



Mantoloking & Super Storm Sandy

Update #5

Mantoloking & Super Storm Sandy

AGENDA:

- Current Status
- Re-open 35/Re-population
- Replenishment/Easements
- Debris/Demo Program
- ABFE Discussion
- Questions and Answers



Mantoloking & Super Storm Sandy – Current Status

Congress passes Sandy Supplemental Aid Bill- totaling nearly \$60 Billion

- \$3.8 Billion- Community Development Fund
- \$5.3 Billion – Disaster Relief Fund
- \$3.46 Billion – Army Corps projects with \$2.92 Billion to be “used to reduce future flood risk in ways that will support the long-term sustainability of the coastal ecosystem and communities and reduce the economic costs and risks associated with large-scale flood and storm events in areas along the Atlantic Coast”

- NEXT STOP-- THE SENATE

See the full Bill here: <http://www.govtrack.us/congress/bills/113/hr152/text>

Mantoloking & Super Storm Sandy – Current Status

Curb-Side Debris:

- Over 37,000 cubic yards removed
- Only storm related debris related to ingress/egress and remediation
- NO Demolition- Permitting needed
- Curb-side pick-up ends on FEB 1.

Bay Debris:

- Cars/Boats/large items- started. Estimated completion- January 31
- Home removal– Logistics under discussion.
- Sand removal- will start in next month.
 - Hopefully from bay to Ocean



Mantoloking & Super Storm Sandy – Current Status

Current Status – Utilities:

- Water– 100% in main. Most homes connected
- Sewer:
 - Bypass pump connection/manhole repairs on the pump station- completed.
 - The Emergency Bypass Pumping System project has started
 - Anticipated completion date for the long-term bypass pumping system is 2-1-13.
- Gas – [Steve]
- Electric- 58 new meters have been set. Many energized.



Mantoloking & Super Storm Sandy – Current Status

Streets:

- Lyman Street – Open and passable
- Barnegat Lane– Open entire length
- Bergen– Open and passable
- All other side streets- good but blocked
- Route 35- Open



Mantoloking & Super Storm Sandy – 35 Re-Opening

Route 35:

- Critical Artery for Barrier Island
 - Schools
 - Employment
 - Reconstruction
- Needs to be re-opened
- State Resources in place
- Gated Community Concept



Long-Term: Discussion of fast-tracking Route 35 re-surfacing— funding approved by Congress. Progress Meeting in Trenton. Mid-March

Mantoloking & Super Storm Sandy – Re-population

Mantoloking remains under Governor’s Emergency Evacuation Order

State criteria for repopulation:

- All utilities, (water, sewer, electricity and natural gas) are fully restored to standards acceptable to NJBPU, NJDEP and all other county regulatory agencies;
- All government services, to include police, fire, EMS, public works, and construction officials are fully operational;
- All roads within the municipality to include county and state highways are completely intact and have been cleared for full use by NJDOT and/or county/municipal roads departments; AND
- There are no safety or public health concerns within the community.

Repopulation Plan needs to be submitted to Governor’s Office and approved by State Police OEM and Ocean County OEM.



Mantoloking & Super Storm Sandy – Replenishment

Revised Easement Nearly Complete: Pending Final Army Corp / State DEP approval= open issue “replacing bulkhead reference line with dune reference/seawall line”

Next Steps:

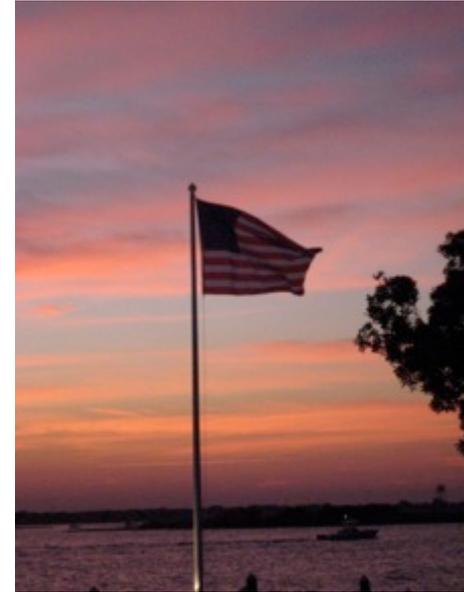
- Easement finalized and sent out this week;
- Owner outreach: replenishment@mantoloking.org;
- Continued engagement with Federal/State authorities



“Ocean-front owners are extremely selfish and shortsighted,” Christie said. “We’re looking at ways we can place requirements, legally, to make sure these dune systems are built.”

Mantoloking & Super Storm Sandy – Debris/Demo Prg.

- Generally, debris removal from private property is responsibility of the property owner
- In limited cases, demolition and/or debris removal on private property may be eligible for Public Assistance (PA) funding
- Local governments in New Jersey may apply to FEMA for
 - Private Property Debris Removal
 - Demolition of Private Structures



Mantoloking & Super Storm Sandy – Debris/Demo Prg.

- 75/25 cost share
- Debris/structural damage must be disaster-related
- Target for completing PPDR and demo work is within 6 months of date of the storm (May 1, 2013)
- Any work prior to FEMA approval of the property is not eligible



Mantoloking & Super Storm Sandy – Debris/Demo Prg.

To be eligible for PPDR, activities must

- Eliminate immediate threats to lives, public health and safety
 - Eliminate immediate threats of significant damage to improved public or private property
 - Ensure economic recovery of the affected community, considering the overall benefit of the community-at-large

Examples of eligible work

- Large piles of debris (including sand)
- Obstructions in primary ingress and egress routes
- Limbs and leaning trees in danger of falling

Mantoloking & Super Storm Sandy – Debris/Demo Prg.

Eligibility for Demolition is the same as for Debris Removal

Structures must

- Have suffered damage to the structural integrity of the building
- Be beyond repair or salvage
- Be above ground



Mantoloking & Super Storm Sandy – Debris/Demo Prg.

