



## Mantoloking & Super Storm Sandy

Update #4

# Mantoloking & Super Storm Sandy

## AGENDA:

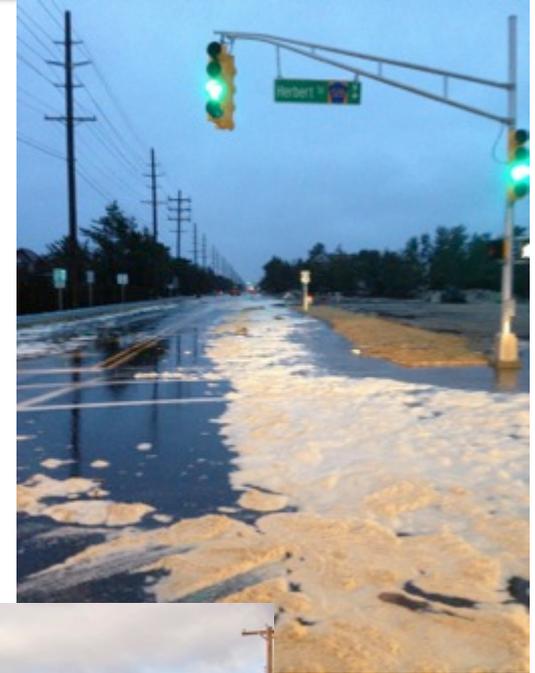
- Current Status
- Utility Update
- Reconstruction Phase
- Debris /Demolition Program
- Easement Update



# Mantoloking & Super Storm Sandy – Nor' Easter

## December Nor' Easter:

- 8 Breaches in total.
  - 7 between Lyman and Herbert
  - 1 South of Herbert



# Mantoloking & Super Storm Sandy — Nor' Easter

## December Nor' Easter:

- Total DOT Support
- 200 truck loads
- 24 hour period



# Mantoloking & Super Storm Sandy — Current Status

## INFRASTRUCTURE:

STATE DOT Project: Complete

Local Roads: Target Feb. 1, 2012



October 30, 2012



December 11, 2012

# Mantoloking & Super Storm Sandy – Current Status

## INFRASTRUCTURE:

## DEBRIS REMOVAL:

- 31966 cubic yards to date
- Continuous removal
- Ongoing project

## SAND REMOVAL/RE-USE:

- Army Corps dredging complete
- Temporary sifting station online- sand being re-introduced to breach areas
- No public use of sand at this point.



# Mantoloking & Super Storm Sandy – Access

## Access:

- New Access System
- System Administration
- Schedule to be set by end of week



# Mantoloking & Super Storm Sandy – Short-Term Plan

## Administration:

- Tax reassessment- Complete assessment of individual properties by March, 2013
- Prepare for Reconstruction: Planning Board reviewing Land Use Amendment based on revised elevation guidelines from FEMA. Meeting all this week to discuss. Target completion for recommendation: end Jan/Early Feb.
- Planning Board has recommended resolution allowing: PODs, RVs, Boats, etc. to be included in resolution to be tabled at next Council meeting.

# Mantoloking & Super Storm Sandy

## UTILITIES (Current Status):

### Sanitary Sewer

- Over 35,000 lf (over 6.5 miles) of sewer main cleaned and inspected
- All necessary sewer main repairs completed
- Repairing sanitary sewer laterals on Barnegat Ln near Herbert St.

### Water

- Infrastructure repaired & water safe for consumption Boro wide

### Gas

- Lagoon Ln, Bergen Ave & Channel Ln pressurized with gas in mains
- Replacement of 7,000 lf of 2" gas main on Barnegat Ln started

### Electric

- Breached area near Herbert St, Bay Ave, and Barnegat Ln not energized
- All areas with overhead distribution has been energized
- Electrical service provided to critical facilities
- Street lights becoming energized. Meters installed for all submitted cut-in cards

# Mantoloking & Super Storm Sandy

## **UTILITIES (Short Term Planning):**

### Sanitary Sewer

- Reconstruct long-term bypass pump connection
- Repair two (2) sewer manholes near pump station
- Install long term temporary pump system at Herbert Street P.S.

