March 4, 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 Neighborhood Enhancement Program (NEP), created to address the affordable housing shortage exacerbated by Superstorm Sandy, is mostly 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, Floodplain Management, 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: NEP0288
The multi-site proposed project is located at:
Site A - 7 Shoreland Terrace, Middletown, New Jersey, 07748
Site B - 7 Sycamore Avenue, Middletown, New Jersey, 07748
Site C - 13 Highland Avenue, Middletown, New Jersey, 07737
Site D - 683 Monmouth Avenue, Port Monmouth, New Jersey, 07758

The proposed project involves the acquisition and rehabilitation of four existing single family residences. Three of the four residences, which are located within the 100-year floodplain, will also be elevated. Upon completion of the proposed project, these residences will be leased to an individual or family making less than 80 percent of AMI through the Community Asset Preservation Corporation. The proposed project is split into tasks at four distinct sites. The site at 13 Highland Avenue, also known as Site C, is not situated within the 100-year floodplain as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 66 of 457, Map Number 34025C0066F, effective September 25, 2009 and the FEMA Preliminary FIRM, Panel 66 of 457, Map Number 34025C0066G, issued January 30, 2015. Therefore, Site C is not subject to floodplain evaluation.

Site A and Site Beach involve the acquisition, rehabilitation, and elevation of an existing single-unit residential structure built in 1928. Each of the 0.12-acre proposed action sites, located at 7 Shoreland Terrace and 7 Sycamore Avenue, respectively, are entirely within the Special Flood Hazard Area (SFHA) Zone “AE” floodplain, as shown on the FEMA FIRM Panel 55 of 457, Map Number 34025C0055F, effective September 25, 2009 and the FEMA Preliminary FIRM, Panel 55 of 457, Map Number 34025C0055G, issued January 31, 2014. The digital flood zone and preliminary FIRM data provided by New Jersey and HUD also show the entire properties within an SFHA Zone A. This flood map incorporates all “A” categories, including in this case category “AE”. At both sites A and B, the scope of repairs for this task will include but is not limited to elevation; remodeling of the kitchen and bathrooms; painting; installation of sheetrock, flooring, windows, and mechanical systems; and repair of the roof and exterior siding.

Site D involves the acquisition, rehabilitation, and elevation of an existing single-unit residential structure built in 1930. The entire 0.11-acre proposed action site, located at 683 Monmouth Avenue, is located within the SFHA Zone “AE” floodplain, as shown on the FEMA FIRM Panel 61 of 457, Map Number
34025C0061F, effective September 25, 2009 and the FEMA Preliminary FIRM, Panel 61 of 457, Map Number 34025C0061G, issued January 31, 2014. The digital flood zone and preliminary FIRM data provided by New Jersey and HUD also show the entire property within an SFHA Zone A. This flood map incorporates all “A” categories, including in this case category “AE”. The scope of repairs for this task will include but is not limited to elevation; gutting the interior of the home; remodeling of the kitchen and bathrooms; painting; installation of sheetrock, flooring, windows, and mechanical systems; and repair of the roof and exterior siding.

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 March 21, 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