

What Are The Objectives Of The Replenishment Program?

Mantoloking, as well as any other coastal community, has historically been subject to storm damage. We have eroded beaches, reduced dune widths and heights which has severely diminished the protective value of our natural barrier. Over the years, the Borough has aggressively initiated measures to aid in the protection of our region. After storm surges, activities are initiated to replace what was damaged. But our continued efforts have only allowed us to maintain a protective level sufficient to resist impacts from moderate storm events. Through our efforts, and the assistance of our professionals, we have been able to maintain a barrier system that is able to withstand only a twenty five (25) year storm, a barrier that must be enhanced. Experts report that it is only a matter of time until we experience the devastation of a larger storm.

Realizing that our maintenance measures alone would not produce the results expected, due largely to the small amount of existing sand and the ever shrinking shoreline; we have been reviewing the alternatives to expedite the enhancement of our barrier system with the preferred method of beach nourishment.

Under this program a new stable dune and beach system would be built with a dune that is an additional 100 foot in depth, meaning that the dune would extend an additional 100 feet eastward. The berm would be extended an additional 75 feet at 8.5' above mean sea level extending from the dune toe east to the berm crest. The beach would then extend on & gentle 10 to 1 slope seaward into the water. Over **175** cubic yards of sand would be deposited seaward of every oceanfront foot of property. For perspective on the volume of sand please refer to the LBI photos depicting what was completed vs. not completed.

The dune height would be required to be 22 feet above an engineering datum (NAVD S8) that lays essentially half way between low & high tide for all areas of the Borough. The dune width would be typically 100 feet from the landward crest to the seaward toe, considerably wider than today in all locations. Extensive efforts would be made, as with recent replenishment projects, to insure that the proper grain size and quality of sand is maintained. The Army Corps of Engineers will maintain the beach for a period of 50 years.

What Must Mantoloking do to get County, State and Federal Government funding For This project?

In order to obtain government funds Mantoloking must make our beaches accessible to the public. This includes ample parking, access points and toilet facilities. Our current 13 access points are 4 more than required by NJDEP. The number of public rest rooms to be made available, only during the day in the summer season, has to be negotiated with NJDEP. It is possible that five will be needed. We believe that we have adequate parking already available in the north and south parts of town, with 325 spots. The NJDEP has indicated that the minimum parking limit would have to be adjusted to 4 hours from the current 2 hours.

Where as there is no parking, from Lyman to Herbert Street, and it is not feasible to provide parking on Rt. 35 or Barnegat Lane; the NJDEP has agreed to designate a specialist to work with us to review parking and bathroom issues with special attention to this area.

What Funding Arrangements are in Place to Pay for this Project?

Funding will be shared by the federal government, State of New Jersey, Ocean County and Mantoloking as outlined below.

State of New Jersey

The NJDEP must sign a "State Aid Agreement with Mantoloking spelling out all details of beach access, beach use, and visitor facilities as a prerequisite for 26.25% of the funding to be supplied by the State.

Borough of Mantoloking and Ocean County

The local government will provide 8.75% of the initial project funding. Mantoloking currently has \$850,000 for this project. Ocean County has indicated a willingness to fund half the Mantoloking share, reducing the Mantoloking local share to 4.375% of the project cost.

Federal Army Corps of Engineers

The federal government will provide 65% of the funding for the project. The Army Corps of Engineers will design, contract for and supervise construction. They also will monitor annually project performance and conducts maintenance as needed and funded by Congress.

How does the funding change if the federal, state or county governments do not participate?

If federal funds are not available, the project could be completed under a State Aid Agreement between the Borough of Mantoloking and the NJDEP. Past and present state policy on State Aid Agreements includes a 75% state

and 25% local share ratio. A separate cost share agreement would be completed with the Borough and Ocean County. If the county does not participate, the borough would be responsible for the full 25% project share. The county has indicated that they will cost share with the Borough for the local share of the federal project; however as the overall local cost will be higher under a State Aid Agreement for the State project, the county would have to be contacted to confirm their level of commitment to cost share with the Borough and absorb the increased cost. If the borough has to bear the complete local cost share for the project, the borough's costs would be essentially six times the projected base local cost share anticipated which includes the County cost sharing 50/50 with the Borough. Assuming the County will cost share with the borough on a 50/50 basis for a State funded project the borough's cost share will essentially triple and increase from approximately \$464,000 to \$ 1.35 million.

Will our taxes go up as a result of this project?

