

Qualls, Ying

From: DMcKeon@co.ocean.nj.us
Sent: Monday, March 16, 2015 3:44 PM
To: Qualls, Ying
Cc: Ortlieb, Erich; Harrison, Karyn; DeVoe, Lauren; Lasher, Sara
Subject: RE: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Thank you very much for your quick response.

David J. McKeon, Planning Director
Ocean County Planning Department
129 Hooper Avenue
P.O. Box 2191
Toms River, New Jersey 08754-2191
web address - www.planning.co.ocean.nj.us
Ph.: 732-929-2054
Fax: 732-244-8396

▼ "Qualls, Ying" ---03/16/2015 03:53:05 PM---Hello Mr. McKeon: We are pleased to attach the site location map and the latest project description

From: "Qualls, Ying" <ying.qualls@aecom.com>
To: "DMcKeon@co.ocean.nj.us" <DMcKeon@co.ocean.nj.us>,
Cc: "Harrison, Karyn" <karyn.harrison@aecom.com>, "DeVoe, Lauren" <lauren.devoe@aecom.com>, "Lasher, Sara" <sara.lasher@aecom.com>, "Ortlieb, Erich" <erich.ortlieb@aecom.com>
Date: 03/16/2015 03:53 PM
Subject: RE: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Hello Mr. McKeon:

We are pleased to attach the site location map and the latest project description from our records:

The proposed project will include the reconstruction and elevation of a multi-family residential structure containing more than four units. The damaged structure was demolished post-storm, and has not yet been reconstructed. The subject property is approximately 0.6 acres in size and is located at 1935 Ocean Avenue, Ortle Beach, New Jersey. The current county tax record for the property does not list a date of construction or building value for the previous structure. The structure was determined to be a total loss and demolished, therefore, the proposed project is considered to be substantial improvement. The previous building consisted of multiple individually-owned condominiums connected by common areas. The proposed project will assist owners of individual-units, who meet LMI standards, through reimbursement of demolition costs and funding for reconstruction activities including elevation. The current Work-In-Place includes demolition costs of approximately \$4,945.68 per unit. Additionally, the cost to elevate will be approximately \$120.48 per sq. ft. of unit. However, the total cost to reconstruct the elevated building is unknown. Finally, because the structure has been demolished and removed from the property, project activities will not

include lead-based paint abatement. Currently, the owners of two of the units within the building have applied for assistance. However, this environmental review will evaluate potential direct and indirect impacts associated with the reconstruction and elevation of this multi-family residential structure. As such, this environmental review would be applicable to additional units applying for assistance within the effective period of this review.

If you have any concerns or comments, please let us know. Thank you again and have a good day!

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From: DMcKeon@co.ocean.nj.us [<mailto:DMcKeon@co.ocean.nj.us>]
Sent: Monday, March 16, 2015 1:37 PM
To: Qualls, Ying
Subject: RE: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Thank you for your prompt reply. I was looking to review the standard maps and information that are included with other applications.

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▼ "Qualls, Ying" ---03/16/2015 12:50:42 PM---Good morning Mr. McKeon: Thank you for your interest in the project. We will follow up with DCA with

From: "Qualls, Ying" <ying.qualls@aecom.com>
To: "DMcKeon@co.ocean.nj.us" <DMcKeon@co.ocean.nj.us>,
Cc: "MVillinger@co.ocean.nj.us" <MVillinger@co.ocean.nj.us>, "Harrison, Karyn" <karyn.harrison@aecom.com>, "DeVoe, Lauren" <lauren.devoe@aecom.com>,
"Ortlieb, Erich" <erich.ortlieb@aecom.com>, "Lasher, Sara" <sara.lasher@aecom.com>
Date: 03/16/2015 12:50 PM
Subject: RE: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Good morning Mr. McKeon:

Thank you for your interest in the project. We will follow up with DCA with regards to the information that is not posted. In the meantime, is there any specific information on the project that we can send to you, please? Please let us know and we will be happy to provide.

