

Ordinance No. 525

The  
Flood Damage Prevention  
Ordinance  
of the  
Borough of Mantoloking

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**ORDINANCE NO.**

An Ordinance to provide for flood damage prevention in the Borough of Mantoloking, County of Ocean, State of New Jersey, providing penalties for the violation thereof and repeal of Ordinances #174, 221, 254, 326, 415, 424, 452 and all amendments thereto.

BE IT ORDAINED by the Mayor and Council of the Borough of Mantoloking in the County of Ocean and State of New Jersey as follows:

**ARTICLE I  
STATUTORY AUTHORIZATION, FINDINGS OF FACT,  
PURPOSE AND OBJECTIVES**

Section 1.1     STATUTORY AUTHORIZATION

The Legislature of the State of New Jersey has in N.J.S.A. 40:48-1, et seq., delegated the responsibility to local governmental units to adopt regulations designed to promote public health, safety, and general welfare of its citizenry. Therefore, the Borough Council of the Borough of Mantoloking, Ocean County, New Jersey does ordain as follows:

Section 1.2     FINDINGS OF FACT

(a) The flood hazard areas of the Borough are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(b) These flood losses are partially caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

Section 1.3     STATEMENT OF PURPOSE

It is the purpose of this Ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- (a) To protect human life and health;
- (b) To minimize expenditure of public money for costly flood control projects;
- (c) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

- (d) To minimize prolonged business interruptions;
- (e) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- (f) To help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (g) To insure that potential buyers are notified that property is in an area of special flood hazard; and
- (h) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

Section 1.4 METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this Ordinance includes methods and provisions for:

- (a) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (b) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (c) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (d) Controlling filling, grading, dredging, and other development which may increase flood damage; and
- (e) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

## **ARTICLE II DEFINITIONS**

### Section 2.1     WORD USAGE

For the purpose of this Ordinance, certain words or phrases shall be interpreted in the following manner:

- (a)     Words used in the present tense include the future tense.
- (b)     Words used in the singular include the plural, and conversely words in the plural include the singular.
- (c)     The work *As shall* is mandatory and not discretionary.
- (d)     The use of the masculine gender shall include the feminine gender.

### Section 2.2     DEFINITIONS

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

**APPEAL** - a request for a review of the Borough Engineer's interpretation of any provision of this Ordinance or a request for a variance.

**AREA OF SHALLOW FLOODING** - a designated AO or VO Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident.

**AREA OF SPECIAL FLOOD HAZARD** - the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year.

**BASE FLOOD** - the flood having a one percent chance of being equaled or exceeded in any given year.

**BASEMENT** - any area of the building having its floor subgrade (below ground level) on all sides.

**BREAKAWAY WALL** - a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system.

**COASTAL HIGH HAZARD AREA** - an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.

DEVELOPMENT - any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

ELEVATED BUILDING - a non-basement building (i) built in the case of a building in an area of special flood hazard to have the top of the elevated floor or in the case of a building in a coastal high hazard area to have the bottom of the lowest horizontal structural member of the elevated floor elevated above the ground level by means of piling, columns (posts and piers), or shear walls parallel to the flow of the water, and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In an area of special flood hazard Aelevated building@ also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In areas of coastal high hazard Aelevated building@ also includes a building otherwise meeting the definition of Aelevated building@ even though the lower area is enclosed by means of breakaway walls.

EROSION – the process of the gradual wearing away of landmasses.

FLOOD OR FLOODING - a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a) the overflow of inland or tidal waters; and/or
- (b) the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD INSURANCE RATE MAP (FIRM) - the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY - the official report provided in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Boundary-Floodway Map and the water surface elevation of the base flood.

FLOOD PLAIN MANAGEMENT REGULATIONS - zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a flood plain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, or any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOOD-RELATED EROSION AREA or FLOOD RELATED EROSION PRONE AREA – a land area adjoining the shore of a lake or other body of water, which due to the composition of the shore line or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion.

FLOOD-RELATED EROSION AREA MANAGEMENT – the operation of an overall program of corrective and preventative measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and flood plain management regulations.

HIGHEST ADJACENT GRADE - the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE - any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior; or

(2) Directly by the Secretary of the Interior in states without approved programs.