Ineligible items:

- Reconstruction debris and normal garbage pick up
- Cost of debris removal by private individuals
- Debris from vacant lots, forests, heavily wooded areas, unimproved property, agricultural lands
- Removal of slabs or foundations
- Removal of pads and driveways



Mantoloking & Super Storm Sandy – Debris/Demo Prg.

Next steps:

- Right of Entry/Hold Harmless agreement
- Property owner's relevant insurance coverage or lack thereof
- Verify personal property is removed
- Verify structure is unoccupied



Mantoloking & Super Storm Sandy – Debris/Demo Prg.

Timeline:

- PPDR & Demo Program Kickoff - January 14
- “Opt In” via ROE Closes – February 1
- Curbside Material Collection – January 15 – February 1
- Debris Removal Kickoff – February 4
- Demolition Kickoff – February 11
- Target Debris/ Demo Completion – April 26



EXISTING FIRM MAPS

Existing Flood Insurance Rate Map (FIRM) Zones (established September 29, 2006) –

- The official map of a community on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community.

VE Zone (Current Elevation - EL12)

- Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action;
- Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown;
- All new construction and substantial improvements in zone:
 - Bottom of the **lowest horizontal structural** member of the lowest floor is elevated to base flood elevation;
 - Are elevated on pilings and columns.

EXISTING FIRM MAPS

Zone AE (Current Elevation - EL5)

- Areas subject to inundation by the 1-percent-annual-chance flood;
- Base Flood Elevations (BFEs) are shown as determined by detailed methods;
- All new construction and substantial improvements in zone:
 - Have the **lowest floor** (including basement) elevated to base flood level.

Zone AO (Current Depth - Depth 1 foot)

- Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet;
- Average flood depths derived from detailed hydraulic analyses are shown in this zone;
- All new construction and substantial improvements in zone:
 - Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM.



ZONE AE – ELEVATION 5

ZONE AO – DEPTH 1 FOOT

ZONE VE – ELEVATION 12

2' Elevation Contour
 Floodplain Boundary with FIRM zone
 attributes and base flood elevation
 Coastal High Hazard Area
 Building within the Regulatory Floodplain
 Partial Boundary within the Regulatory Floodplain
 Partial Boundary within the Coastal High Hazard Area
 Municipal Boundary/Corporate Limits

0 50 100 Feet
 North Arrow
 SHEET 1 of 4
 PROJECT OF PLANNING AND DESIGN
 COMMUNITY WATER SYSTEM
 WELLS, PUMPS, STORAGE TANKS, AND
 DISTRIBUTION SYSTEMS
 DATE: 11/13/2013

PROPOSED ABFE MAPS

Advisory Base Flood Elevations (ABFE)

- FEMA conducting studies within the NJ and NY coastlines to update flood hazards identified on their Flood Insurance Rate Maps (FIRMs);
- Scheduled for release to State and Local Officials in 2014;
- With the anticipated rebuilding and recovery efforts throughout local communities due to the impacts of Storm Event Sandy, FEMA determined it was essential that that such reconstruction be based upon these updated studies rather than the FIRMS developed more than 25 years ago.
- FEMA developed a near-term Advisory Base Flood Elevations (ABFEs) to support rebuilding efforts.
- ABFEs designed to be more conservative than proposed 2014 FIRM maps.

PROPOSED ABFE ZONES

V Zone (Coast – EL 14; Bay – EL 10)

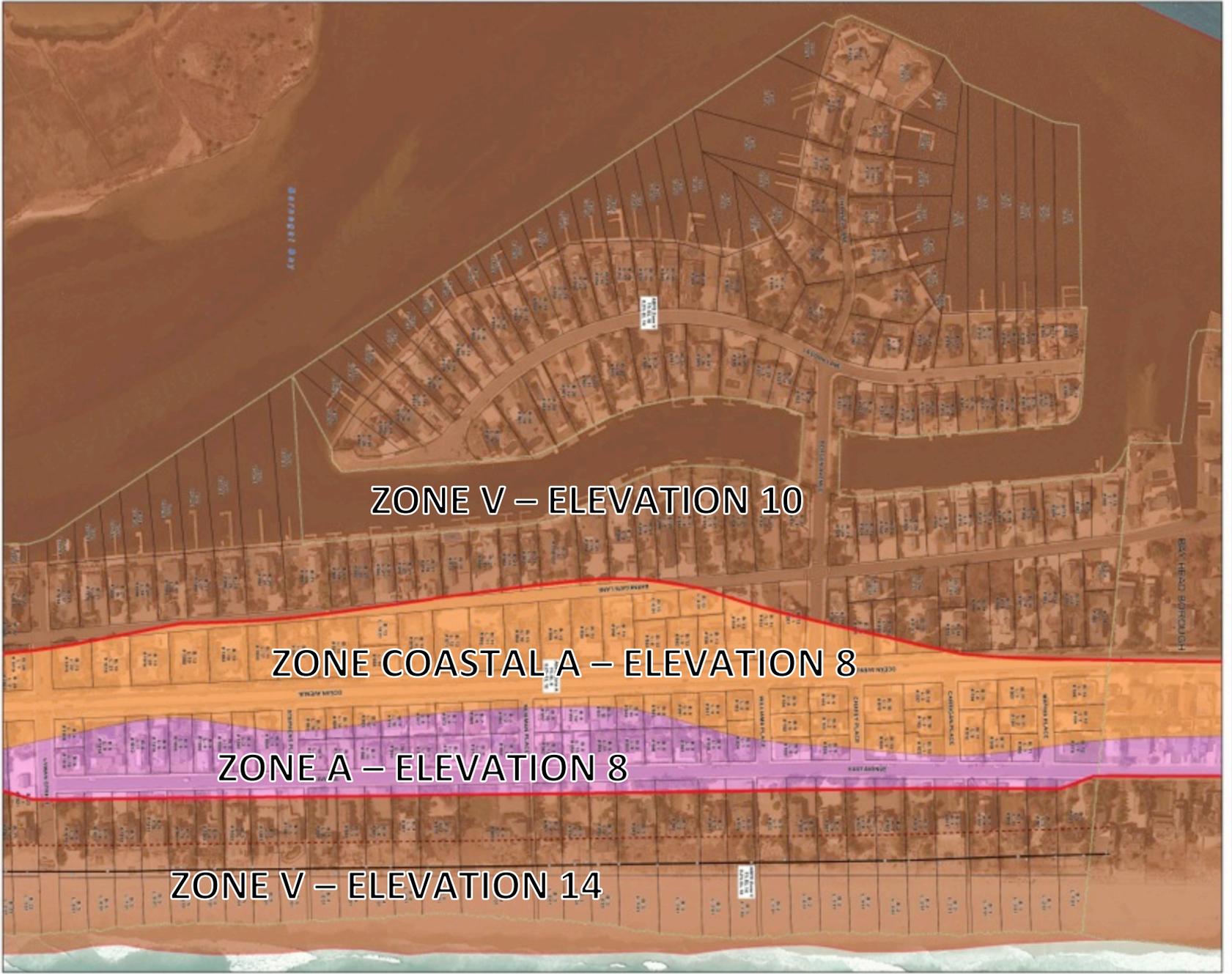
- Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action;
- Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown;
- All new construction and substantial improvements in zone:
 - Bottom of the **lowest horizontal structural** member of the lowest floor is elevated to base flood elevation;
 - Are elevated on pilings and columns.

