

**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 under the Landlord Rental Repair Program (LRRP), developed by the state to rehabilitate or reconstruct properties to provide safe housing for tenants throughout New Jersey, is located in the 100-year floodplain. 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: SRP0044498R

The 0.135 acre property site consists of a three story twelve-unit apartment building located at 813 Baltic Avenue, Atlantic City, New Jersey, constructed in 1930. The project site is entirely within the Special Flood Hazard Area Zone "A8" floodplain, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 5 of 5, Map Number 3452780005D, effective August 15, 1983. The Preliminary FIRM layer also shows the entire property within an SFHA Zone A. This flood map incorporates all "A" categories, including in this case category "A8". The scope of the project will involve all interior repairs apart from removing and replacing the sheathing, moisture barrier, and siding on the exterior of the house; structural work including removing and replacing I-joists; roofing repair including soffit, fascia, and gutters; the installation and painting of windows and an exterior door; and elevation

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