LOWEST FLOOR - the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, useable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor, provided that such enclosure is not built so to render the structure in violation of other applicable non-elevation design requirements.

MANUFACTURED HOME - a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term A manufactured home does not include a Recreational vehicle.

MANUFACTURED HOME PARK or MANUFACTURED HOME SUBDIVISION - a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

NEW CONSTRUCTION - structures for which the start of construction commenced on or after the effective date of any floodplain regulation adopted by the Borough of Mantoloking, including any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the flood plain management regulations adopted by the Borough of Mantoloking.

PRIMARY FRONTAL DUNE - a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

RECREATIONAL VEHICLE - a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the longest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

REFERENCE FEATURE – the receding edge or bluff or eroding frontal dune, or if such a feature is not present, the normal high water line or the seaward line of permanent vegetation if a high water line cannot be identified.

60-YEAR SETBACK – a distance equal to 60 times the average annual long term recession rate at a site, measured from the reference feature.

30-YEAR SETBACK – a distance equal to 30 times the average annual long term recession rate at a site, measured from the reference feature.

SAND DUNES - naturally occurring accumulations of sand in ridges or mounds landward of the beach.

START OF CONSTRUCTION - (for other than new construction or substantial improvements under the Coastal Barrier Resources Act, P.L. No. 97-348) includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings or piers, or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE - a walled and roofed building, a manufactured home, or a gas or liquid storage tank, that is principally above ground.

SUBSTANTIAL DAMAGE - damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT - any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which exceeds 50 percent of the market value of the structure before the >start of construction= of the improvement. This term includes structures which have incurred >substantial damage=, regardless of the actual repair work performed. The term does not, however, include either:

(a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or

(b) Any alteration of a >historic structure=, provided that the alteration will not preclude the structure=s continued designation as a >historic structure=.

VARIANCE - a grant of relief from the requirements of this Ordinance which permits construction in a manner that would otherwise be prohibited by this Ordinance.

### **ARTICLE III GENERAL PROVISIONS**

#### Section 3.1 LANDS TO WHICH THIS ORDINANCE APPLIES

This Ordinance shall apply to all areas of special flood hazards within the jurisdiction of The Borough of Mantoloking, Ocean County, New Jersey.

#### Section 3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard for the Borough of Mantoloking, Community No. 340383, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

- (a) A scientific and engineering report "Flood Insurance Study, Ocean County, New Jersey (All Jurisdictions)" dated September 29, 2006;
- (b) Flood Insurance Rate Map for Ocean County, New Jersey (All Jurisdictions), as shown on Index and panel numbers 0216, 0218; whose effective date is September 29, 2006.

The above documents are hereby adopted and declared to be a part of this Ordinance. The Flood Insurance Study and maps are on file at P.O. Box 247, Building Department, Mantoloking, NJ 08738.

#### Section 3.3 PENALTIES FOR NONCOMPLIANCE

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this Ordinance and other applicable regulations. Violation of the provisions of this

Ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of requirements shall upon conviction thereof be fined not more than five hundred dollars (\$500.00) or imprisoned for not more than ninety (90) days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the Borough of Mantoloking from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 3.4 ABROGATION AND GREATER RESTRICTIONS

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Section 3.5 INTERPRETATION

In the interpretation and application of this Ordinance, all provisions shall be (a) considered as minimums; (b) liberally construed in favor of the governing body; and (c) deemed neither to limit nor repeal any other powers granted under State statutes.

Section 3.6 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood Heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.

This Ordinance shall not create liability on the part of the Borough of Mantoloking, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

**ARTICLE IV  
ADMINISTRATION**

Section 4.1 ESTABLISHMENT OF DEVELOPMENT PERMIT

A Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. Application for a Development Permit shall be made on forms furnished by the Borough of Mantoloking, and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing.

Specifically, the following information is required:

- (a) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- (b) Elevation in relation to mean sea level to which any nonresidential structure has been floodproofed;
- (c) Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 5.2(b).
- (d) For removal or placement of fill, soil or other material in volumes greater than 50 cubic yards or involving a change of grade or elevation greater than 1 foot, details of existing and proposed grade and description of materials to be removed or placed shall be furnished. Except in the case of projects involving sand dunes, volumes of material or grade changes less than the foregoing shall not be subject to development permit regulations.
- (e) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

#### Section 4.2 DESIGNATION OF THE BOROUGH ENGINEER

The Borough Engineer is hereby appointed to administer and implement this Ordinance by granting or denying development permit applications in accordance with its provisions.