Taxes will not increase. The Borough already has reserved funds for this project. Any increased operating costs would probably be reflected in a higher beach badge price. Taxes would go up only if Mantoloking does a Borough wide self-funded nourishment project.

Why is Ocean County splitting the bill with us? What do they get for the \$?

They strongly desire to protect Ocean County property and ratable income. Ocean County realizes that the economy of the barrier municipalities is vital to the well being of the entire county and has stepped up to the plate to help fund the beach restoration.

What if all of the towns in the 14 mile stretch do not approve the project?

Although the best solution is to have all towns approve the project it is possible for Mantoloking to proceed on its own. We have been told that the community that gets all of their easements signed first will get the money and approval to proceed with the project.

If I sign an easement and the project does not proceed can the state and federal governments use my property for other uses?

As stated in the presentation, the Borough will hold all easements in escrow until the project is funded and the dredge is in place. If there is no possibility of a project, the easement deed will be returned to the owner.

If we proceed on our own won't we loose sand to neighboring communities?

Yes, and this will be factored in to the design. Several options are available to mitigate this natural loss. This was the main argument to gain funding from Ocean County. Mantoloking even volunteered to be a feeder beach with all new sand pumped here allowing it to flow naturally north and south. The Army Corps will schedule maintenance as needed to maintain the integrity of the initial project.

The Corps has a bad reputation for doing things right. Why should we believe they would do it right?

The Corps has had problems with the implementation and outcome of some types of public works projects; however valuable lessons were learned from each. Many issues have related to funding levels. Our project is based on old, well developed technology, which has been proven to be effective in many areas of NJ and the United States coastline. Large scale beachfill technology is also utilized regularly in Europe.

What are the Benefits to Mantoloking Residents?

There will be a significantly larger beach to enjoy in the summer season with lighter density usage.

There will be a beach to sit or walk on every day of the year no matter what the tide.

There will be significantly more privacy for oceanfront owners on their primary lot due to the increased dune size.

There will be protection against a potential 100 year storm and any lesser storms for the entire Borough of Mantoloking, for our homes, our land, and the infrastructure that supports our lives.

There may be potential reductions in excess insurance coverage.

There will be protection against the predicted sea level rise that is threatening our coastline.

Our personal investments, emotional and financial will be safeguarded.

The option for our children and theirs to enjoy time in Mantoloking in future years will be preserved.

What are Beach Rights for Beach property Owners?

As mandated by the NJDEP and the Army Corps of Engineers property owners must sign an easement entitled "Deed of Dedication and Perpetual Storm Damage Reduction Easement. This must be done for consideration in obtaining the protection and 50 year maintenance of the new dune and beach system.

Current Rights

The deeds for ocean front property usually state that the ocean side lot, typically the xx.01 lot, extends from the seawall line to the mean High Waterline (HWL). The HWL is a moving target, typically being 30 to 50 feet from the dune toe in winter and 100 feet in summer. The wet beach area is typically 20 feet westward, and even in minor storms extends to the dune toe. The NJ Supreme Court has ruled in favor of the Public Trust Doctrine in all cases stating the public has the right to use the beach to the HWL and a reasonable amount of dry sand above the HWL. The amount of dry sand will vary depending on a consideration of factors established in a 1984 ruling, but 50% is the current guideline used by Mantoloking police.

After Easement Rights

Access would be granted to the Army Corps of Engineers, NJDEP, and the Borough of Mantoloking to oceanfront xx.01 lots (consists of dune and beach) for all necessary construction.

The public has the right to use the beach to the dune toe.

The owner has the right to build a walkway over the dune to the beach and dune platforms to be built on the back crest of the dune per Borough ordinance.

There is absolutely no intrusion by any party on the primary lot of the owner

There is no public access to the new enlarged dune.

New dune fences will be erected by the Corps at the new dune location.

Only owners have access to the beach over the new dune in front of their property.

Public access will be confined to existing public access points.

How does signing the easement affect my property value?

Since an easement does not convey ownership, there is no property taken away from the property owner by signing the deed. All of the easements are east of the bulkhead line, therefore the signing of the deed does not infringe on the right to build. If, in the future, the market indicates a change

due to the easement, such change will be reflected in future assessments. Traditionally, these easements have had no effect on the market value of the property.

Why is the easement granted in perpetuity?

The federal beach replenishment project is an on-going project. The Army Corps anticipates maintaining the beaches every 4 years or when needed after storm damage and re-acquiring the easement documents each time is wasteful of time and money.

