

Floodplain 5-Step Process in accordance with Executive Order 11988: Floodplain Management

New Jersey Department of Community Affairs, Landlord Rental Rehabilitation Program

Kathleen Lesbirel (SRP0043579)

May 2014

This Floodplain 5-Step Process document addresses the requirements of Executive Order 11988, "Floodplain Management" and has been completed for this applicant under the U.S. Department of Housing and Urban Development (HUD)'s Stronger New Jersey Business Grant Program. This document pertains to proposed activities in the 100-year floodplain (A and V Zones) as delineated on the latest FEMA floodplain maps, whether advisory, preliminary, or final.

Step ONE: Determine if a Proposed Action is potentially in a Wetland, Waters of the U.S. or a Floodplain

The Department of Community Affairs, Disaster Recovery Division (DCA) is proposing to conduct activities within the 100-year Floodplain, as determined by current Digital Flood Insurance Rate Maps (DFIRM) for Monmouth County, to facilitate repairs of a two-story four-unit residential structure; specifically, the Kathleen Lesbirel Rehabilitation and Elevation Project, here after referred to as the proposed activity. The additional single-family residential structure on the parcel will not receive any repairs. The purpose of the proposed activity will be to rehabilitate the two-story four-unit residential structure damaged by Superstorm Sandy in an effort to provide safe housing within the State of New Jersey. The proposed activity will include repairing damage to the four-unit residential structure damaged by Superstorm Sandy located at 1229 Florence Avenue, Union Beach Borough, in Monmouth County, New Jersey. The proposed action site is located within the Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA), Flood Zone A, as shown on FEMA Flood Insurance Rate Map (FIRM) Map Number 34025C0033F, effective September 25, 2009, and is subject to 24 CFR §55.20. However, the proposed project is not considered substantial improvement and is therefore exempt from steps 3, 6, and 7 of the 8-Step Decision Making Process. Thus, the 5-Step Process for Floodplain Management has been completed. The DCA has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values.

Step TWO: Identify the Direct and Indirect Impacts of the Proposed Actions

The proposed project for Kathleen Lesbirel (SRP0043579) is located at 1229 Florence Avenue, Union Beach Borough, in Monmouth County, New Jersey. The parcel is approximately 0.34 acres and is located within the Special Flood Hazard Area Zone A, which is part of the 100-year Floodplain. The proposed project involves rehabilitation of a four-unit residential structure. The scope of work includes interior and exterior renovations limited to the previously disturbed areas. Therefore, no direct or indirect impacts to the floodplain are anticipated as a result of this project.

Step THREE: Minimize Threats to Life and Property and to Natural and Beneficial Floodplain Values. Restore and Preserve Natural and Beneficial Floodplain Values.

The proposed activity would have no impact on the floodplain. No additional direct or indirect impacts are anticipated to occur as a result of rehabilitating and elevating this residential structure. However, the entire structure is located in the floodplain and as a condition of receiving project funding; the NJDEP requires that all participants in these programs whose property is in the 100-year floodplain shown on the effective FIRM must carry flood insurance on the subject structure for its economic life. Therefore, the requirements of the Landlord Rental Rehabilitation Program will help to mitigate the potential flood hazard threat to the property.

Step FOUR: Evaluating Alternatives

The proposed activity will repair and elevate the four-unit residential structure damaged by Superstorm Sandy in an effort to provide safe housing within Union Beach Borough. Alternatives evaluated include choosing an alternative site location as well as the No Action Alternative. Relocating the proposed action site is not financially feasible given the landlord owns the current property including the four-unit structure as well as the single family residence on the parcel. The economic recovery of this community is only served if the residential structure remains in its current location or the immediate vicinity, all of which is located within the Flood Zone A. The 'No Action' Alternative would not result in the goal of restoring the economy nor would it positively impact the community of Union Beach Borough. Additionally, the proposed activity would not receive the needed repairs or elevation and would not contribute to the renewal of the local economy, infrastructure, or safe housing, instead, contributing to the deterioration of the area. Therefore, the No Action alternative was also eliminated as an alternative.

Step FIVE: Implement the Action

DCA has determined that the proposed project will have no direct or indirect impacts to the Floodplain and has evaluated and eliminated all project alternatives in favor of proceeding with the proposed project. Step 5 is project implementation and is an ongoing process whereby proposed construction and Best Management Practice measures are executed to ensure that there are no direct or indirect impacts to the floodplain as a result of this project.