

**REGULAR MEETING MINUTES  
CITY COMMISSION-MARGATE CITY**

**MAY 4, 2023**

**MARGATE CITY, NEW JERSEY**

**Call Meeting to Order – 4:00 p.m.**

**Statement of Compliance with the Open Public Meetings Act:**

The notice requirements of the Open Public Meetings Act for this meeting have been satisfied; a copy of the Annual Meetings Notice was sent to the Atlantic City Press, and the Star Ledger, posted on the Bulletin Board in the Municipal Building, the Municipal Website, and filed in the office of the Municipal Clerk.

**Johanna Casey, City Clerk:** Reads the statement of compliance, followed with the flag salute and roll call is taken.

**Roll Call – Board of Commissioners:**

Mayor Becker, Commissioner Amodeo and Commissioner Blumberg were present. Chief Dan Adams, Chief Matt Hankinson, Frank Ricciotti, Lisa McLaughlin, Roger McLarnon, Ed Dennis, Johanna Casey, Kenneth Mosca and Scott Abbott, Esquire were also present.

**Approval of Minutes:**

The minutes from the April 20, 2023 Workshop/Capital & Regular Meeting were approved as read on motion by Commissioner Blumberg, seconded by Commissioner Amodeo, with a vote of three ayes.

**Public Comment:**

**Joyce and David Cherry, 500 N. Nassau Ave.:** They are trying to submit an insurance claim against John Irons Custom Homes, a contractor who caused damage to their home. Speaks on not being able to obtain insurance documents for John Irons Custom Homes.

**Commissioner Amodeo:** Requests the Cherry's call Municipal Administrator Ken Mosca to assist them with finding insurance information on John Irons Custom Homes.

**Dennis Gornioski, 7702 Amherst Ave.:** Speaks on receiving a text message about voter fraud occurring during the May 9, 2023 municipal election.

**Scott Abbott:** Clarifies that this text message was sent from an unknown source to Mr. Gornioski's private cell phone. Suggests Mr. Gornioski notify the candidates of this text message.

**Johanna Casey:** It is freedom of speech. There is no voter fraud.

Seeing that there were no more comments, a motion to close public comment was put forth by Commissioner Blumberg and seconded by Commissioner Amodeo, with a vote of three ayes.

**Public Comment (Resolutions and Ordinance Adoption Only):**

Seeing that there were no comments, a motion to close public comment on Resolutions only was put forth by Commissioner Blumberg, and seconded by Commissioner Amodeo, with a vote of three ayes.

**Ordinances: Introduction**-None

**Ordinances: Adoption**

**Johanna Casey:** Reads Ordinance #07-2023 by title.

A motion for adoption of **Ordinance #07-2023**, authorizing amendments to Ordinance 145, Floodplain Management and Regulations, was put forth by Commissioner Blumberg, Seconded by Commissioner Amodeo with a vote of three ayes.

**ORDINANCE NO. 07-2023  
ORDINANCE FOR ADOPTION OF THE FLOODPLAIN MANAGEMENT AND REGULATIONS  
OF MARGATE CITY**

**AN ORDINANCE BY THE BOARD OF COMMISSIONERS AMENDING THE MARGATE CITY CODE OF ORDINANCES TO REPEAL FLOOD DAMAGE PREVENTION ORDINANCE 145; TO ADOPT A NEW 145; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Legislature of the State of New Jersey has, in N.J.S.A. 40:48 et seq and N.J.S.A. 40:55D et seq., conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of Margate City and such areas may be 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, and

WHEREAS, the Margate City was accepted for participation in the National Flood Insurance Program on June 19, 1971 and the Board of Commissioners desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65, and 70 necessary for such participation; and

WHEREAS, the Margate City is required, pursuant to N.J.A.C. 5:23 et seq., to administer and enforce the State building codes, and such building codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, the Margate City is required, pursuant to N.J.S.A. 40:49-5, to enforce zoning codes that secure safety from floods and contain certain provisions that apply to the development of lands; and

WHEREAS, the Margate City is required, pursuant to N.J.S.A.58:16A-57, within 12 months after the delineation of any flood hazard area, to adopt rules and regulations concerning the development and use of land in the flood fringe area which at least conform to the standards promulgated by the New Jersey Department of Environmental Protection (NJDEP).

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Margate City that the following floodplain management regulations are hereby adopted.

**SECTION 1. RECITALS.**

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

**SECTION 2.** These regulations specifically repeal and replace the following ordinance(s) and regulation(s): existing Flood damage prevention ordinance of April 2, 2020.

### SECTION 101 SCOPE AND ADMINISTRATION

**101.1 Title.** These regulations, in combination with the flood provisions of the Uniform Construction Code (UCC) N.J.A.C. 5:23 (hereinafter "Uniform Construction Code," consisting of the Building Code, Residential Code, Rehabilitation Subcode, and related codes, and the New Jersey Flood Hazard Area Control Act (hereinafter "FHACA"), N.J.A.C. 7:13, shall be known as the *Floodplain Management Regulations of Margate City* (hereinafter "these regulations").

**101.2 Scope.** These regulations, in combination with the flood provisions of the Uniform Construction Code and FHACA shall apply to all proposed development in flood hazard areas established in Section 102 of these regulations.

**101.3 Purposes and objectives.** The purposes and objectives of these regulations are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:

- (1) Protect human life and health.
- (2) Prevent unnecessary disruption of commerce, access, and public service during times of flooding.
- (3) Manage the alteration of natural floodplains, stream channels and shorelines;
- (4) Manage filling, grading, dredging and other development which may increase flood damage or erosion potential.
- (5) Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.
- (6) Contribute to improved construction techniques in the floodplain.
- (7) Minimize damage to public and private facilities and utilities.
- (8) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.
- (9) Minimize the need for rescue and relief efforts associated with flooding.
- (10) Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.
- (11) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
- (12) Meet the requirements of the National Flood Insurance Program for community participation set forth in Title 44 Code of Federal Regulations, Section 59.22.

**101.4 Coordination with Building Codes.** Pursuant to the requirement established in N.J.A.C. 5:23, the Uniform Construction Code, that the Margate City administer and enforce the State building codes, the Board of Commissioners of Margate City does hereby acknowledge that the Uniform Construction Code contains certain provisions that apply to the design and construction of buildings and structures in flood hazard areas. Therefore, these



regulations are intended to be administered and enforced in conjunction with the Uniform Construction Code.

**101.5 Ordinary Building Maintenance and Minor Work.** Improvements defined as ordinary building maintenance and minor work projects by the Uniform Construction Code including non-structural replacement-in-kind of windows, doors, cabinets, plumbing fixtures, decks, walls, partitions, new flooring materials, roofing, etc. shall be evaluated by the Floodplain Administrator through the floodplain development permit to ensure compliance with the Substantial Damage and Substantial Improvement Section 103.14 of this ordinance.

**101.6 Warning.** The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of these regulations does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage.

**101.7 Other laws.** The provisions of these regulations shall not be deemed to nullify any provisions of local, State, or Federal law.