Coastal A Zone (EL 8)

- Areas starting from a velocity (V) zone subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced moderate (3 to 1 foot) velocity wave action;
- All new construction and substantial improvements in zone:
 - Bottom of the lowest horizontal structural member of the lowest floor is elevated to base flood elevation;
 - Are elevated on pilings and columns.

A Zone (EL 8)

- Areas subject to inundation by the 1-percent-annual-chance flood;
- Base Flood Elevations (BFEs) are shown as determined by detailed methods;
- All new construction and substantial improvements in zone:
 - Have the lowest floor (including basement) elevated to base flood level.



ZONE V – ELEVATION 10

ZONE COASTAL A – ELEVATION 8

ZONE A – ELEVATION 8

ZONE V – ELEVATION 14

LEGEND

Parcel Boundary
 * Stage Line Shading Point
 - - - - - 500' Elevation of Stage Line
 _____ Stage Line

PROSALURE

Advisory Flood Hazard Zone A
 Advisory Flood Hazard Zone V
 Area of Potential Storm Surge

NOTES:

1. This map was prepared for the purpose of showing the Advisory Flood Hazard Zones for the project. It is not intended to be used for any other purpose. The user of this map should consult the project engineer for more information.

2. The Advisory Flood Hazard Zones are based on the Advisory Flood Hazard Map for the project. The Advisory Flood Hazard Map is based on the Advisory Flood Hazard Map for the project.

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Scale: 1" = 100'

North Arrow

PROJECT INFORMATION

SHEET NO. 1 OF 4
 PROJECT NAME: [illegible]
 CLIENT: [illegible]
 DATE: [illegible]

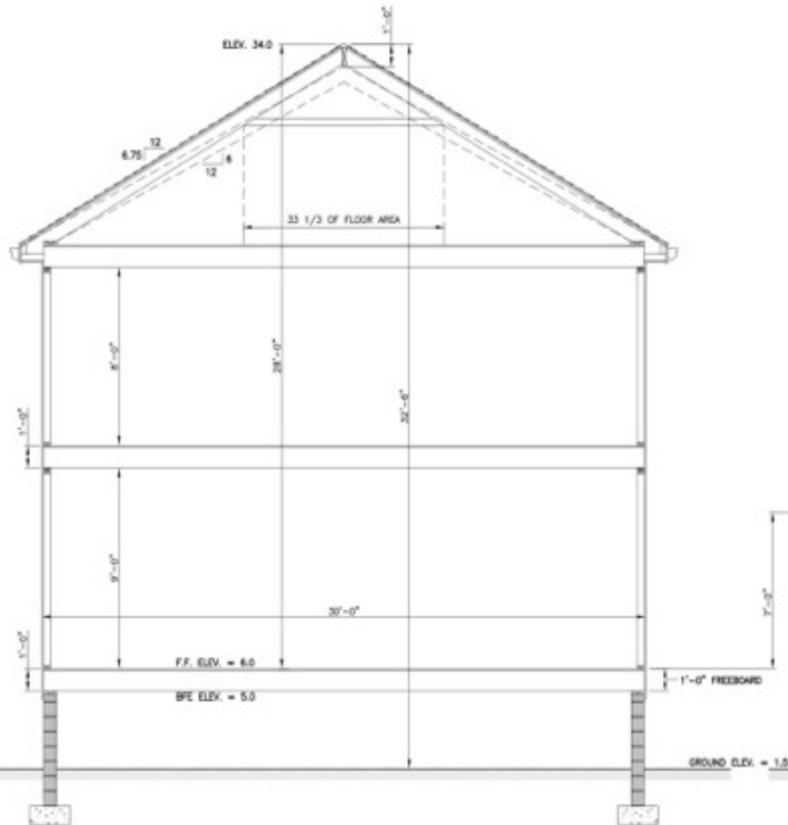
Borough of Mantoloking

Comparison of Existing FIRM Maps to ABFE Maps Flood Zones

	Existing FIRM Maps (September 29, 2006)	ABFE Maps (December 15, 2012)
Bayside	FIRM Designation: AE (EL 5.0) Finished Floor - Elevation 6.0 +/-	ABFE Designation: V (EL 10.0) Finished Floor - Elevation 13 +/-
Central Island	FIRM Designation: AE (EL 5.0) Finished Floor - Elevation 6.0 +/-	ABFE Designation: V (EL 10.0) Finished Floor - Elevation 13 +/-
	FIRM Designation: AO (Depth 1 foot) Finished Floor - Ground Elevation + 2	ABFE Designation: Coastal A (EL 8.0) Finished Floor - Elevation 11 +/-
Oceanside	FIRM Designation: VE (EL 12.0) Finished Floor - Elevation 15 +/-	ABFE Designation: A (EL 8.0) Finished Floor - Elevation 9 +/-
		ABFE Designation: V (EL 14.0) Finished Floor - Elevation 17 +/-