### Water

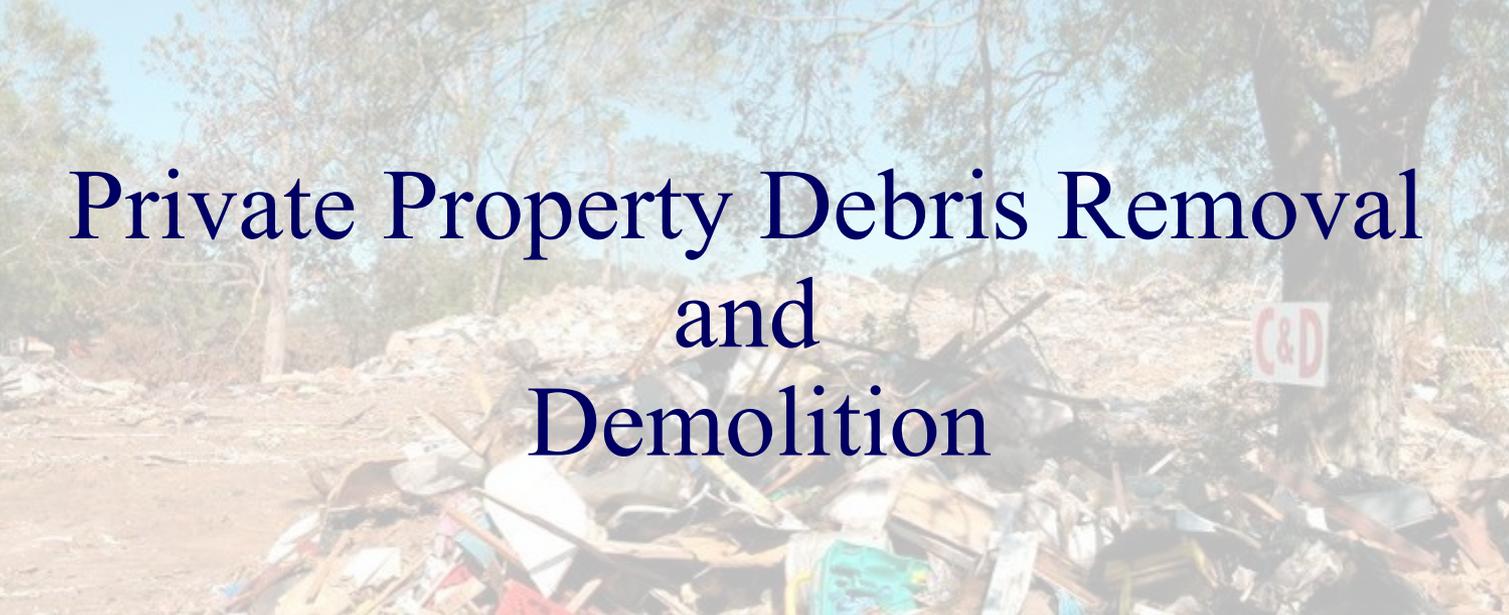
- Residential homes in areas with new main will require new services (sewer and heat required).

### Gas

- Complete replacement of 2” gas main on Barnegat Lane
- Replace 1,200 lf of gas main on East Ave south of Newman Place

### Electric

- Line crews scheduled for work on Bay Avenue
- Borough with DCA will submit list to JCP&L weekly for services
- Restore overhead grid as customers require service



# Private Property Debris Removal and Demolition

*Hurricane Sandy  
DR-4086-NJ*

# Background

- 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

# Eligibility - General

- 75/25 cost share
- Debris/structural damage must be disaster-related
- Complete PPDR and demo work within 6 months of date of declaration
- Any work prior to FEMA approval of the property is not eligible

# Eligibility - PPDR

- 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
  - Obstructions in primary ingress and egress routes
  - Limbs and leaning trees in danger of falling
  - Interior and exterior materials damaged by disaster
  - Household hazardous wastes
  - Debris on private roads causing an immediate threat to life, health, and safety

# Eligibility - Demolition

- To be eligible for demolition, activities must
  - Eliminate immediate threats to lives, public health and safety
  - Eliminate immediate threats of significant damage to improved public or private property
- Structures must
  - Have suffered damage to the structural integrity of the building
  - Be beyond repair or salvage
  - Be above ground

# Eligibility - Items not Eligible

- 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

# Process Overview - PPDR Next Steps

- Local Government maintains documentation in property file
  - Right of Entry/Hold Harmless agreement
  - Property owner's insurance coverage
  - Photographs of property before and after debris removal
  - Document removal of debris

# Process Overview - Demo Next Steps

- Local Government maintains documentation in property file
- 19-Step Demolition Checklist
- Prior to executing demolition complete and submit documentation of first 12 of 19 steps
  - Establish property management file for each parcel of private property
  - Provide Notice of Condemnation
  - Complete NHPA Section 106, NEPA, historic, SHPO reviews
  - Obtain Right of Entry/Hold Harmless agreements
  - Verify property description and ownership
  - Document property owner's insurance coverage
  - Notify lien holder(s) of intent to demolish
  - Conduct building inspection as needed
  - Conduct public health inspection as needed
  - Conduct fire inspection as needed
  - Provide public notice of condemnation/demolition
  - Verify personal property removal

# Process Overview - Demo Next Steps

- Related to execution of demolition complete and submit documentation of last 7 of 19 steps
  - Verify structure is unoccupied
  - Cap well, water, sewer & septic lines, disconnect electrical service, remove propane tanks
  - Mark easements and underground utilities
  - Identify/remove/dispose asbestos, lead-based paint & hazardous materials
  - Identify/remove/dispose of all household hazardous wastes
  - Record GPS coordinates, photograph site before and after
  - Document actual demolition and removal of debris
- Submit signed checklist to FEMA

# Mantoloking & Super Storm Sandy: Re-population

## Getting Back Home– What do we need??

- Need to have all utilities on-line (target- Feb 2013)
- Safe structures (200 + homes may need to be demolished);
- Secure / safe environment;

Mantoloking remains under a State of Emergency and is still under the Governor's Evacuation order.