**101.8 Violations and Penalties for Noncompliance.** No structure or land shall hereafter be constructed, re-located to, 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 violation under N.J.S.A. 40:49-5. Any person who violates this ordinance or fails to comply with any of its requirements shall be subject to one (1) or more of the following: a fine of not more than \$1250, imprisonment for a term not exceeding ninety(90) days or a period of community service not exceeding 90 days.

Each day in which a violation of an ordinance exists shall be considered to be a separate and distinct violation subject to the imposition of a separate penalty for each day of the violation as the Court may determine except that the owner will be afforded the opportunity to cure or abate the condition during a 30 day period and shall be afforded the opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30 day period, a fine greater than \$1250 may be imposed if the court has not determined otherwise, or if upon reinspection of the property, it is determined that the abatement has not been substantially completed.

Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.

**101.8.1 Solid Waste Disposal in a Flood Hazard Area.** Any person who has unlawfully disposed of solid waste in a floodway or floodplain who fails to comply with this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$2500 or up to a maximum penalty by a fine not exceeding \$10,000 under N.J.S.A. 40:49-5.

**101.9 Abrogation and greater restrictions.** These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal or abrogate



any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or building codes. In the event of a conflict between these regulations and any other ordinance, code, or regulation, the more restrictive shall govern.

SECTION 102 APPLICABILITY

**102.1 General.** These regulations, in conjunction with the Uniform Construction Code, provide minimum requirements for development located in flood hazard areas, including the subdivision of land and other developments; site improvements and installation of utilities; placement and replacement of manufactured homes; placement of recreational vehicles; new construction and alterations, repair, reconstruction, rehabilitation or additions of existing buildings and structures; substantial improvement of existing buildings and structures, including repair of substantial damage; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; and certain building work exempt from permit under the Uniform Construction Code; and other buildings and development activities.

**102.2 Establishment of Flood Hazard Areas.** The Margate City was accepted for participation in the National Flood Insurance Program on June 19, 1971.

The National Flood Insurance Program (NFIP) floodplain management regulations encourage that all Federal, State, and Local regulations that are more stringent than the minimum NFIP standards take precedence in permitting decisions. The FHACA requires that the effective Flood Insurance Rate Map, most recent preliminary FEMA mapping and flood studies, and Department delineations be compared to determine the most restrictive mapping. The FHACA also regulates unstudied flood hazard areas in watersheds measuring 50 acres or greater in size and most riparian zones in New Jersey. Because of these higher standards, the regulated flood hazard area in New Jersey may be more expansive and more restrictive than the FEMA Special Flood Hazard Area. Maps and studies that establish flood hazard areas are on file at the Margate City Hall 9001 Winchester Ave. Margate City New Jersey.

The following sources identify flood hazard areas in this jurisdiction and must be considered when determining the Best Available Flood Hazard Data Area:

- 1) **Effective Flood Insurance Study.** Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled Flood Insurance Study, Atlantic County, New Jersey (All Jurisdictions), dated August 28, 2018 and the accompanying Flood Insurance Rate Maps (FIRM) identified in Table 102.2(1) whose effective date is August 28, 2018 are hereby adopted by reference.

Table 102.2(1)

Map Panel #	Effective Date	Revision Letter	Map Panel #	Effective Date	Revision Letter
34001C0432	08/28/2018	F	34001C0434	08/28/2018	F
34001C0453	08/28/2018	F			

- 2) **Federal Best Available Information.** Margate City shall utilize Federal flood information as listed in the table below that provides more detailed hazard information, higher flood elevations, larger flood hazard areas, and results in more restrictive regulations. This information may include but is not limited to preliminary flood elevation guidance from FEMA (such as Advisory Flood Hazard Area Maps, Work Maps or Preliminary FIS and FIRM). Additional Federal Best Available studies issued after the date of this ordinance must also be considered. These studies are listed on FEMA's Map Service Center. This information shall be used for floodplain regulation purposes only.

Table 102.2(2)

Map Panel #	Preliminary Date	Map Panel #	Preliminary Date
34001C0432G	01/30/2015	34001C0453G	01/30/2015
34001C0434G	01/30/2015		

- 3) **Other Best Available Data.** Margate City shall utilize high water elevations from flood events, groundwater flooding areas, studies by federal or state agencies, or other information deemed appropriate by the Margate City. Other "best available information" may not be used which results in less restrictive flood elevations, design standards, or smaller flood hazard areas than the sources described in Section 102.2 (1) and (2), above. This information shall be used for floodplain regulation purposes only.

- 4) **State Regulated Flood Hazard Areas.** For State regulated waters, the NJ Department of Environmental Protection (NJDEP) identifies the flood hazard area as the land, and the space above that land, which lies below the "Flood Hazard Area Control Act Design Flood Elevation", as defined in Section 201, and as described in the New Jersey Flood Hazard Area Control Act at N.J.A.C. 7:13. A FHACA flood hazard area exists along every regulated water that has a drainage area of 50 acres or greater. Such area may extend beyond the boundaries of the Special Flood Hazard Areas (SFHAs) as identified by FEMA. No New Jersey State studied waters in this community under the FHACA were identified.

**102.3 Establishing the Local Design Flood Elevation (LDFE).**

The Local Design Flood Elevation (LDFE) is established in the flood hazard areas determined in Section 102.2, above, using the best available flood hazard data sources, and the Flood Hazard Area Control Act minimum Statewide elevation requirements for lowest floors in A, Coastal A, and V zones, ASCE 24 requirements for critical facilities as specified by the building code, plus additional freeboard as specified by this ordinance.

At a minimum, the Local Design Flood Elevation shall be as follows:

- 1) For a delineated watercourse, the elevation associated with the Best Available Flood Hazard Data Area determined in Section 102.2, above plus three feet of freeboard, finishing either at the underside of the floor joist in a coastal high hazard area, or the top of the finished floor in non-coastal high hazard area zones, or as described by N.J.A.C. 7:13, whichever is most restrictive.
- 2) AO Zones – For Zone AO areas on the municipality's FIRM (or on preliminary flood elevation guidance from FEMA), the Local Design Flood Elevation is determined from the FIRM panel as the highest adjacent grade plus the depth number specified plus three feet of freeboard measured to the underside of the floor joist if the most restrictive adjacent flood zone is in the coastal high hazard area, or to the top of finished floor if the most restrictive adjacent flood zone is not in the coastal high hazard area. If no depth number is specified, the Local Design Flood Elevation is three (3) feet to underside of floor joist or to the finished first floor as described above, whichever is more restrictive.
- 3) Class IV Critical Facilities - For any proposed development of new and substantially improved Flood Design Class IV Critical Facilities, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 2 feet of freeboard in accordance with ASCE 24, or 3 feet of freeboard to the underside of the floor joist in coastal high hazard areas or finished first floor in non-coastal high hazard areas, whichever is most restrictive.
- 4) Class III Critical Facilities - For proposed development of new and substantially improved Flood Design Class III Critical Facilities in coastal high hazard areas, the Local Design Flood Elevation must be the higher of the 0.2% annual chance (500 year) flood elevation or the Flood Hazard Area Design Flood Elevation with an additional 1 foot of freeboard in accordance with ASCE 24, or 3 feet to the underside of the floor joist in coastal high hazard areas or to the finished first floor in non-coastal high hazard areas, whichever is most restrictive.

