

## Williams, Beth

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**From:** Ryan Anderson <Ryan.Anderson@dep.nj.gov>  
**Sent:** Friday, December 12, 2014 3:30 PM  
**To:** Williams, Beth  
**Cc:** Bock, John  
**Subject:** RE: ENVIRONMENTAL REVIEW - DCA and RREM Project RRE0037139 – Jurisdictional Determination for Flood Hazard Area Control Act

Beth

Rehabilitation projects do not require Flood Hazard Area permits from the State. We would only take jurisdiction if external construction were to occur (elevating/reconstruction). Internal construction and minor external construction (roofing/siding) are not regulated.

Ryan J. Anderson  
Supervising Environmental Specialist  
Bureau of Coastal Regulation  
Division of Land Use Regulation  
(609) 292-1230

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**From:** Williams, Beth [mailto:Beth.Williams@tetrattech.com]  
**Sent:** Wednesday, December 10, 2014 5:59 PM  
**To:** Ryan Anderson  
**Cc:** Bock, John; Williams, Beth  
**Subject:** ENVIRONMENTAL REVIEW - DCA and RREM Project RRE0037139 – Jurisdictional Determination for Flood Hazard Area Control Act

Dear Mr. Anderson:

During the Environmental Record Review for funding under the Department of Community Affairs' Rehabilitation, Reconstruction, Elevation and Mitigation (RREM) Program, the following project was determined to be located in the Flood Hazard Area (Flood Zone AE):

Application ID Number: **RRE0037139**  
Applicant: **Darren Patrick Marci**  
Project Location: **404 Monroe Street, Apartment 1, Hoboken, New Jersey (Ocean County);  
Block 57, Lot 22\_C0001**  
Project Description: **Rehabilitation of a single residential unit within a multifamily (5 or more units) structure in the City of Hoboken.**

I am contacting you to determine if a Flood Hazard Area permit is required for the rehabilitation of a single residential unit within a multifamily structure in Hoboken. Your determination will enable us to complete the Environmental Review for the Activity/Project, which is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)(1). Your response will also be attached to the form as supporting documentation.

I have attached an estimated cost of repair, maps of the project location and the location of the project in relation to the flood zone to assist you in your review. Project plans are not available.

Should you have any questions about this request or need additional information, please contact me by e-mail or at the telephone number or address below.

Thank you.

**Beth A Williams**

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# State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

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[www.state.nj.us/dep/landuse](http://www.state.nj.us/dep/landuse)

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Governor

KIM GUADAGNO  
Lt. Governor

BOB MARTIN  
Commissioner

Beth A. Williams  
Tetra Tech  
240 Continental Dr.  
Newark, DE 19713

December 16, 2014

**Re: JURISDICTIONAL DETERMINATION**  
**Environmental Review - EDA and DCA/NEP Programs**  
DLUR File Number: 0905-14-0017.1  
DLUR Activity Number: CDT140001  
Grant Application ID Number: RRE0037139  
Applicant: Darren Patrick Marci  
Block(s) and Lot(s): [57, 22 (C0001)]  
Hoboken City, Hudson County

Dear Ms. Williams:

This letter is in response to an application submitted by the above referenced applicant for funding under the Economic Development Authority's Neighborhood & Community Revitalization (NCR), Small Business Loans (SBL) Programs, the Department of Community Affairs' Neighborhood Enhancement Program (NEP), and/or the Reconstruction, Rehabilitation, Elevation and Mitigation (RREM) Program. This jurisdictional determination is for the proposed rehabilitation of a single unit within a multi-unit residential development at the above referenced site. The project site is located within the City of Hoboken, a qualifying municipality. Potentially applicable statutes include Waterfront Development Act (N.J.S.A. 12:5-3 et seq.), Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et seq.), Flood Hazard Area Control Act (N.J.S.A. 58:16A et seq.) and the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B et seq.).

Based on a review of the information submitted and a review of information as maintained on the Department's Geographic Information System, the following determination is made:

Based on a review of the Coastal Permit Program Rules, the following determination is made:

- A Waterfront Development permit is not required.**
- A Waterfront Development Permit will be required because:**
  - Work will be performed at or below (outshore) the Mean High Water Line.
  - Work will be performed within 100/500 feet of the MHWL outside the coastal area.

Based on a review of the Coastal Permit Program Rules, the following determination is made:

- A CAFRA permit is required.**
- A CAFRA permit is not required** as the project site is not within the "coastal area" defined by section 4 of CAFRA (N.J.S.A. 13:9-4).

Based on a review of the Coastal Wetlands Maps, the following determination is made:

- Coastal Wetlands permit is required.** Coastal Wetlands are mapped on this site. Activity is proposed at or below the Upper Wetlands Boundary.

- (x) **Coastal Wetlands permit is not required.** Based on a review of the Coastal Wetlands Maps it is determined that there are not mapped wetlands on the site.
- ( ) **Coastal Wetlands permit is not required.** Coastal Wetlands are mapped on this site. However, no activity is proposed at or below the Upper Wetlands Boundary.

In addition, this project will take place within a tidal floodplain regulated under the Flood Hazard Area Control Act rules at N.J.A.C. 7:13-1.1. Rehabilitation projects (interior/exterior repair) do not require Flood Hazard Area permits.

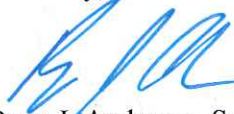
Based on the information provided to the Division, it does not appear that the proposed project will impact areas regulated under the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A. Even if the project were within a regulated wetland or transition area, wetlands permits would not be required since the project consists of rehabilitation.

The project may be presumed to be consistent with the New Jersey Coastal Zone Management Program and a Water Quality Certificate is authorized.

This letter does not relieve the applicant of the responsibility of obtaining any other required State, Federal or local permits or approvals as required by law and is based on the information submitted in accordance with existing regulation. This determination shall be considered null and void if the submitted information is incorrect, site conditions or regulations change.

Please contact Jessica Cobb by e-mail at [Jessica.Cobb@dep.nj.gov](mailto:Jessica.Cobb@dep.nj.gov) or (609) 633-2289 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Ryan J. Anderson, Supervisor  
Bureau of Coastal Regulation  
Division of Land Use Regulation