If those two declarations are lifted, the Borough will be on it's own:

- Fire
- Police
- Security

**TARGET DATE FOR SELF- SUFFICIENCY = April /May 2013**



# Mantoloking & Super Storm Sandy – Beach Replenishment

## Beach Replenishment Agenda:

- History
- Recent events
- What we know
- Q and A w/ Panel

## Replenishment Panel:

Bob Mainberger (Boro Eng)  
Ed O'Malley (Boro Attorney)  
Peter Strohm (Boro Councilman)  
Tom McIntyre (Boro Planning Bd)  
Ben Keiser (State DEP)  
Ted Walsh (Resident)



# Mantoloking & Super Storm Sandy – History

## BEACH REPLENISHMENT IS NOT NEW

“At the request of Mayor Nebel, we need to address the replenishment of our beaches, an issue that is both contentious and of dire consequence.”

- Freeholder John Bartlett in letter to all barrier island Mayors (2008)

“We have been bleeding for it for the last 20 years”

- Dee Ring (2010)



Pictures from 2007  
Mantoloking Beach Protection Committee handout

# Mantoloking & Super Storm Sandy: Post-Sandy

## Sandy: A GAME CHANGER??

- 60+ homes completely gone
- 200 estimated homes need to be demolished
- Complete destruction of infrastructure
- Total degradation of dunes/beach
- Over 1 million cubic yards of sand GONE!



# Mantoloking & Super Storm Sandy – Post Sandy





# Mantoloking & Super Storm Sandy: Replenishment

Signing an easement will benefit the community and protect you and your neighbors for a long time to come:

- Use of beach at all tides
- The beach will offer more privacy to oceanfront owners
- Helps to solidify our relationship between the Army Corps, the State and the Borough. The Army Corps will maintain the beach for a period of 50 years!
- It will help to protect future generations so they will hopefully never have to go through what we just did with Sandy.

# Mantoloking & Super Storm Sandy: Replenishment

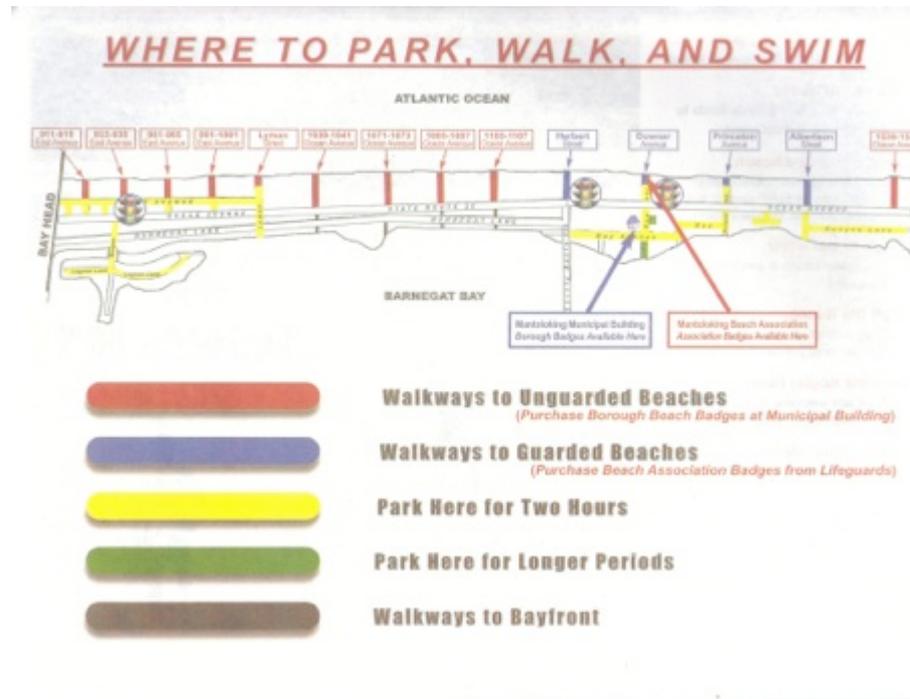
## What must we “give up” :

- An easement in perpetuity—this will help to lessen the paperwork when the Army Corps comes back every 4 years to replenish
- Allowing access to your dune so that the Corps can replenish the dune and the berm. It does not grant the State or the Federal government the right to build ANY structure on your property—the easement is only for the replenishment project and shore protection measures.

# Mantoloking & Super Storm Sandy: Replenishment

The beach access requirements are significantly different than past requirements:

- Towns to submit their own Municipal Public Access Plans. The Borough plans on submitting an access plan that captures the status quo of access prior to Sandy.



# Mantoloking & Super Storm Sandy- Conclusion

Everyone agrees, we need bigger dunes, berms and beaches:

- Protects our safety
- Protects our homes
- Protects our investment



We need to work together to solve this problem!

Let's get answers to the many open-ended questions and move forward— we cannot wait.