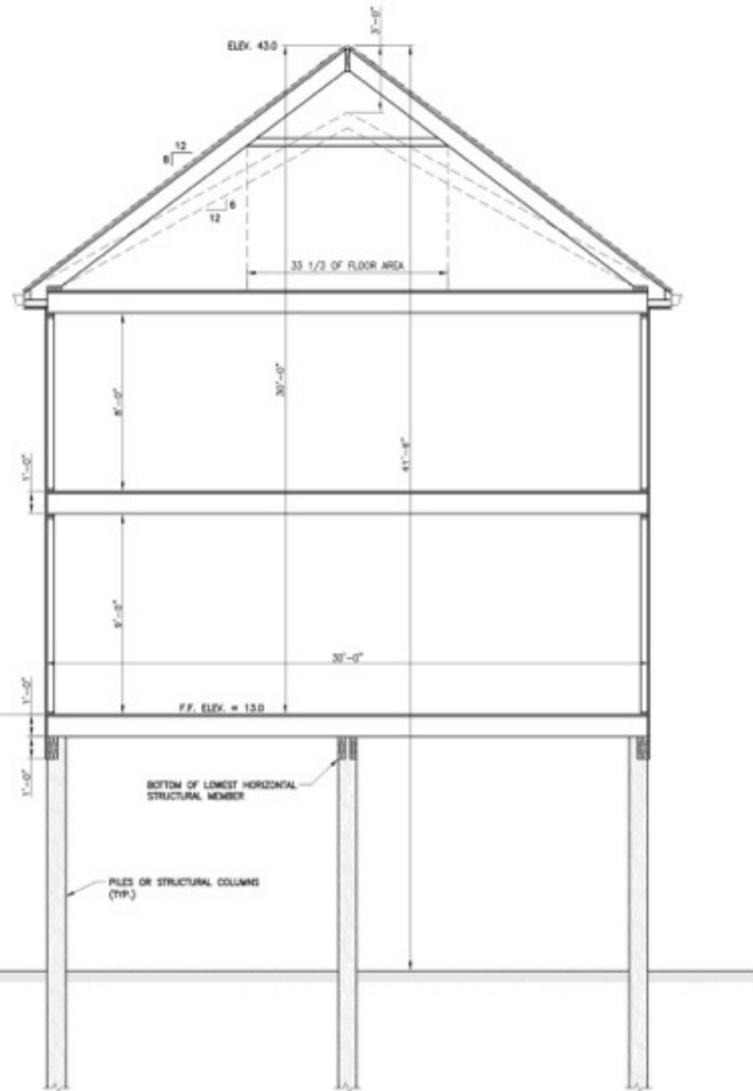
Borough has a mandatory one foot (1') Freeboard requirement in Ordinance, September 15, 2008

45.0
40.0
35.0
30.0
25.0
20.0
15.0
10.0
5.0
1.5
0.0



HOUSE SECTION PRESENT AE5 - BFE 5+1

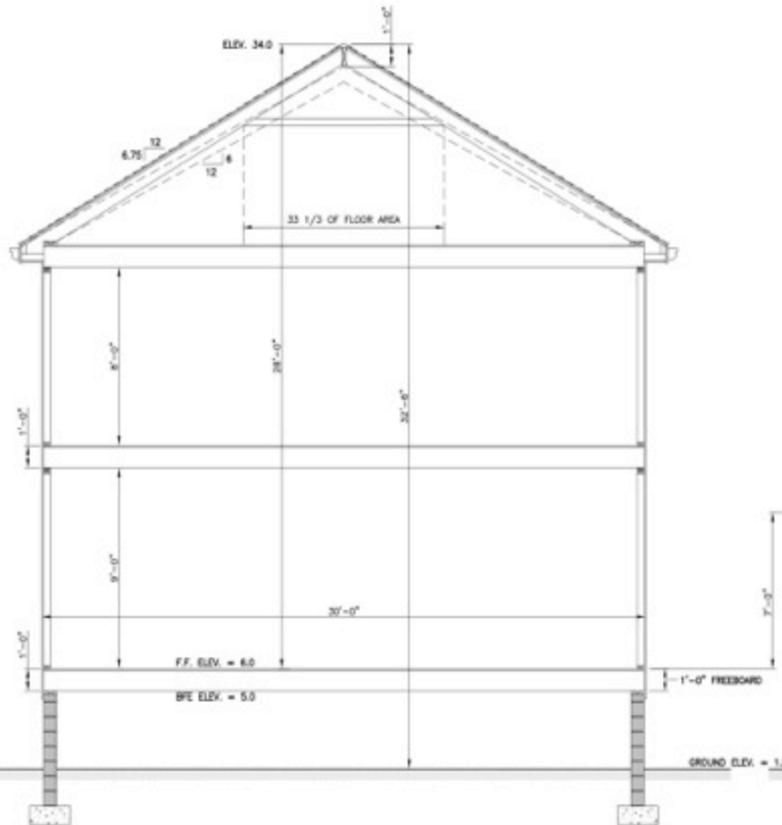
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HOUSE SECTION ABFE V-10 - BFE 10+1+2

SCALE: 3/8" = 1'-0"