#### Section 4.3 DUTIES AND RESPONSIBILITIES OF THE BOROUGH ENGINEER

Duties of the Borough Engineer shall include, but not be limited to, the following:

##### A. Permit Review

The Borough Engineer shall:

- (1) Review all development permits to determine that the permit requirements of this Ordinance have been satisfied;
- (2) Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;
- (3) Review all development permits in the coastal high hazard area of the area of special flood hazard to determine if the proposed development alters sand dunes so as to increase potential flood damage.
- (4) Review plans for walls to be used to enclose space below the base flood level in accordance with Section 5.3(B)(4) (with the assistance of the Borough Construction Official).

B. Use of Other Base Flood and Floodway Data

When base flood elevation and floodway data has not been provided in accordance with Section 3.2, Basis for Establishing the Areas of Special Flood Hazard, the Borough Engineer shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, state or other source, in order to administer Sections 5.2(A), Specific Standards, Residential Construction, and 5.2(B), Specific Standards, Nonresidential Construction.

C. Information to be Obtained and Maintained

The Borough Engineer shall:

- (1) Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- (2) For all new or substantially improved floodproofed structures:
  - (i) verify and record the actual elevation (in relation to mean seal level); and
  - (ii) maintain the floodproofing certifications required in Section 4.1(C).
- (3) In coastal high hazard areas, obtain certification from a registered professional engineer or architect that the provisions of 5.3(B)(1) and 5.3(B)(2) (i) and (ii) are met.
- (4) Maintain for public inspection all records pertaining to the provisions of this Ordinance.

D. Alteration of Watercourses

The Borough Engineer shall:

- (1) Notify adjacent communities and the New Jersey Department of Environmental Protection, Flood Plain Management Section and the Land Use Regulation Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

E. Interpretation of Firm Boundaries

The Borough Engineer shall make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given reasonable opportunity to appeal the interpretation as provided in Section 4.4.

Section 4.4     VARIANCE PROCEDURE

A.     Appeal Board

- (1)     The Borough of Mantoloking Planning Board, as established by the Borough under its Land Use Ordinance as a combined Planning Board and Board of Adjustment, shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- (2)     The Planning Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the Borough Engineer in the enforcement or administration of this Ordinance.
- (3)     Those aggrieved by the decision of the Planning Board, or any taxpayer, may appeal such decision in the same manner as provided in the Land Use Ordinance of the Borough.
- (4)     In passing upon such applications, the Planning Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this Ordinance, and:
  - (i)     the danger that materials may be swept onto other lands to the injury of others;
  - (ii)    the danger to life and property due to flooding or erosion damage;
  - (iii)   the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - (iv)    the importance of the services provided by the proposed facility to the community;
  - (v)     the necessity to the facility of a waterfront location, where applicable;
  - (vi)    the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
  - (vii)   the compatibility of the proposed use with existing and anticipated development;

- (viii) the relationship of the proposed use to the comprehensive plan and flood plain management program of that area;
  - (ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
  - (x) the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
  - (xi) the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
- (5) Upon consideration of the factors of Section 4.4(A)(4) and the purposes of this Ordinance, the Planning Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Ordinance.
- (6) The Borough Engineer shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Insurance Administration upon request.

B. Conditions of Variances

- (1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i-xi) in Section 4.4(A)(4) have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- (2) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- (3) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall only be issued upon:

- (i) a showing of good and sufficient cause;
  - (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and
  - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 4.4(A)(4), or conflict with existing local laws or ordinances.
- (6) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

**ARTICLE V  
PROVISIONS FOR FLOOD HAZARD REDUCTION**

Section 5.1 GENERAL STANDARDS

In all areas of special flood hazards, the following standards are required:

A. Anchoring

- (1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
- (2) All manufactured homes shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

B. Construction Materials and Methods

- (1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

C. Utilities

- (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
- (3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (4) Electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

D. Subdivision Proposals

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage.
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain at least 50 lots or 5 acres (whichever is less).

E. Enclosure Openings

For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers or other covering devices, provided that they permit the automatic entry and exit of floodwaters.