**SECTION 103 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR**

**103.1 Floodplain Administrator Designation.** The Construction Official is designated the Floodplain Administrator. The Floodplain Administrator shall have the authority to delegate performance of certain duties to other employees.

**103.2 General.** The Floodplain Administrator is authorized and directed to administer the provisions of these regulations. The Floodplain Administrator shall have the authority to render interpretations of these regulations consistent with the intent and purpose of these regulations and to establish policies and procedures in order to clarify the application of its provisions. Such



interpretations, policies and procedures shall be consistent with the intent and purpose of these regulations and the flood provisions of the building code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to Section 107 of these regulations.

**103.3 Coordination.** The Floodplain Administrator shall coordinate with the Construction Official to administer and enforce the flood provisions of the Uniform Construction Code.

**103.4 Duties.** The duties of the Floodplain Administrator shall include but are not limited to:

- (1) Review all permit applications to determine whether proposed development is located in flood hazard areas established in Section 102 of these regulations.
- (2) Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices and materials that minimize flood damage.
- (3) Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.
- (4) Determine whether additional flood hazard data shall be obtained or developed.
- (5) Review required certifications and documentation specified by these regulations and the building code to determine that such certifications and documentations are complete.
- (6) Establish, in coordination with the Construction Official, written procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 103.14 of these regulations.
- (7) Coordinate with the Construction Official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.
- (8) Review requests submitted to the Construction Official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the Uniform Construction code to determine whether such requests require consideration as a variance pursuant to Section 107 of these regulations.
- (9) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps when the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available.
- (10) Require applicants who propose alteration of a watercourse to notify adjacent jurisdictions and the NJDEP Bureau of Flood Engineering, and to submit copies of such notifications to the Federal Emergency Management Agency (FEMA).
- (11) Inspect development in accordance with Section 106 of these regulations and inspect flood hazard areas to determine if development is undertaken without issuance of permits.
- (12) Prepare comments and recommendations for consideration when applicants seek variances in accordance with Section 107 of these regulations.
- (13) Cite violations in accordance with Section 108 of these regulations.
- (14) Notify the Federal Emergency Management Agency when the corporate boundaries of Margate City have been modified.

- (15) Permit Ordinary Maintenance and Minor Work in the regulated areas discussed in Section 102.2.

**103.5 Use of changed technical data.** The Floodplain Administrator and the applicant shall not use changed flood hazard area boundaries or base flood elevations for proposed buildings or developments unless the Floodplain Administrator or applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) revision and has received the approval of the Federal Emergency Management Agency. A revision of the effective FIRM does not remove the related feature(s) on a flood hazard area delineation that has been promulgated by the NJDEP. A separate application must be made to the State pursuant to N.J.A.C. 7:13 for revision of a flood hazard design flood elevation, flood hazard area limit, floodway limit, and/or other related feature.

**103.6 Other permits.** It shall be the responsibility of the Floodplain Administrator to assure that approval of a proposed development shall not be given until proof that necessary permits have been granted by Federal or State agencies having jurisdiction over such development, including Section 404 of the Clean Water Act. In the event of conflicting permit requirements, the Floodplain Administrator must ensure that the most restrictive floodplain management standards are reflected in permit approvals.

**103.7 Determination of Local Design Flood Elevations.** If design flood elevations are not specified, the Floodplain Administrator is authorized to require the applicant to:

- (1) Obtain, review, and reasonably utilize data available from a Federal, State, or other source, or
- (2) Determine the design flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a licensed professional engineer. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

It shall be the responsibility of the Floodplain Administrator to verify that the applicant's proposed Best Available Flood Hazard Data Area and the Local Design Flood Elevation in any development permit accurately applies the best available flood hazard data and methodologies for determining flood hazard areas and design elevations described in 102.2 and 102.3 respectively. This information shall be provided to the Construction Official and documented according to Section 103.15.

**103.8 Requirement to submit new technical data.** Base Flood Elevations may increase or decrease resulting from natural changes (e.g. erosion, accretion, channel migration, subsidence, uplift) or man-made physical changes (e.g. dredging, filling, excavation) affecting flooding conditions. As soon as practicable, but not later than six months after the date of a man-made change or when information about a natural change becomes available, the Floodplain Administrator shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Title 44 Code of Federal Regulations Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.

**103.9 Activities in riverine flood hazard areas.** In riverine flood hazard areas where design flood elevations are specified but floodways have not been designated, the Floodplain Administrator shall not permit any new construction, substantial improvement or other development, including the placement of fill, unless the applicant submits an engineering



analysis prepared by a licensed professional engineer that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the design flood elevation more than 0.2 feet at any point within the community.

**103.10 Floodway encroachment.** Prior to issuing a permit for any floodway encroachment, including fill, new construction, substantial improvements and other development or land-disturbing activity, the Floodplain Administrator shall require submission of a certification prepared by a licensed professional engineer, along with supporting technical data, that demonstrates that such development will not cause any increase in the base flood level.

**103.10.1 Floodway revisions.** A floodway encroachment that increases the level of the base flood is authorized if the applicant has applied for a Conditional Letter of Map Revision (CLOMR) to the Flood Insurance Rate Map (FIRM) and has received the approval of FEMA.

**103.11 Watercourse alteration.** Prior to issuing a permit for any alteration or relocation of any watercourse, the Floodplain Administrator shall require the applicant to provide notification of the proposal to the appropriate authorities of all adjacent government jurisdictions, as well as the NJDEP Bureau of Flood Engineering and the Division of Land Resource Protection. A copy of the notification shall be maintained in the permit records and submitted to FEMA.

**103.11.1 Engineering analysis.** The Floodplain Administrator shall require submission of an engineering analysis prepared by a licensed professional engineer, demonstrating that the flood-carrying capacity of the altered or relocated portion of the watercourse will be maintained, neither increased nor decreased. Such watercourses shall be maintained in a manner that preserves the channel's flood-carrying capacity.

**103.12 Alterations in coastal areas.** The excavation or alteration of sand dunes is governed by the New Jersey Coastal Zone Management (CZM) rules, N.J.A.C. 7:7. Prior to issuing a flood damage prevention permit for any alteration of sand dunes in coastal high hazard areas and Coastal A Zones, the Floodplain Administrator shall require that a New Jersey CZM permit be obtained and included in the flood damage prevention permit application. The applicant shall also provide documentation of any engineering analysis, prepared by a licensed professional engineer that demonstrates that the proposed alteration will not increase the potential for flood damage.

**103.13 Development in riparian zones** All development in Riparian Zones as described in N.J.A.C. 7:13 is prohibited by this ordinance unless the applicant has received an individual or general permit or has complied with the requirements of a permit by rule or permit by certification from NJDEP Division of Land Resource Protection prior to application for a floodplain development permit and the project is compliant with all other Floodplain Development provisions of this ordinance. The width of the riparian zone can range between 50 and 300 feet and is determined by the attributes of the waterbody and designated in the New Jersey Surface Water Quality Standards N.J.A.C. 7:9B. The portion of the riparian zone located outside of a regulated water is measured landward from the top of bank. Applicants can request a verification of the riparian zone limits or a permit applicability determination to determine State permit requirements under N.J.A.C. 7:13 from the NJDEP Division of Land Resource Protection.