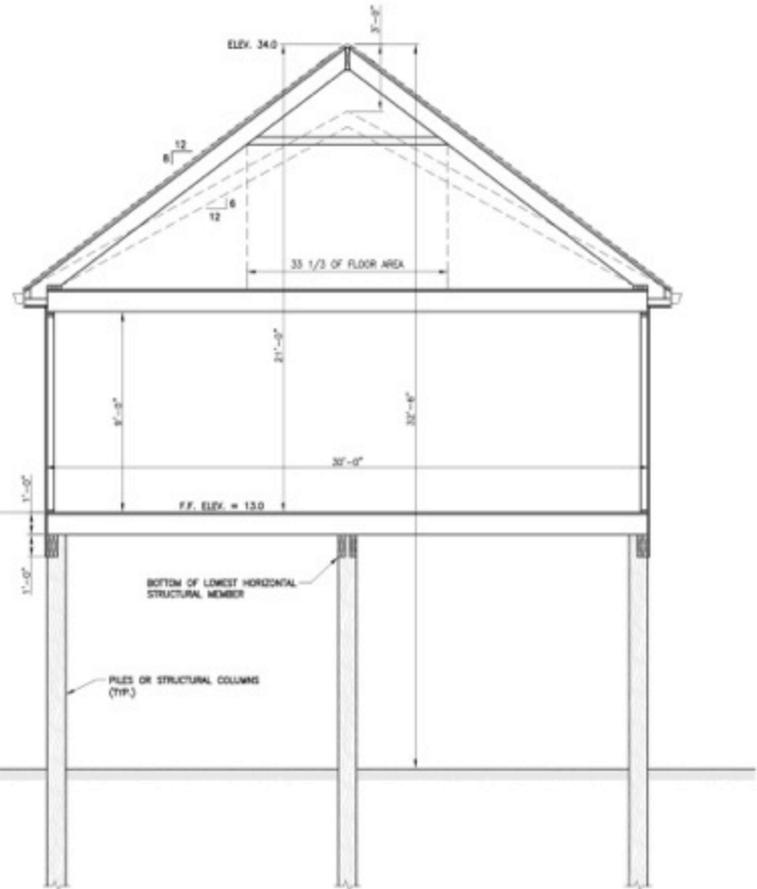
40.0
35.0
30.0
25.0
20.0
15.0
10.0
5.0
1.5
0.0



HOUSE SECTION PRESENT AE5 - BFE 5+1

SCALE: 3/8" = 1'-0"

RESULT IF ORDINANCE IS NOT CHANGED

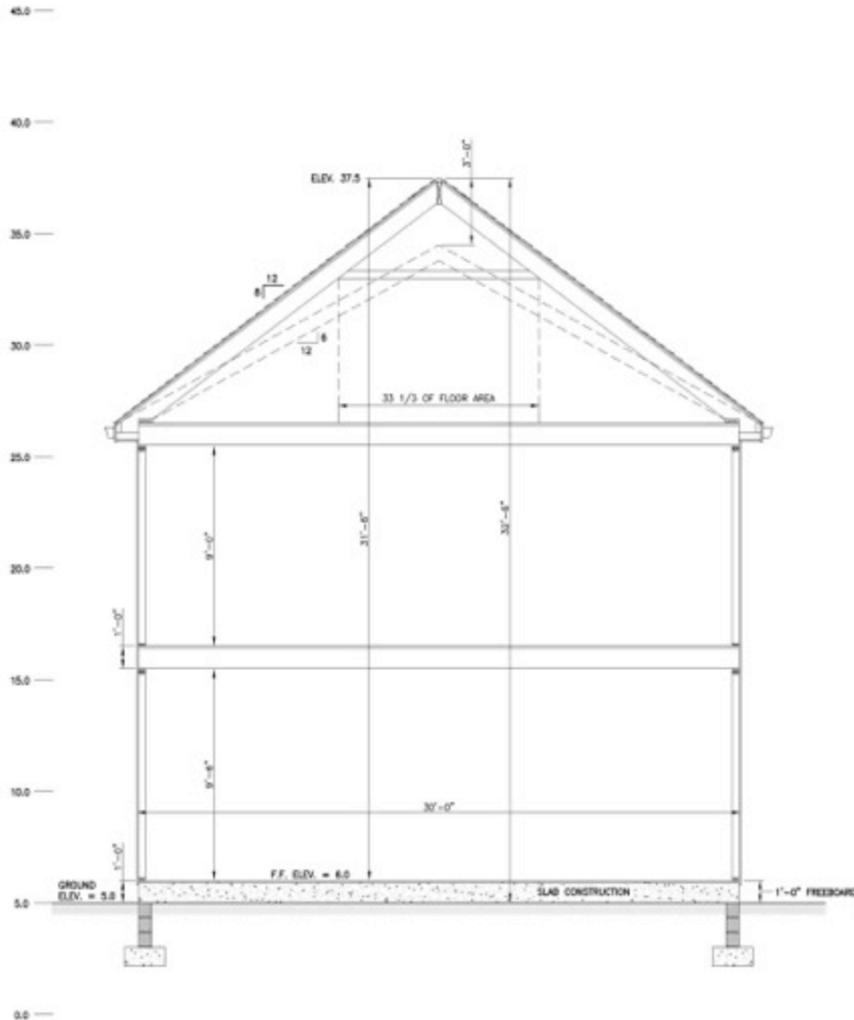


HOUSE SECTION ABFE V-10 - BFE 10+1+2

SCALE: 3/8" = 1'-0"

