

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

July 15, 2016

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 under the Stronger New Jersey Business Loans (SBL) Program, developed by the state to help stabilize deteriorating neighborhoods where decline is accelerated by damage caused by Superstorm Sandy, is located in the 100-year floodplain and wetlands. DCA will be identifying and evaluating practicable alternatives to locating the action in the floodplain and wetlands and analyzing the potential impacts on the floodplain and wetlands from the proposed action, as required by Executive Orders 11988 and 11990, 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: SBL68692

The proposed is located at 125 Margate Boulevard, Northfield, Atlantic County, New Jersey 08225

The project will consist of rehabilitation and reconstruction activities at the Sea Village Marina, located at the above address. The property consists of a 75-slip year-round live-aboard marina. The project activities will include repair/reconstruction of the bulkheads, floating docks and piling system, which were damaged as a result of Superstorm Sandy. The property's utility system will also be repaired. The project will also involve repaving the parking and work areas, and replacing the concrete slab boat ramp, piers and docks for the recreational boaters, and the addition of 55 recreational boating slips on the existing piers by rearranging the existing houseboats. The applicant also seeks to dredge in and around the piers to remove sediment that accumulated as a result of the storm surge. According to GIS mapping, the property is approximately 7.9 acres (including land and water area), which is entirely located within the AE (Base Flood Elevations determined) 100-year flood zone, as indicated on preliminary Flood Insurance Rate Map (FIRM) mapping. The property is also shown in the 100-year flood zone on FIRM Panel 21 of 28 no. 3400070021B, revised February 16, 1983. Wetlands are located along the periphery of the property, and the open waters adjacent to the marina are classified as wetlands by the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI). The scope of work involves reconstruction and rehabilitation activities to areas of existing disturbance; therefore, no adverse impacts to the floodplain or wetlands are anticipated.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands 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 and wetlands 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 and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by DCA on or before August 1, 2016, 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: Laura Shea, 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