**103.14 Substantial improvement and substantial damage determinations.** When buildings and structures are damaged due to any cause including but not limited to man-made, structural,



electrical, mechanical, or natural hazard events, or are determined to be unsafe as described in N.J.A.C. 5:23; and for applications for building permits to improve buildings and structures, including alterations, movement, repair, additions, rehabilitations, renovations, ordinary maintenance and minor work, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Construction Official, shall:

- (1) Estimate the market value, or require the applicant to obtain a professional appraisal prepared by a qualified independent appraiser, of the market value of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
- (2) Determine and include the costs of all ordinary maintenance and minor work, as discussed in Section 101.5, performed in the floodplain regulated by this ordinance in addition to the costs of those improvements regulated by the Construction Official in substantial damage and substantial improvement calculations.
- (3) Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, where applicable, to the market value of the building or structure.
- (4) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage. This determination requires the evaluation of previous permits issued for improvements and repairs over a period of seven (7) years prior to the permit application or substantial damage determination as specified in the definition of substantial improvement.
- (5) Notify the applicant in writing when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the building code is required and notify the applicant in writing when it is determined that work does not constitute substantial improvement or repair of substantial damage. The Floodplain Administrator shall also provide all letters documenting substantial damage and compliance with flood resistant construction requirements of the building code to the NJDEP Bureau of Flood Engineering.

**103.15 Department records.** In addition to the requirements of the building code and these regulations, and regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations and the flood provisions of the Uniform Construction Code, including Flood Insurance Studies, Flood Insurance Rate Maps; documents from FEMA that amend or revise FIRMs; NJDEP delineations, records of issuance of permits and denial of permits; records of ordinary maintenance and minor work, determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the Uniform Construction Code and these regulations including as-built Elevation Certificates; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to these regulations and the flood resistant provisions of the Uniform Construction Code. The Floodplain Administrator shall also record the required elevation, determination method, and base flood elevation source used to determine the Local Design Flood Elevation in the floodplain development permit.

**103.16 Liability.** The Floodplain Administrator and any employee charged with the enforcement of these regulations, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by these regulations or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of these regulations shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Floodplain Administrator and any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of these regulations.

#### SECTION 104 PERMITS

**104.1 Permits Required.** Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Floodplain Administrator and shall obtain the required permit. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

**104.2 Application for permit.** The applicant shall file an application in writing on a form furnished by the Floodplain Administrator. Such application shall:

- (1) Identify and describe the development to be covered by the permit.
- (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
- (3) Indicate the use and occupancy for which the proposed development is intended.
- (4) Be accompanied by a site plan and construction documents as specified in Section 105 of these regulations, grading and filling plans and other information deemed appropriate by the Floodplain Administrator.
- (5) State the valuation of the proposed work, including the valuation of ordinary maintenance and minor work.
- (6) Be signed by the applicant or the applicant's authorized agent.

**104.3 Validity of permit.** The issuance of a permit under these regulations or the Uniform Construction Code shall not be construed to be a permit for, or approval of, any violation of this appendix or any other ordinance of the jurisdiction. The issuance of a permit based on submitted documents and information shall not prevent the Floodplain Administrator from requiring the correction of errors. The Floodplain Administrator is authorized to prevent occupancy or use of a structure or site which is in violation of these regulations or other ordinances of this jurisdiction.

**104.4 Expiration.** A permit shall become invalid when the proposed development is not commenced within 180 days after its issuance, or when the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The Floodplain Administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each.

**104.5 Suspension or revocation.** The Floodplain Administrator is authorized to suspend or revoke a permit issued under these regulations wherever the permit is issued in error or on the

basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or code of this jurisdiction.

#### SECTION 105 SITE PLANS AND CONSTRUCTION DOCUMENTS

**105.1 Information for development in flood hazard areas.** The site plan or construction documents for any development subject to the requirements of these regulations shall be drawn to scale and shall include, as applicable to the proposed development:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations when necessary for review of the proposed development. For buildings that are located in more than one flood hazard area, the elevation and provisions associated with the most restrictive flood hazard area shall apply.
- (2) Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 105.2.
- (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 105.2(3) of these regulations.
- (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas and Coastal A zones, new buildings shall be located landward of the reach of mean high tide.
- (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. The applicant shall provide an engineering certification confirming that the proposal meets the flood storage displacement limitations of N.J.A.C. 7:13.
- (7) Extent of any proposed alteration of sand dunes.
- (8) Existing and proposed alignment of any proposed alteration of a watercourse.
- (9) Floodproofing certifications, V Zone and Breakaway Wall Certifications, Operations and Maintenance Plans, Warning and Evacuation Plans and other documentation required pursuant to FEMA publications.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by these regulations but that are not required to be prepared by a registered design professional when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance.

**105.2 Information in flood hazard areas without base flood elevations (approximate Zone A).** Where flood hazard areas are delineated on the effective or preliminary FIRM and base flood elevation data have not been provided, the applicant shall consult with the Floodplain Administrator to determine whether to:

- (1) Use the Approximation Method (Method 5) described in N.J.A.C. 7:13 in conjunction with Appendix 1 of the FHACA to determine the required flood elevation.
- (2) Obtain, review, and reasonably utilize data available from a Federal, State or other



source when those data are deemed acceptable to the Floodplain Administrator to reasonably reflect flooding conditions.

- (3) Determine the base flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques according to Method 6 as described in N.J.A.C. 7:13. Such analyses shall be performed and sealed by a licensed professional engineer.

Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator prior to floodplain development permit issuance. The accuracy of data submitted for such determination shall be the responsibility of the applicant. Where the data are to be used to support a Letter of Map Change (LOMC) from FEMA, the applicant shall be responsible for satisfying the submittal requirements and pay the processing fees.

**105.3 Analyses and certifications by a Licensed Professional Engineer.** As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a licensed professional engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 105.4 of these regulations and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
- (2) For development activities proposed to be located in a riverine flood hazard area where base flood elevations are included in the FIS or FIRM but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments will not increase the base flood elevation more than 0.2 feet at any point within the jurisdiction. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained, neither increasing nor decreasing the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section 105.4 of these regulations. The applicant shall notify the chief executive officer of all affected adjacent jurisdictions, the NJDEP's Bureau of Flood Engineering and the Division of Land Resource Protection; and shall provide documentation of such notifications.
- (4) For activities that propose to alter sand dunes in coastal high hazard areas (Zone V) and Coastal A Zones, an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage and documentation of the issuance of a New Jersey Coastal Zone Management permit under N.J.A.C. 7:7.
- (5) For analyses performed using Methods 5 and 6 (as described in N.J.A.C. 7:13) in flood hazard zones without base flood elevations (approximate A zones).

**105.4 Submission of additional data.** When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the

applicant has the right to seek a Letter of Map Change (LOMC) from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

#### SECTION 106 INSPECTIONS

**106.1 General.** Development for which a permit is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of these regulations or the building code. Inspections presuming to give authority to violate or cancel the provisions of these regulations or the building code or other ordinances shall not be valid.