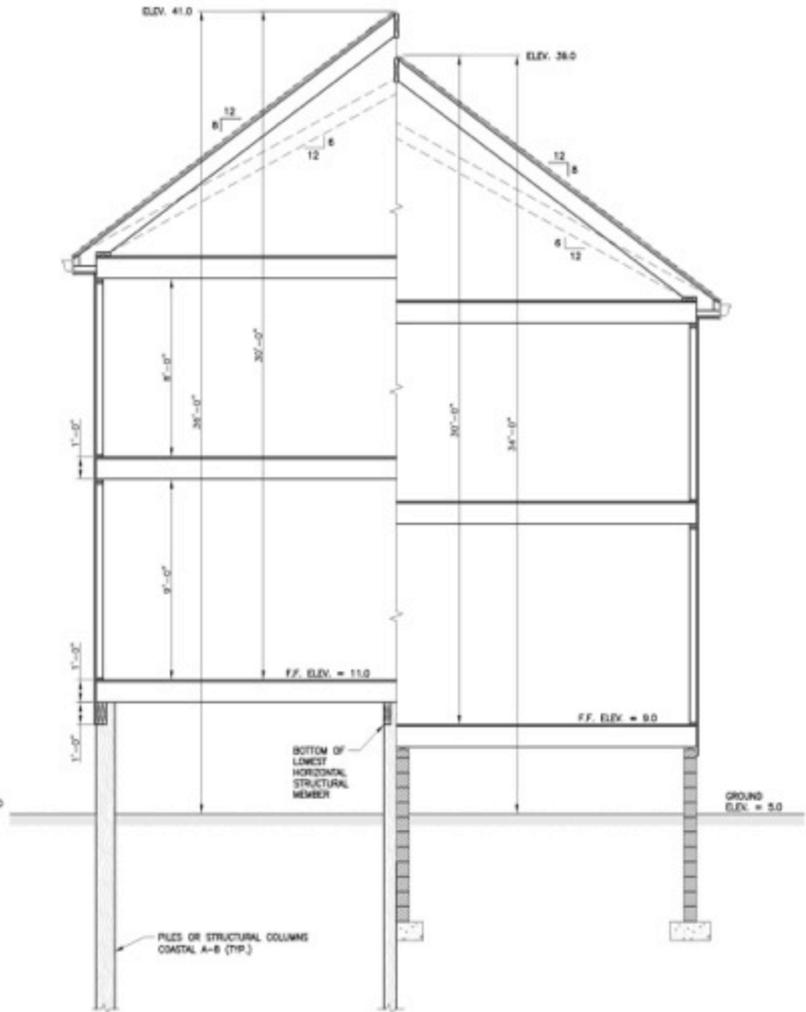
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ROBERT C. MANNBERGER Professional Engineer - NJ Lic. No. 24024-10000	
Date: _____ Drawn: _____ Checked: _____ R.C.M.	Date: _____ Approved: _____ R.C.M.
Hatch Macdonald Certificate No. 24024-10000 2 Ferguson Way Freshfield, New Jersey 07728	
BOROUGH OF MANTOLOKING OCEAN COUNTY, NEW JERSEY ABFE FLOOD MAP EVALUATION FOR PLANNING BOARD REVIEW TYPICAL HOUSE ELEVATIONS	
Job No. _____ Sheet No. 1A Total Sheets 4	Contract No. _____



**HOUSE SECTION PRESENT AO1
EXISTING BFE, EXISTING GRADE+1+1**

SCALE: 3/8" = 1'-0"



**HOUSE SECTION ABFE
COASTAL A-8 BFE 8+1+2**

SCALE: 3/8" = 1'-0"

**HOUSE SECTION ABFE
STANDARD A-8 BFE 8+1**

SCALE: 3/8" = 1'-0"

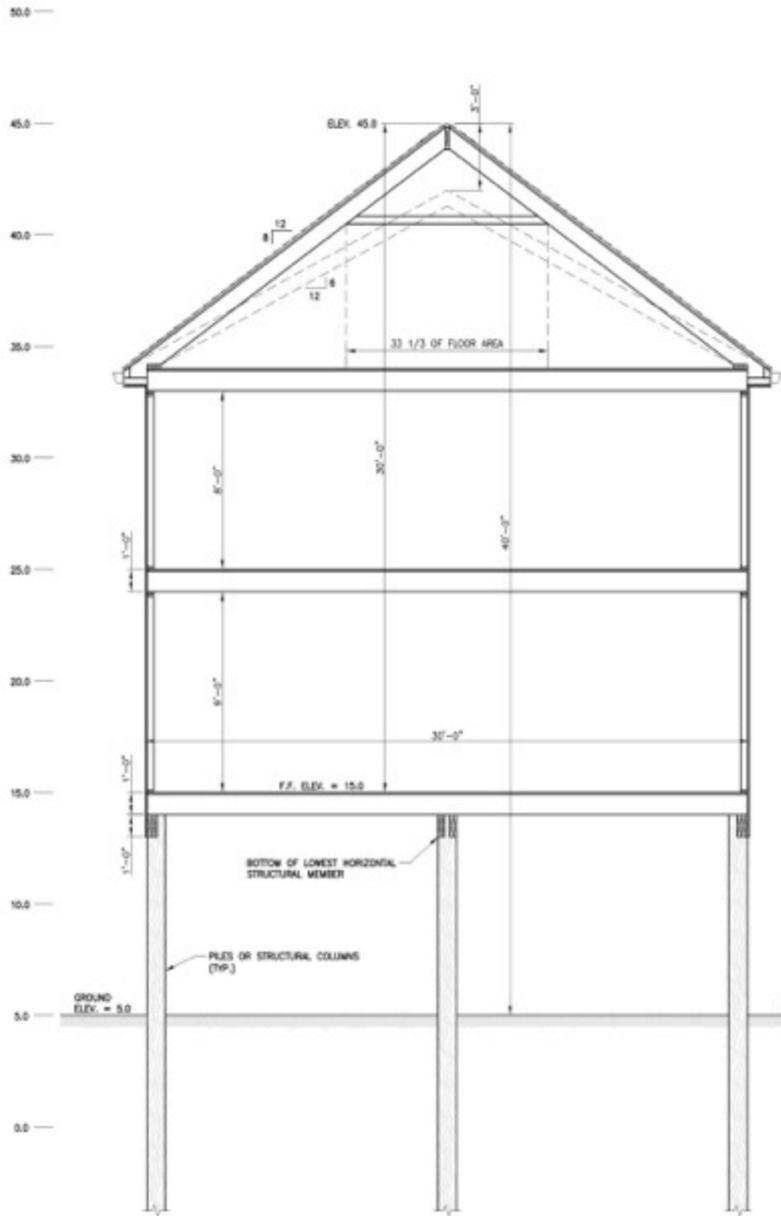
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BOROUGH OF MANTOLoking
OCEAN COUNTY, NEW JERSEY
ABFE FLOOD MAP EVALUATION
FOR PLANNING BOARD REVIEW
TYPICAL HOUSE ELEVATIONS