Thank you also for your note on application 16406MF at Green Street. We will pass along your information.

Have a nice day!

Ying Qualls

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From: DMcKeon@co.ocean.nj.us [<mailto:DMcKeon@co.ocean.nj.us>]

Sent: Monday, March 16, 2015 10:33 AM

To: Qualls, Ying

Cc: Mvillinger@co.ocean.nj.us

Subject: RRE0003694MF - 1935 Ocean Ave, Toms River, NJ - Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Please be advised that no project information is provided on the web link for RRE0003694MF, other than the Early Notice letters in English and Spanish. Let me know if there is additional information available for review.

The information that does follow the early notice letters is for application 16406MF - 1 Green Street, Apt. G3, Jersey City. You will note that the heading for the Jersey City application is incorrectly located at the very bottom of all records listed.

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----- Forwarded by Carl Block/ADM/OCG on 03/13/2015 05:03 PM -----

From: "Qualls, Ying" <ying.qualls@aecom.com>
To: "Musumeci.grace@epa.gov" <Musumeci.grace@epa.gov>, "Clark.Maria@epa.gov" <Clark.Maria@epa.gov>, "Sharla.azizi@fema.dhs.gov" <Sharla.azizi@fema.dhs.gov>, "Megan.Jadrosich@fema.dhs.gov" <Megan.Jadrosich@fema.dhs.gov>, "Michael.r.furda@hud.gov" <Michael.r.furda@hud.gov>, "paul_kenney@nps.gov" <paul_kenney@nps.gov>, "Colleen.Keller@dep.nj.gov" <Colleen.Keller@dep.nj.gov>, "Ryan.Anderson@dep.nj.gov" <Ryan.Anderson@dep.nj.gov>, "dave.fanz@dep.nj.gov" <dave.fanz@dep.nj.gov>, "Dan.Saunders@dep.state.nj.us" <Dan.Saunders@dep.state.nj.us>, "Karen.greene@noaa.gov" <Karen.greene@noaa.gov>, "jennifer.goebel@noaa.gov" <jennifer.goebel@noaa.gov>, "Richard.shaw@nj.usda.gov" <Richard.shaw@nj.usda.gov>, "Carlo.Popolizio@fws.gov" <Carlo.Popolizio@fws.gov>, "Jodi.m.mcdonald@usace.army.mil" <Jodi.m.mcdonald@usace.army.mil>, "James.w.haggerty@usace.army.mil" <James.w.haggerty@usace.army.mil>, "Samuel.l.reynolds@usace.army.mil" <Samuel.l.reynolds@usace.army.mil>, "cblock@co.ocean.nj.us" <cblock@co.ocean.nj.us>, "chris.pettit@icfi.com" <chris.pettit@icfi.com>, "tim.davis@dep.nj.gov" <tim.davis@dep.nj.gov>,
Cc: "Harrison, Karyn" <karyn.harrison@aecom.com>, "DeVoe, Lauren" <lauren.devoe@aecom.com>, "Lasher, Sara" <sara.lasher@aecom.com>, "Ortlieb, Erich" <erich.ortlieb@aecom.com>
Date: 03/13/2015 04:09 PM
Subject: Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain (RRE0003694MF)

Good Afternoon,

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 **March 13, 2015** in “The Star Ledger” and “El Diario”.

Application ID	Location	Municipality	County	FIRM Panel	Map Number	Effective Date
RRE0003694MF	1935 Ocean Avenue	Toms River	Ocean	Panel 329 of 611	34029C0329F	September 29, 2006

The floodplain notices and maps are available for review and are posted on the Department of Community Affairs website: 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 **March 30, 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,

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[attachment "RRE0003694MF_EarlyFloodplainNotice.pdf" deleted by David McKeon/PSW/OCG] [attachment "RRE0003694MFSiteLocationMap.pdf" deleted by David McKeon/PSW/OCG]