**106.2 Inspections of development.** The Floodplain Administrator shall inspect all development in flood hazard areas authorized by issuance of permits under these regulations. The Floodplain Administrator shall inspect flood hazard areas from time to time to determine if development is undertaken without issuance of a permit.

**106.3 Buildings and structures.** The Construction Official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit in accordance with the Uniform Construction Code, N.J.A.C. 5:23.

- 1) **Lowest floor elevation.** Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 801.2 shall be submitted to the Construction Official on an Elevation Certificate.
- 2) **Lowest horizontal structural member.** In V zones and Coastal A zones, upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in Section 801.2 shall be submitted to the Construction Official on an Elevation Certificate.
- 3) **Installation of attendant utilities** (electrical, heating, ventilating, air-conditioning, and other service equipment) and sanitary facilities elevated as discussed in Section 801.2.
- 4) **Final inspection.** Prior to the final inspection, certification of the elevation required in Section 801.2 shall be submitted to the Construction Official on an Elevation Certificate.

**106.4 Manufactured homes.** The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of these regulations and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted on an Elevation Certificate to the Floodplain Administrator prior to the final inspection.

#### SECTION 107 VARIANCES

**107.1 General.** The zoning board of adjustment shall hear and decide requests for variances. The zoning board of adjustment shall base its determination on technical justifications submitted by applicants, the considerations for issuance in Section 107.5, the conditions of issuance set forth in Section 107.6, and the comments and recommendations of the Floodplain Administrator and, as applicable, the Construction Official. The zoning board of

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adjustment has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of these regulations.

**107.2 Historic structures.** A variance to the substantial improvement requirements of this ordinance is authorized provided that the repair or rehabilitation of a historic structure is completed according to N.J.A.C. 5:23-6.33, Section 1612 of the International Building Code and R322 of the International Residential Code, the repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the structure meets the definition of the historic structure as described by this ordinance, and the variance is the minimum necessary to preserve the historic character and design of the structure.

**107.3 Functionally dependent uses.** A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the variance is the minimum necessary to allow the construction or substantial improvement, and that all due consideration has been given to use of methods and materials that minimize flood damage during the base flood and create no additional threats to public safety.

**107.4 Restrictions in floodways.** A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analysis and certification required in Section 105.3(1) of these regulations.

**107.5 Considerations.** In reviewing requests for variances, all technical evaluations, all relevant factors, all other portions of these regulations, and the following shall be considered:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
- (2) The danger to life and property due to flooding or erosion damage.
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
- (4) The importance of the services provided by the proposed development to the community.
- (5) The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
- (6) The compatibility of the proposed development with existing and anticipated development.
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.



- (8) The safety of access to the property in times of flood for ordinary and emergency vehicles.
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwater and the effects of wave action, where applicable, expected at the site.
- (10) 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, streets, and bridges.

**107.6 Conditions for issuance.** Variances shall only be issued upon:

- (1) Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site limit compliance with any provision of these regulations or renders the elevation standards of the building code inappropriate.
- (2) A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.
- (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- (4) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Notification to the applicant in writing over the signature of the Floodplain Administrator that the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and that such construction below the base flood level increases risks to life and property.

## SECTION 108 VIOLATIONS

**108.1 Violations.** Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of elevation of the lowest floor, the lowest horizontal structural member if in a V or Coastal A Zone, other required design certifications, or other evidence of compliance required by the building code is presumed to be a violation until such time as that documentation is provided.

**108.2 Authority.** The Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the Uniform Construction Code, but is regulated by these regulations and that is determined to be a violation.

**108.3 Unlawful continuance.** Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by N.J.S.A. 40:49-5 as appropriate.

**108.4 Review Period to Correct Violations.** A 30-day period shall be given to the property owner as an opportunity to cure or abate the condition. The property owner shall

also be afforded an opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1,250.00 may be imposed if a court has not determined otherwise or, upon reinspection of the property, it is determined that the abatement has not been substantially completed.

## SECTION 201 DEFINITIONS

**201.1 General.** The following words and terms shall, for the purposes of these regulations, have the meanings shown herein. Other terms are defined in the Uniform Construction Code N.J.A.C. 5:23 and terms are defined where used in the International Residential Code and International Building Code (rather than in the definitions section). Where terms are not defined, such terms shall have ordinarily accepted meanings such as the context implies.

### 201.2 Definitions

**30 DAY PERIOD** – The period of time prescribed by N.J.S.A. 40:49-5 in which a property owner is afforded the opportunity to correct zoning and solid waste disposal after a notice of violation pertaining to this ordinance has been issued.

**100 YEAR FLOOD ELEVATION** – Elevation of flooding having a 1% annual chance of being equaled or exceeded in a given year which is also referred to as the Base Flood Elevation.

**500 YEAR FLOOD ELEVATION** – Elevation of flooding having a 0.2% annual chance of being equaled or exceeded in a given year.

**A ZONES** – Areas of 'Special Flood Hazard in which the elevation of the surface water resulting from a flood that has a 1% annual chance of equaling or exceeding the Base Flood Elevation (BFE) in any given year shown on the Flood Insurance Rate Map (FIRM) zones A, AE, AH, A1–A30, AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. When used in reference to the development of a structure in this ordinance, A Zones are not inclusive of Coastal A Zones because of the higher building code requirements for Coastal A Zones.

**AH ZONES**– Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone.

**AO ZONES** – 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.

**ACCESSORY STRUCTURE** – Accessory structures are also referred to as appurtenant structures. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings.

**AGRICULTURAL STRUCTURE** - A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Communities must require that new construction or substantial improvements of agricultural structures be elevated or floodproofed to or above the Base Flood Elevation (BFE) as any other nonresidential building. Under some circumstances it may be appropriate to wet-floodproof certain types of agricultural structures

when located in wide, expansive floodplains through issuance of a variance. This should only be done for structures used for temporary storage of equipment or crops or temporary shelter for livestock and only in circumstances where it can be demonstrated that agricultural structures can be designed in such a manner that results in minimal damage to the structure and its contents and will create no additional threats to public safety. New construction or substantial improvement of livestock confinement buildings, poultry houses, dairy operations, similar livestock operations and any structure that represents more than a minimal investment must meet the elevation or dry-floodproofing requirements of 44 CFR 60.3(c)(3).

AREA OF SHALLOW FLOODING – A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. AREA OF SPECIAL FLOOD HAZARD – see SPECIAL FLOOD HAZARD AREA

ALTERATION OF A WATERCOURSE – A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

ASCE 7 – The standard for the Minimum Design Loads for Buildings and Other Structures, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA which includes but is not limited to methodology and equations necessary for determining structural and flood-related design requirements and determining the design requirements for structures that may experience a combination of loads including those from natural hazards. Flood related equations include those for determining erosion, scour, lateral, vertical, hydrostatic, hydrodynamic, buoyancy, breaking wave, and debris impact.

ASCE 24 – The standard for Flood Resistant Design and Construction, referenced by the building code and developed and published by the American Society of Civil Engineers, Reston, VA. References to ASCE 24 shall mean ASCE 24-14 or the most recent version of ASCE 24 adopted in the UCC Code [N.J.A.C. 5:23].

BASE FLOOD ELEVATION (BFE) – The water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year, as shown on a published Flood Insurance Study (FIS), or preliminary flood elevation guidance from FEMA. May also be referred to as the "100-year flood elevation".