**Hatch Mott
MacDonald**
Certificate No. 244000000000
2 Prudgen Way
Freehold, New Jersey 07728

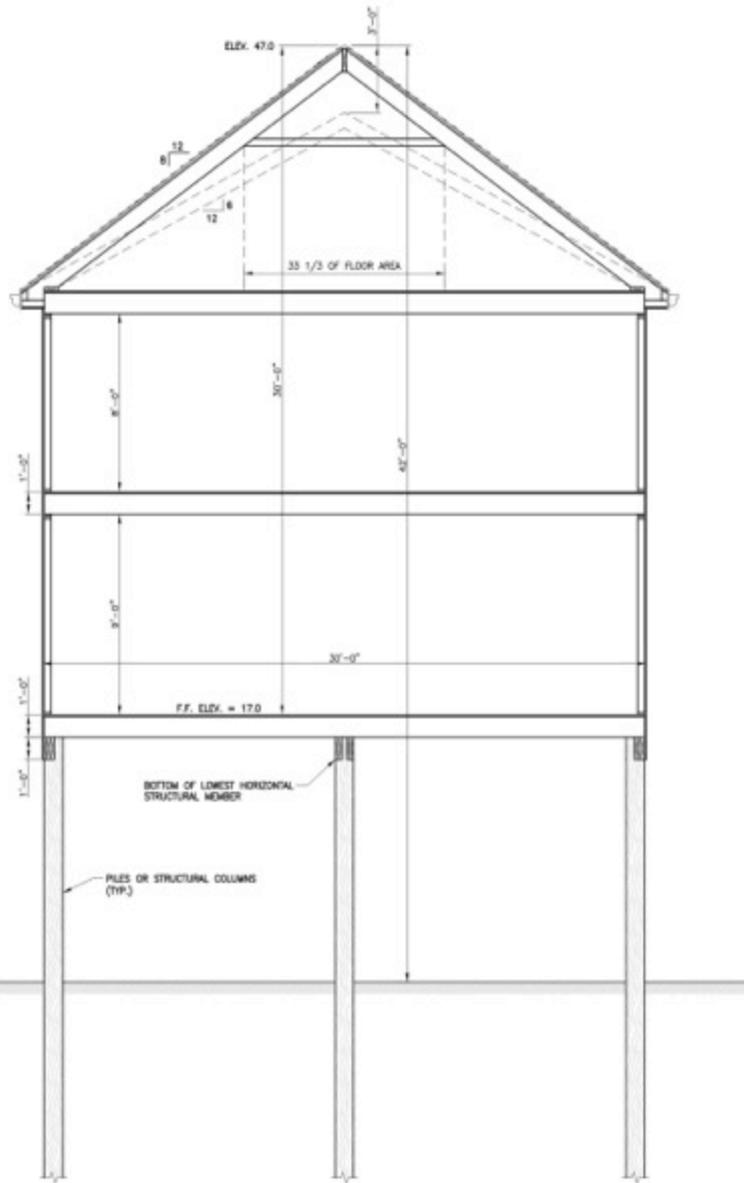
ROBERT C. MANNBERGER
Professional Engineer - NJ Lic. No. 24024-00000
Date: 12/23/2010
Checked: R.C.M.
Reviewed: R.C.M.
Scale: 3/8" = 1'-0"

Sheet	2
Of	4



HOUSE SECTION ABFE V-12 - BFE 12+1+2

SCALE: 3/8" = 1'-0"