How does the new easement affect zoning calculations?

This beach easement is not considered a vehicular easement (a section of land shared by property owners to obtain access to their home). Granting the easement will not effect any zoning/building calculations.

How high will the dune be in front of my property after the project?

The Army Corps of Engineers has determined that the height of the dunes in Mantoloking should be 22 feet above mean sea level in order to withstand the wave run-up elevation generated by a 100-year storm event. The current dune system within the Borough averages a dune crest elevation that varies between 16 feet and 24 feet.

Can the public access the new beach over my property?

No, the public will not have any access to the individual private lots.

Is the project only for building dunes?

No. The beach replenishment project will also be adding approximately 150 feet of beach in front of the dunes.

What would be the impact of a Category 3 storm on the new dune system?

The project is designed to prevent ocean damage from this level storm. This new dune and beach is specifically designed to withstand this type of storm. In NJ this would represent the 100-year event and the 22-foot elevation dune withstands the wave run-up and water elevation due to storm surge.

Has the Corps executed a project where 22 foot dunes were required? What were the results?

Yes, in the Boroughs of Avalon, Stone Harbor and Surf City, NJ. The projects are doing well, but there have been no severe storm tests as yet. In Ocean City, NJ it prevented all damage to infrastructure during the 1992 storm.

Are there any examples where this approach has been observed for a long period?

Avalon withstood the 1991 and 1992 northeast storms where the dunes were in excess of 20 feet in elevation, but saw storm surge over the 12-foot elevation bulkheads elsewhere in town. Severe tidal flooding resulted.

Will wind blow sand to my house when the new 22-foot dune is erected?

The upper dune will have sand fencing and dune grass. If the grass is planted as proposed in the project and snow fence is erected properly a significant increase in sand blow to the house will not be realized.

Will we get quality sand that is free of contaminates, debris and pollutants?

Yes, from two miles out. The material will be almost 100% pure quartz sand which does not support containment of chemical contaminates.

Will we still be able to erect walkways and dune platforms?

As a result of increasing the height of the dunes existing structures must be removed. Beach owners will be able to erect new walkways, flagpoles and dune platforms following replenishment. The property owner will be responsible for replacing their walkways, platforms and flagpoles. The USACE will only replace public walkovers and access ways. The Corps will also plant new grass across the entire dune and erect dune fences where the new dune ends.

What alternatives have been considered (private funding with no strings attached)?

Many alternatives, if not all known, have been considered. All will need NJ permits and have to follow DEP rules. Mantoloking could fund it by itself, but at considerable additional cost to all local taxpayers. However, if the state adopts the proposed new rules on restrooms, the permit to Mantoloking to proceed with a Borough funded project would stipulate all the same requirements.

Once they have access rights can the federal and state governments change the rules after the project starts (parking, access over our land, more bathrooms, additional access restrictions)?

The rules are requirements set by the NJ DEP. If the new rules are adopted, they will not change for this project. The State contract with Mantoloking conditions the things that may occur. No agreement by Mantoloking to potential changes requested means there will be no changes.

The new proposed private dune is very long. Do I have to build a walkway all the way down to the bottom of the new dune?

You are entitled to one access and one 200 square foot platform on your dune. Light use does not require walkways. Stairs will not be needed. Rollup pathways that are removable and lay on the sand are suggested, the access should be fenced in on both sides. It is the option of the local property owner. A 5:1 slope is much gentler than the current seaward dune slope. Roll-up walkways exist and have wide use. "A terrace stair would be ok; an 8 inch rise stair would need a 40 inch flat area resulting in about 20 terraced steps on the dune.

If there is a major storm and I must rebuild my home will there be any restrictions on the location of my new home?

Without replenishment a major storm could potentially create a situation where the Barrier Island is so damaged that rebuilding may not be possible. Completion of the replenishment program will provide Mantoloking with significant protection from a 100-year storm.

Short of a catastrophe, the Flood Insurance Program requires all structures to meet flood regulations when rebuilt more than 50% for any reason. One item is that they be landward of a 30-year erosion line (closer to RT. 35). This line was established after the 92 Storm as 60 ft west of the 92 scarp. The Borough program of rebuilding dunes after storm events has helped keep this line stable. All new construction since then has met this requirement and most reconstructed ones either moved west or were ok.

They still needed to be on pilings for various reasons. If the Federal project is completed, Mantoloking would be justified in revisiting the 30 year erosion line as we would be protected for 50 years. Houses could not be moved

east, but they could be built on the same footprint and westerly in the shadow of the original structure.