BASEMENT – Any area of the building having its floor subgrade (below ground level) on all sides.

BEST AVAILABLE FLOOD HAZARD DATA - The most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA AREA- The areal mapped extent associated with the most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

BEST AVAILABLE FLOOD HAZARD DATA ELEVATION - The most recent available preliminary flood elevation guidance FEMA has provided. The Best Available Flood Hazard Data may be



depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.

**BREAKAWAY WALLS** – Any type of wall subject to flooding that is not required to provide structural support to a building or other structure and that is designed and constructed such that, below the Local Design Flood Elevation, it will collapse under specific lateral loads such that (1) it allows the free passage of floodwaters, and (2) it does not damage the structure or supporting foundation system. Certification in the V Zone Certificate of the design, plans, and specifications by a licensed design professional that these walls are in accordance with accepted standards of practice is required as part of the permit application for new and substantially improved V Zone and Coastal A Zone structures. A completed certification must be submitted at permit application.

**BUILDING** – Per the FHACA, "Building" means a structure enclosed with exterior walls or fire walls, erected and framed of component structural parts, designed for the housing, shelter, enclosure, and support of individuals, animals, or property of any kind. A building may have a temporary or permanent foundation. A building that is intended for regular human occupation and/or residence is considered a habitable building.

**COASTAL A ZONE** – An Area of Special Flood Hazard starting from a Velocity (V) Zone and extending up to the landward Limit of the Moderate Wave Action delineation. Where no V Zone is mapped the Coastal A Zone is the portion between the open coast and the landward Limit of the Moderate Wave Action delineation. Coastal A Zones may be subject to wave effects, velocity flows, erosion, scour, or a combination of these forces. Construction and development in Coastal A Zones is to be regulated similarly to V Zones/Coastal High Hazard Areas except as allowed by ASCE 24.

**COASTAL HIGH HAZARD AREA** – An Area of Special Flood Hazard inclusive of the V Zone 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.

**CONDITIONAL LETTER OF MAP REVISION** - A Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

**CONDITIONAL LETTER OF MAP REVISION - FILL** – A Conditional Letter of Map Revision - Fill (CLOMR-F) is FEMA's comment on a proposed project involving the placement of fill outside of the regulatory floodway that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review that is described in the Letter of Map Change (LOMC) process. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

**CRITICAL BUILDING** – Per the FHACA, "Critical Building" means that:

- a. It is essential to maintaining continuity of vital government operations and/or supporting emergency response, sheltering, and medical care functions before, during, and after a flood, such as a hospital, medical clinic, police station, fire station, emergency response center, or public shelter; or
- b. It serves large numbers of people who may be unable to leave the facility through their own efforts, thereby hindering or preventing safe evacuation of the building during a flood event, such as a school, college, dormitory, jail or detention facility, day care center, assisted living facility, or nursing home.

**DEEP FOUNDATIONS** – Per ASCE 24, deep foundations refer to those foundations constructed on erodible soils in Coastal High Hazard and Coastal A Zones which are founded on piles, drilled shafts, caissons, or other types of deep foundations and are designed to resist erosion and scour and support lateral and vertical loads as described in ASCE 7. Foundations shall extend to 10 feet below Mean Water Level (MWL) unless the design demonstrates that pile penetration will provide sufficient depth and stability as determined by ASCE 24, ASCE 7, and additional geotechnical investigations if any unexpected conditions are encountered during construction.

**DEVELOPMENT** – Any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations and other land-disturbing activities.

**DRY FLOODPROOFING** – A combination of measures that results in a non-residential structure, including the attendant utilities and equipment as described in the latest version of ASCE 24, being watertight with all elements substantially impermeable and with structural components having the capacity to resist flood loads.

**ELEVATED BUILDING** – A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid perimeter foundation walls are not an acceptable means of elevating buildings in V and VE Zones.

**ELEVATION CERTIFICATE** – An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support an application for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

**ENCROACHMENT** – The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

**FEMA PUBLICATIONS** – Any publication authored or referenced by FEMA related to building science, building safety, or floodplain management related to the National Flood Insurance Program. Publications shall include but are not limited to technical bulletins, desk references, and American Society of Civil Engineers Standards documents including ASCE 24.

#### FLOOD OR FLOODING

- a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
  1. The overflow of inland or tidal waters.



2. The unusual and rapid accumulation or runoff of surface waters from any source.
3. Mudslides (i.e. mudflows) which are proximately caused by flooding as defined in (a) (2) of this definition and are akin to a river or liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

**FLOOD HAZARD AREA DESIGN FLOOD ELEVATION** – Per the FHACA, the peak water surface elevation that will occur in a water during the flood hazard area design flood. This elevation is determined via available flood mapping adopted by the State, flood mapping published by FEMA (including effective flood mapping dated on or after January 31, 1980, or any more recent advisory, preliminary, or pending flood mapping; whichever results in higher flood elevations, wider floodway limits, greater flow rates, or indicates a change from an A zone to a V zone or coastal A zone), approximation, or calculation pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-3.1 – 3.6 and is typically higher than FEMA's base flood elevation. A water that has a drainage area measuring less than 50 acres does not possess, and is not assigned, a flood hazard area design flood elevation.

**FLOOD INSURANCE RATE MAP (FIRM)** – The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY (FIS)** – The official report in which the Federal Emergency Management Agency has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

**FLOODPLAIN OR FLOOD PRONE AREA** – Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

**FLOODPLAIN MANAGEMENT REGULATIONS** – Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**FLOODPROOFING** – Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

**FLOODPROOFING CERTIFICATE** – Certification by a licensed design professional that the design and methods of construction for floodproofing a non-residential structure are in accordance with accepted standards of practice to a proposed height above the structure's lowest adjacent grade that meets or exceeds the Local Design Flood Elevation. A completed floodproofing certificate is required at permit application.

**FLOODWAY** – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water



surface elevation more than 0.2 foot.

**FREEBOARD** – A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

**FUNCTIONALLY DEPENDENT USE** – A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding and ship repair facilities. The term does not include long-term storage or related manufacturing facilities.

**HABITABLE BUILDING**– Pursuant to the FHACA Rules (N.J.A.C. 7:13), means a building that is intended for regular human occupation and/or residence. Examples of a habitable building include a single-family home, duplex, multi-residence building, or critical building; a commercial building such as a retail store, restaurant, office building, or gymnasium; an accessory structure that is regularly occupied, such as a garage, barn, or workshop; mobile and manufactured homes, and trailers intended for human residence, which are set on a foundation and/or connected to utilities, such as in a mobile home park (not including campers and recreational vehicles); and any other building that is regularly occupied, such as a house of worship, community center, or meeting hall, or animal shelter that includes regular human access and occupation. Examples of a non-habitable building include a bus stop shelter, utility building, storage shed, self-storage unit, construction trailer, or an individual shelter for animals such as a doghouse or outdoor kennel.

**HARDSHIP** – As related to Section 107 of this ordinance, meaning the exceptional hardship that would result from a failure to grant the requested variance. The Board of Commissioners requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

**HIGHEST ADJACENT GRADE** – The highest natural elevation of the ground surface prior to construction next to the proposed or existing 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 or a 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.