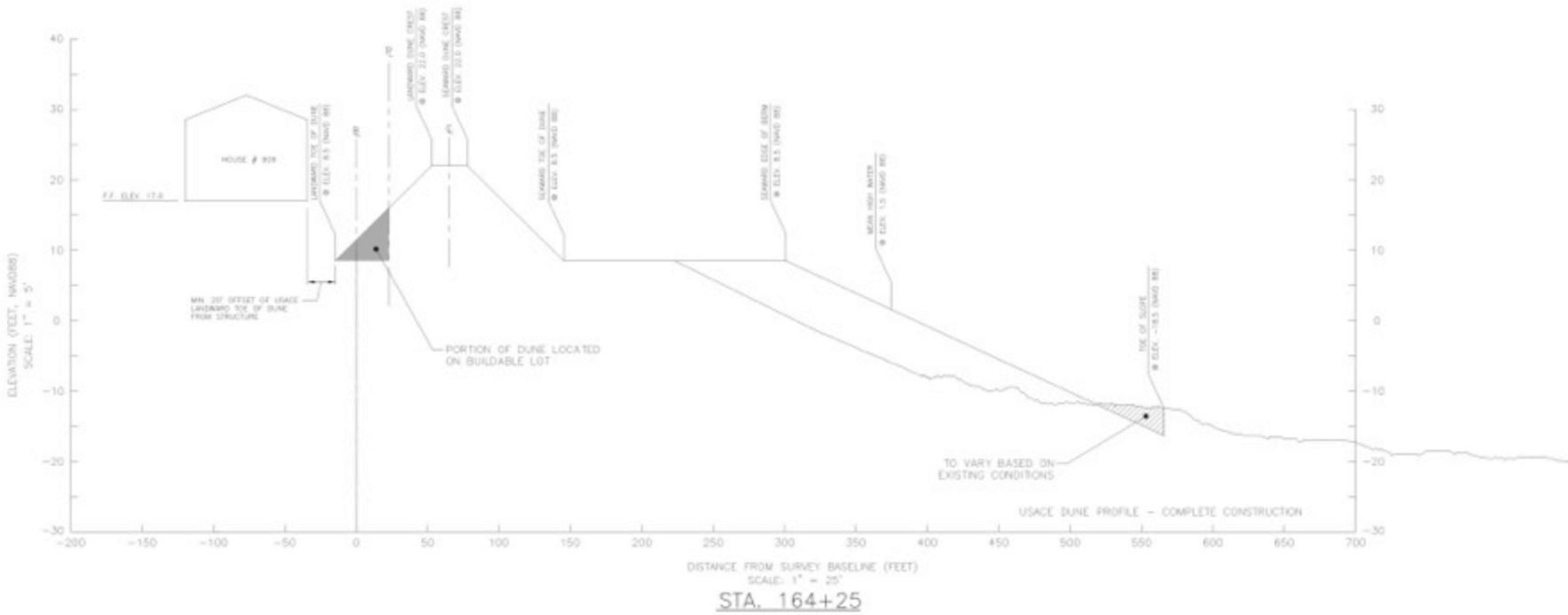
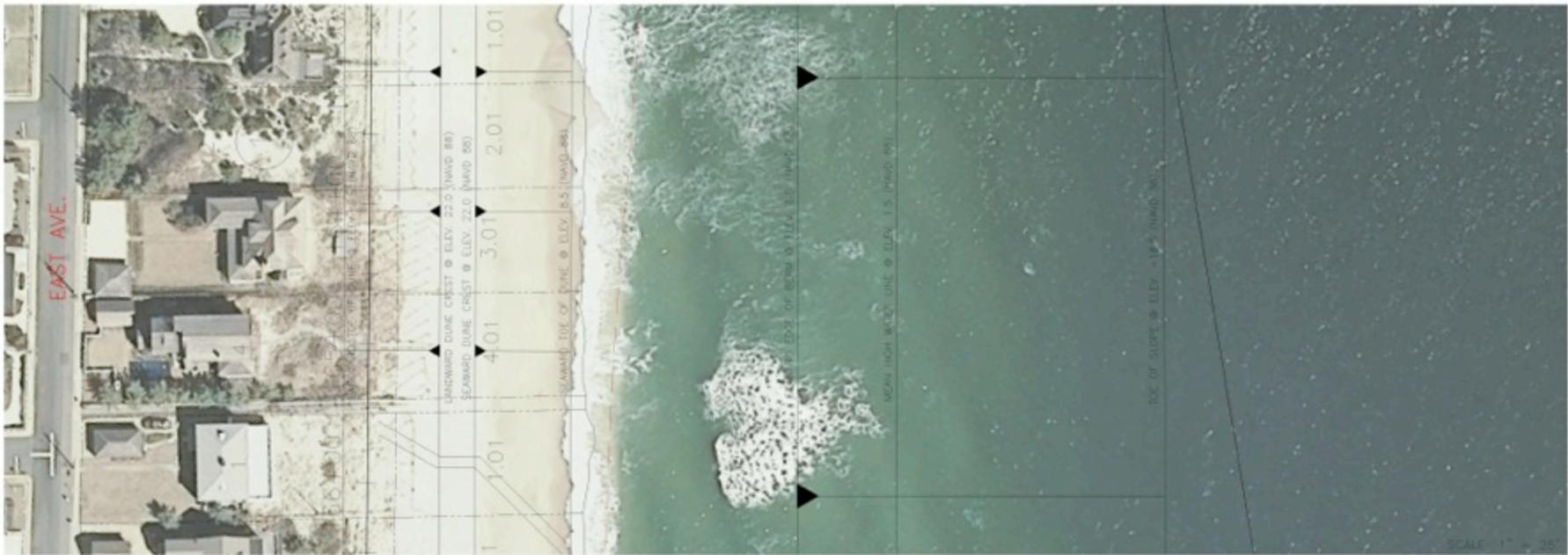


HOUSE SECTION ABFE V-14 - BFE 14+1+2

SCALE: 3/8" = 1'-0"

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ROBERT C. MANNBERGER Professional Engineer - NJ Lic. No. 240204-000000		DATE	12/12/14
		REVISION	
Hatch Macdonald License No. 240204-000000 2 Pennypack Way Freehold, New Jersey 07728	PROJECT	ABFE FLOOD MAP EVALUATION FOR PLANNING BOARD REVIEW	
	CLIENT	Borough of Mantoloking, Ocean County, New Jersey	
BOROUGH OF MANTOLOKING OCEAN COUNTY, NEW JERSEY ABFE FLOOD MAP EVALUATION FOR PLANNING BOARD REVIEW TYPICAL HOUSE ELEVATIONS	NO.	3	
	REV.	1A	DATE
	REV.	1B	DATE
	REV.	1C	DATE
	REV.	1D	DATE



ROBERT C. MANNING Licensed Engineer - P.E. No. 40011-0001 State of Florida	
PROJECT NO. 164-25	SHEET NO. 1
DATE: 11/14/2014	SCALE: 1" = 25'
DRAWN BY: J. [Name]	CHECKED BY: [Name]
PROJECT: [Name]	CLIENT: [Name]
LOCATION: [Name]	COUNTY: [Name]
STATE: [Name]	ZIP: [Name]
PROJECT NO. 164-25	SHEET NO. 1
DATE: 11/14/2014	SCALE: 1" = 25'
DRAWN BY: J. [Name]	CHECKED BY: [Name]
PROJECT: [Name]	CLIENT: [Name]
LOCATION: [Name]	COUNTY: [Name]
STATE: [Name]	ZIP: [Name]

BOARD OF ARCHITECTS
 STATE OF FLORIDA
US ARMY CORPS OF ENGINEERS
 WASH DC
 PROFILE

Questions and Answers