If the project is approved when is the earliest we could expect a start?

If we have the easements, it could start as early as next year. Typically it is 3 years. WRDA approved, Congressional funding appropriated, all permits and design criteria met, easements signed, about three years.

If the State and Federal governments have the right to access the new beach what will stop them from placing a structure (board walk etc) on the new beach?

The easement only applies to this project and shore protection structures.

Is funding guaranteed for the proposed 50 year life of the project?

The project activities would be authorized for 50 years but funding is typically only provided on a need basis. The Borough is ultimately responsible for upkeep on a funds available basis. It is current law to repair engineered beaches in the event of major storm damage and declared disasters. When Congress approves the project and initial funding, a review of congressional funding shows they have never unilaterally cut funding for an authorized public project.

Do the current beach associations survive under the new plan?

We have asked the DEP to clarify this, but we believe that it will have no impact for any Association that sells daily badges to the public.

How will this Project Impact Flood Insurance Coverage?

The Federal Flood Insurance program will not be impacted. Those that have excess private insurance may benefit. Many insurers have dropped flood insurance in our area. Remaining companies continue to charge high rates for coverage. The completion of this project will reduce the risk to insurers and should improve the coverage picture.

What is impact on fishing, boating, and surfing?

During the replenishment phase there will be a short-term impact on fishing and surfing. Following replenishment a new natural beach boundary will form and fishing/surfing activities will return to normal. There should be no impact on boating.

What will happen if the Borough does not get all the deeds signed?

The beach replenishment project will not take place in any town on the island unless that town has received all of its deeds signed. The Borough of Mantoloking has not yet decided the course of action it will take if it cannot get all of the deeds signed. With the condition of the beaches, the Council feels strongly that all the property owners will understand the great need for this project.

Will the town consider a referendum to determine how many owners agree/disagree with the proposed project? What % of yes votes is needed?

The governing body will consider a referendum. It has not been decided yet whether to have one or not.

Will opponents of the project be given resources to mail their views to all owners prior to a decision?

The Borough of Mantoloking will post any letter received on this subject on the borough website.

Bathrooms are a major issue. When will we know the location and type proposed?

We are working on the type, looks, function and location as part of this plan. Most locations will be seasonal and removed off season. All will have hours limited to beach use hours. The look will be consistent with the surroundings, be connected to public water and sewer. No electric or hot water will be provided. They will be properly maintained by the Borough.

How long will it take to get all easements?

We do not know at this time, but we anticipate it will take several months. We will start when DEP and Federal plans and programs are in place.

Will the Borough publish the results of the surveys?

They will be published and made available to residents and homeowners.

Will beach owners still have to maintain the beach and dunes after completion?

No, the Borough has full responsibility for maintaining dunes.

If federal funds do not come what is our backup plan?

We will work with the State and County to move forward with the project. In the past they have been positive to this concept. All state requirements would be the same.

When was the last NJ 100 year storm?

The 1962 storm was reported as one by some. No other storm came near this in NJ for the last century.

Will the Borough pay for legal fees that beach owners may incur to review easements?

The borough will not pay these costs.

Will the Borough reinstate beach patrols following completion of the project?

This is always on the agenda if a need becomes apparent. Currently there are no plans to change our summer patrol and badge check program.

Who sets the beach badge prices?

The borough council sets these prices on recommendations from Finance and Safety Committees.

For a 50-year project why is the easement forever?

It is required by Federal and State authority. The Corps is established to protect us forever. In addition, it is anticipated that the project sand left in place at the end of the program will last for many years past the project period.

Will there be bathing rooms for bathers?

No.

What will happen to our homeowners insurance if we reject beach protection?

As we know insurance companies do not like to insure risky properties, since if they have to pay out they cannot make any money. After the 1992

storm a number of companies would no longer take on any new policies for properties located within so many feet of the ocean. Most companies are also very happy to drop you if they can think of a reason.

During past project like this the dredging operation pumped old WW1 munitions and large pieces of junk onto the beaches. Some beached were closed due to the perceived hazard. What will prevent this from happening?

In Surf City, the dredge picked up improperly disposed of military hardware discarded between world wars one and two. Following the discovery of these items in the new beach, the contractor fitted the dredge pumps with screens to prevent sucking up objects larger than 2 inches across. The recovery of the hardware was confined to that area of the beach completed prior to the discovery of the problem. This screening procedure would be followed in future dredging of offshore sand sources.