LAWFULLY EXISTING – Per the FHACA, means an existing fill, structure and/or use, which meets all Federal, State, and local laws, and which is not in violation of the FHACA because it was established:

- a. Prior to January 31, 1980; or
- b. On or after January 31, 1980, in accordance with the requirements of the FHACA as it existed at the time the fill, structure and/or use was established.

Note: Substantially damaged properties and substantially improved properties that have not been elevated are not considered "lawfully existing" for the purposes of the NFIP. This definition is included in this ordinance to clarify the applicability of any more stringent statewide floodplain management standards required under the FHACA.

LETTER OF MAP AMENDMENT - A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map that is requested through the Letter of Map Change (LOMC) process. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain but is actually on natural high ground above the base flood elevation. Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP CHANGE – The Letter of Map Change (LOMC) process is a service provided by FEMA for a fee that allows the public to request a change in flood zone designation in an Area of Special Flood Hazard on an Flood Insurance Rate Map (FIRM). Conditional Letters of Map Revision, Conditional Letters of Map Revision – Fill, Letters of Map Revision, Letters of Map Revision-Fill, and Letters of Map Amendment are requested through the Letter of Map Change (LOMC) process.

LETTER OF MAP REVISION - A Letter of Map Revision (LOMR) is FEMA's modification to an effective Flood Insurance Rate Map (FIRM). Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM or FIS report. Because a LOMR officially revises the effective NFIP map, it is a public record that the community must maintain. Any LOMR should be noted on the community's master flood map and filed by panel number in an accessible location.

LETTER OF MAP REVISION – FILL – A Letter of Map Revision Based on Fill (LOMR-F) is FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway may be initiated through the Letter of Map Change (LOMC) Process. Because a LOMR-F officially revises the effective Flood Insurance Rate Map (FIRM) map, it is a public record that the community must maintain. Any LOMR-F should be noted on the community's master flood map and filed by panel number in an accessible location.

LICENSED DESIGN PROFESSIONAL – Licensed design professional shall refer to either a New Jersey Licensed Professional Engineer, licensed by the New Jersey State Board of Professional Engineers and Land Surveyors or a New Jersey Licensed Architect, licensed by the New Jersey State Board of Architects.

**LICENSED PROFESSIONAL ENGINEER** - A licensed professional engineer shall refer to individuals licensed by the New Jersey State Board of Professional Engineers and Land Surveyors.

**LIMIT OF MODERATE WAVE ACTION (LiMWA)** – Inland limit of the area affected by waves greater than 1.5 feet during the Base Flood. Base Flood conditions between the VE Zone and the LiMWA will be similar to, but less severe than those in the VE Zone.

**LOCAL DESIGN FLOOD ELEVATION (LDFE)** – The elevation reflective of the most recent available preliminary flood elevation guidance FEMA has provided as depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM which is also inclusive of freeboard specified by the New Jersey Flood Hazard Area Control Act and Uniform Construction Codes and any additional freeboard specified in a community's ordinance. In no circumstances shall a project's LDFE be lower than a permit-specified Flood Hazard Area Design Flood Elevation or a valid NJDEP Flood Hazard Area Verification Letter plus the freeboard as required in ASCE 24 and the effective FEMA Base Flood Elevation.

**LOWEST ADJACENT GRADE** – The lowest point of ground, patio, or sidewalk slab immediately next a structure, except in AO Zones where it is the natural grade elevation.

**LOWEST FLOOR** – In A Zones, the lowest floor is the top surface of the lowest floor of the lowest enclosed area (including basement). In V Zones and coastal A Zones, the bottom of the lowest horizontal structural member of a building is the lowest floor. An unfinished or flood resistant enclosure, usable 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 as to render the structure in violation of other applicable non-elevation design requirements of these regulations.

**LOWEST HORIZONTAL STRUCTURAL MEMBER** - In an elevated building in a Coastal A or Coastal High Hazard Zone, the lowest beam, joist, or other horizontal member that supports the building is the lowest horizontal structural member. Grade beams installed to support vertical foundation members where they enter the ground are not considered lowest horizontal members.

**MANUFACTURED HOME** – A structure that is transportable in one or more sections, eight (8) feet or more in width and greater than four hundred (400) square feet, built on a permanent chassis, designed for use with or without a permanent foundation when attached to the required utilities, and constructed to the Federal Manufactured Home Construction and Safety Standards and rules and regulations promulgated by the U.S. Department of Housing and Urban Development. The term also includes mobile homes, park trailers, travel trailers and similar transportable structures that are placed on a site for 180 consecutive days or longer.

**MANUFACTURED HOME PARK OR SUBDIVISION** – A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**MARKET VALUE** – The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value shall be determined by one of the following methods (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser, or (3) established by a



qualified independent appraiser.

**NEW CONSTRUCTION** – Structures for which the start of construction commenced on or after the effective date of the first floodplain regulation adopted by a community; includes any subsequent improvements to such structures. New construction includes work determined to be a substantial improvement.

**NON-RESIDENTIAL** – Pursuant to ASCE 24, any building or structure or portion thereof that is not classified as residential.

**ORDINARY MAINTENANCE AND MINOR WORK** – This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. Improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work.

**RECREATIONAL VEHICLE** – A vehicle that is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

**RESIDENTIAL** – Pursuant to the ASCE 24:

- a. Buildings and structures and portions thereof where people live or that are used for sleeping purposes on a transient or non-transient basis;
- b. Structures including but not limited to one- and two-family dwellings, townhouses, condominiums, multi-family dwellings, apartments, congregate residences, boarding houses, lodging houses, rooming houses, hotels, motels, apartment buildings, convents, monasteries, dormitories, fraternity houses, sorority houses, vacation time-share properties; and
- c. institutional facilities where people are cared for or live on a 24-hour basis in a supervised environment, including but not limited to board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug centers, convalescent facilities, hospitals, nursing homes, mental hospitals, detoxification facilities, prisons, jails, reformatories, detention centers, correctional centers, and prerelease centers.

**SOLID WASTE DISPOSAL** – "Solid Waste Disposal" shall mean the storage, treatment, utilization, processing or final disposition of solid waste as described in N.J.A.C. 7:26-1.6 or the storage of unsecured materials as described in N.J.A.C. 7:13-2.3 for a period of greater than 6 months as specified in N.J.A.C. 7:26 which have been discharged, deposited, injected, dumped, spilled, leaked, or placed into any land or water such that such solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

**SPECIAL FLOOD HAZARD AREA** – The greater of the following: (1) Land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, shown on

the FIRM as Zone V, VE, V1-3-, A, AO, A1-30, AE, A99, or AH; (2) Land and the space above that land, which lies below the peak water surface elevation of the flood hazard area design flood for a particular water, as determined using the methods set forth in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13; (3) Riparian Buffers as determined in the New Jersey Flood Hazard Area Control Act in N.J.A.C. 7:13. Also referred to as the AREA OF SPECIAL FLOOD HAZARD.