## Section 5.2 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data have been provided as set forth in Section 3.2, Basis for Establishing the Areas of Special Flood Hazard, or in Section 4.3(B), Use of Other Base Flood Data, the following standards are required:

### A. Residential Construction

New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation.

### B. Nonresidential Construction

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or

- (1) be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
- (2) have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- (3) be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice and meet the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in Section 4.3(C)(2)(ii).

### C. Manufactured Homes

- (1) Manufactured homes shall be anchored in accordance with Section 5.1(A)(2).
- (2) All manufactured homes to be placed or substantially improved within an area of special flood hazard shall be elevated on a permanent foundation such that the top of the lowest floor is at or above the base flood elevation.

### D. Zone AO

In Zone AO all new construction or substantial improvement of any residential, commercial, industrial, other nonresidential structure or manufactured home shall have the lowest floor, including basement, elevated to at least the depth number, specified in feet, above the highest adjacent grade and provide

adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

### Section 5.3 COASTAL HIGH HAZARD AREA

Coastal high hazard areas (V Zones) are located within the areas of special flood hazard established in Section 3.2. These areas have special flood hazards associated with high velocity waters from tidal surges and hurricane wave wash; therefore, the following provisions shall apply:

#### A. Location of Structures

- (1) All buildings or structures shall be located landward of the reach of the mean high tide.
- (2) The placement of manufactured homes shall be prohibited, except in an existing manufactured home park or manufactured home subdivision.

#### B. Construction Methods

- (1) Elevation - All new construction and substantial improvements shall be elevated on piling or columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the piling or columns) is elevated to or above the base flood level, with all space below the lowest floor=s supporting member open so as not to impede the flow of water, except for breakaway walls as provided for in Section 5.3(B)(4).
- (2) Structural Support
  - (i) All new construction and substantial improvements shall be securely anchored on piling or columns.
  - (ii) The pile or column foundation and structure attached thereto shall be anchored to resist flotation, collapse or lateral movement due to the effects of wind and water loading values, each of which shall have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).
  - (iii) There shall be no fill used for structural support.
- (3) Certification - A registered professional engineer or architect shall develop or review the structural design specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for compliance with the provisions of Section 5.3(B)(1) and 5.3(B)(2) (i) and (ii).

(4) Space Below the Lowest Floor

- (i) Any alteration, repair, reconstruction or improvement to a structure started after the enactment of this Ordinance shall not enclose the space below the lowest floor unless breakaway walls, open wood lattice-work or insect screening are used, as provided for in this section.
- (ii) Breakaway walls, open wood lattice-work or insect screening shall be allowed below the base flood elevation provided that they are intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Breakaway walls shall be designed for a safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:
  - (a) breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
  - (b) the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water load acting simultaneously on all building components (structural and non-structural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.
- (iii) If breakaway walls are utilized, such enclosed space shall be used solely for parking of vehicles, building access, or storage and not for human habitation.
- (iv) Prior to construction, plans for any breakaway wall must be submitted to the Construction Official for review and to the Borough Engineer for approval.

C. Sand Dunes

There shall be no alteration of sand dunes which would increase potential flood damage. This Ordinance shall be construed to supplement the provisions of the Dune Ordinance of the Borough.

**ARTICLE VI  
VALIDITY, REPEAL, AND EFFECTIVE DATE**

Section 6.1 VALIDITY

If any section, paragraph, subdivision, clause or provision of this Ordinance is adjudged invalid, the adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

Section 6.2     REPEAL

Ordinance Nos. 174, 221, 254, 326, 415, 424, 452 and all amendments thereto are hereby repealed.

Section 6.3     EFFECTIVE DATE

This Ordinance shall take effect immediately upon its final adoption and publication according to law.

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**NOTICE**

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed upon first reading at a regular meeting of the Mayor and Council for the Borough of Mantoloking, in the County of Ocean and State of New Jersey, held on August 21, 2006, and said Ordinance will be considered for final passage at the Borough Hall, Downer Avenue, Mantoloking, New Jersey at 8:00 p.m. on September 18, 2006 or as soon thereafter as said matter may be reached, at which time and place all persons interested will be given an opportunity to be heard

Irene H. Ryan, R.M.C.