

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

November 30, 2018:

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 Fund for Restoration of Multifamily Housing (FRM), developed by the state to rehabilitate or reconstruct properties damaged by Superstorm Sandy, 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 U.S. Housing and Urban Development (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: HMFA03082

The proposed project is identified as Andrew Jackson Gardens located at 1 to 308 Harrison Street and 4 to 300 Marshall Drive in Hoboken, Hudson County, New Jersey.

The proposed project involves the removal and replacement and/or improvements to the existing roof systems, elevator systems, boiler systems and associated transmission lines, hot water system and associated storage tanks, electrical system, and plumbing system at the Andrew Jackson Gardens property. The project also includes repainting and other necessary exterior work, installation of flood barriers for doors, garage doors, and heating utility openings, improvements to existing grounds, curbs, and sidewalks, and lead-based paint and asbestos removal. Elevation of the apartment structures is not proposed. The total estimated cost of the proposed project, all of which would be provided through HUD funding, is \$6,552,536 and is considered a substantial improvement. The entire Andrew Jackson Gardens project area, approximately 14 acres, is located within the Special Flood Hazard Area Zone AE, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 34017C0106D dated August 16, 2006.

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 December 17, 2018 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: Samuel Viavattine, Deputy Commissioner, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800.

Lieutenant Governor Sheila Y. Oliver, Commissioner  
New Jersey Department of Community Affairs