

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

Date: March 13, 2015

To: All Interested Agencies, Groups & Individuals

This is to give notice that the New Jersey Department of Community Affairs (NJDCA) has determined that the following proposed action under the Reconstruction, Rehabilitation, Elevation, and Mitigation (RREM) program, is located in the 100-year floodplain. NJDCA will be identifying and evaluating practicable alternatives to locating the action 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 RREM program funds projects that will assist in providing safe housing for homeowners throughout New Jersey.

RRE0003694MF Reconstruction and Elevation Project:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 329 of 611, Map Number 34029C0329F, effective September 29, 2006, the 0.6 acre property site located at 1935 Ocean Avenue, Toms River Township, Ocean County, New Jersey is largely located within the Special Flood Hazard Area Zones "VE" (0.138 acre) and "X" (0.457 acre) with a very small portion of the property located in zone "AE" (0.005 acre). However, the newer FEMA preliminary FIRM, updated March 8, 2014, shows the entire parcel within an SFHA Zone A. The preliminary flood map incorporates all "A" categories, including in this case category "AO". The proposed project will involve reconstruction and elevation of a multi-family residential structure. The parcel is a vacant lot that previously contained a multi-family structure of 23 units. The structure was determined to be a total loss post-Superstorm Sandy and was demolished.

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 March 30, 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 08625-08000. The full file may also be reviewed on weekdays at NJDCA from 9:00 AM to 5:00 PM. Further information can be found on the DCA website: www.nj.gov/dca/divisions/sandyrecovery/review/.

Richard Constable, Commissioner, NJDCA