restaurant building will be constructed at 205 Channel Drive. The project is located at 117-301 Channel Drive, Point Pleasant Beach, New Jersey. The property is approximately 7.66 acres, all of which is located within the AE (Base Flood Elevations determined) Flood Zone, as indicated on Flood Insurance Rate Map (FIRM) Panel 206 of 611 no. 34029C0206F, revised September 29, 2006. FEMA Preliminary FIRM mapping also indicates approximately 0.23 acres of the northeastern corner of the property is within the VE zone.

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 February 13, 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 by February 13, 2015. The Notice can be viewed at NJDCA during the hours of 9:00 AM to 5:00 PM. Further information can be found on the DCA web site at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

Bob Martin, Commissioner, NJDEP