

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

August 28, 2015

To: All Interested Agencies, Groups & Individuals

This Notice is related to Federal assistance provided in response to the Presidentially-declared disaster, Superstorm Sandy. This is to give notice that the New Jersey Department of Community Affairs (DCA) has determined that the following proposed action is located in the 100-year floodplain. The proposed action is funded under the Stronger New Jersey Business Loan (SBL) program that was developed by the state to help small businesses and non-profits that were impacted by Superstorm Sandy, as well as businesses looking to expand within storm-impacted communities. DCA will be identifying and evaluating practicable alternatives to locating the action in the floodplain and analyzing 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.

Project Description

Application ID number: SBL620236

The 0.964 acre property site incorporates an existing commercial restaurant property, The Dutchman's Brauhaus, located at 2500 East Bay Avenue, Stafford Township, New Jersey and includes its surface parking lot with seventy-five spaces, bulkheads, a dock, a pier, and mooring pilings; all of which service a 17,600 square foot, two-story, wood-frame restaurant building, which extends on pilings out over the bay waters with riparian grants. The project site is entirely within the Special Flood Hazard Area Zone "AE" floodplain, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panels 512 and 514 of 611, Map Numbers 34029C0512F and 34029C0514F, respectively, effective September 29, 2006. Although the FEMA DFIRM Flood Zone layer shows the entire property within an SFHA Zone A, the Preliminary FIRM layer shows a portion of the property within Zone A (0.319 acres) and the remainder within Zone V (0.645 acres). These flood maps incorporate all "A" and "V" categories, including categories "AE" and "VE". The scope of this project will include reimbursement for emergency repairs performed immediately after Superstorm Sandy as well as for future repairs to the property and structure with no change in land use. Rehabilitation of existing damages and structure improvements will be accomplished in five phases. Phase 1 consists of disconnecting all existing site utilities at a safe distance from site work activities, providing temporary electric service, and capping all other utility service connections. Phase 2 entails establishing cribbing and completely removing the structure from its existing pilings and temporarily locating it within the existing parking lot. Phase 3 involves replacing the existing dock, pier, and pilings by utilizing both land-based and barge equipment. Phase 4 consists of repositioning the structure on new pilings, backfilling the site to the new bulkheads, clearing any site debris, and dredging the boat basin as permitted. Phase 5 entails installing new utility service connections to the structure and site as required; general building exterior rehabilitation including roof surface replacement, exterior wall cladding and window replacements as required; general building interior rehabilitation including wall reconfigurations as required to accommodate accessibility requirements outlined by the International Code Council's Accessible and Usable Buildings and Facilities Standard (ICC A117.1) as well as the New Jersey Department of Community Affairs's Uniform Construction Code (NJAC 5:23) and other local and federal standards and ordinances as applicable; and replacement of the HVAC and other equipment.

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 DCA on or before September 14, 2015, or fifteen (15) days from the actual date of publication, whichever is later. DCA 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.

Commissioner Charles A. Richman
New Jersey Department of Community Affairs