**START OF CONSTRUCTION** – The **Start of Construction** is as follows:

- a. For other than new construction or substantial improvements, under the Coastal Barrier Resources Act (CBRA), this is the date the building permit was issued, provided that the actual start of construction, repair, 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 building on site, such as the pouring of a slab or footing, the installation of piles, the construction of columns or any work beyond the stage of excavation; or the placement of a manufactured (mobile) home on a foundation. For a substantial improvement, 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.
- b. For the purposes of determining whether proposed construction must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change, the Start of Construction includes substantial improvement, 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 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, 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. Such development must also be permitted and must meet new requirements when National Flood Insurance Program (NFIP) maps are issued or revised and Base Flood Elevation's (BFEs) increase or zones change.

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.

For determining if new construction and substantial improvements within the Coastal Barrier Resources System (CBRS) can obtain flood insurance, a different definition applies.

**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 it's 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 taking place over a number of a seven year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. The period of accumulation for determining whether an improvement is a substantial improvement requires a review of all improvements over a 10 year period prior to the date of any proposed 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 official 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.”

**UTILITY AND MISCELLANEOUS GROUP U BUILDINGS AND STRUCTURES** – Buildings and structures of an accessory character and miscellaneous structures not classified in any special occupancy, as described in ASCE 24.

**V ZONE CERTIFICATE** - A certificate that contains a certification signed by a licensed design professional certifying that the designs, plans, and specifications and the methods of construction in V Zones and Coastal A Zones are in accordance with accepted standards of practice. This certificate also includes an optional Breakaway Wall Design Certification for enclosures in these zones below the Best Available Flood Hazard Data Elevation. A completed certification is required at permit application.

**V ZONES** – Areas of Special Flood Hazard in which the elevation of the surface water resulting from a flood that has a 1% annual chance of equaling or exceeding the Base Flood Elevation in any given year shown on the Flood Insurance Rate Map (FIRM) zones V1-V30 and VE and is referred to as the Coastal High Hazard Area.

**VARIANCE** – A grant of relief from the requirements of this section which permits construction in a manner otherwise prohibited by this section where specific enforcement would result in unnecessary hardship.

**VIOLATION** – A development that is not fully compliant with these regulations or the flood provisions of the building code. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

**WATER SURFACE ELEVATION** – the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

**WATERCOURSE**. A river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

**WET FLOODPROOFING** – Floodproofing method that relies on the use of flood damage resistant materials and construction techniques in areas of a structure that are below the Local Design



Flood Elevation by intentionally allowing them to flood. The application of wet floodproofing as a flood protection technique under the National Flood Insurance Program (NFIP) is limited to enclosures below elevated residential and non-residential structures and to accessory and agricultural structures that have been issued variances by the community.

## SECTION 301 SUBDIVISIONS AND OTHER DEVELOPMENTS

**301.1 General.** Any subdivision proposal, including proposals for manufactured home parks and subdivisions, or other proposed new development in a flood hazard area shall be reviewed to assure that:

- (1) All such proposals are consistent with the need to minimize flood damage.
- (2) All public utilities and facilities, such as sewer, gas, electric and water systems are located and constructed to minimize or eliminate flood damage.
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from structures.

**301.2 Subdivision requirements.** Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

- (1) The flood hazard area, including floodways, coastal high hazard areas, and Coastal A Zones, and base flood elevations, as appropriate, shall be delineated on tentative subdivision plats.
- (2) Residential building lots shall be provided with adequate buildable area outside the floodway.
- (3) The design criteria for utilities and facilities set forth in these regulations and appropriate codes shall be met.

## SECTION 401 SITE IMPROVEMENT

**401.1 Encroachment in floodways.** Development, land disturbing activity, and encroachments in floodways shall not be authorized unless it has been demonstrated through hydrologic and hydraulic analyses required in accordance with Section 105.3(1) of these regulations, that the proposed encroachment will not result in any increase in the base flood level during occurrence of the base flood discharge. If Section 105.3(1) is satisfied, proposed elevation, addition, or reconstruction of a lawfully existing structure within a floodway shall also be in accordance with Section 801.2 of this ordinance and the floodway requirements of N.J.A.C. 7:13.

**401.1.1 Prohibited in floodways.** The following are prohibited activities:

- (1) The storage of unsecured materials is prohibited within a floodway pursuant to N.J.A.C. 7:13.
- (2) Fill and new structures are prohibited in floodways per N.J.A.C. 7:13.

**401.2 Coastal High Hazard Areas (V Zones) and Coastal A Zones.** In Coastal High Hazard Areas and Coastal A Zones:

- (1) New buildings shall only be authorized landward of the reach of mean high tide.

- (2) The placement of manufactured homes shall be prohibited except in an existing manufactured home park or subdivision.
- (3) Basements or enclosures that are below grade on all sides are prohibited.
- (4) The use of fill for structural support of buildings is prohibited.

**401.3 Sewer facilities.** All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with the New Jersey septic system regulations contained in N.J.A.C. 14A and N.J.A.C. 7:9A, the UCC Plumbing Subcode (N.J.A.C. 5:23) and Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwater into the facilities and discharge from the facilities into flood waters, or impairment of the facilities and systems.

**401.4 Water facilities.** All new and replacement water facilities shall be designed in accordance with the New Jersey Safe Drinking Water Act (N.J.A.C. 7:10) and the provisions of Chapter 7 ASCE 24, to minimize or eliminate infiltration of floodwater into the systems.

**401.5 Storm drainage.** Storm drainage shall be designed to convey the flow of surface waters to minimize or eliminate damage to persons or property.

**401.6 Streets and sidewalks.** Streets and sidewalks shall be designed to minimize potential for increasing or aggravating flood levels.

**401.7 Limitations on placement of fill.** Subject to the limitations of these regulations, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwater, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, when intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the UCC (N.J.A.C. 5:23). Proposed fill and encroachments in flood hazard areas shall comply with the flood storage displacement limitations of N.J.A.C. 7:13.

**401.8 Limitations on sites in coastal high hazard areas (V Zones) and Coastal A Zones.** In coastal high hazard areas and Coastal A Zones, alteration of sand dunes shall be permitted only when the engineering analysis required by Section 105.3(4) of these regulations demonstrates that the proposed alteration will not increase the potential for flood damage. Construction or restoration of dunes under or around elevated buildings and structures shall comply with Section 801.9(3) of these regulations and as permitted under the NJ Coastal Zone Management Rules (N.J.A.C. 7:7).

**401.9 Hazardous Materials.** The placement or storage of any containers holding hazardous substances in a flood hazard area is prohibited unless the provisions of N.J.A.C. 7:13 which cover the placement of hazardous substances and solid waste is met.

## SECTION 501 MANUFACTURED HOMES

**501.1 General.** All manufactured homes installed in flood hazard areas shall be installed pursuant to the Nationally Preemptive Manufactured Home Construction and Safety Standards Program (24 CFR 3280).

**501.2 Elevation.** All new, relocated, and replacement manufactured homes to be placed

or substantially improved in a flood hazard area shall be elevated such that the bottom of the frame is elevated to or above the elevation specified in Section 801.2.

#### **501.3 Foundations.**

All new, relocated, and replacement manufactured homes, including substantial improvement of existing manufactured homes, shall be placed on foundations as specified by the manufacturer only if the manufacturer's installation instructions specify that the home has been designed for flood-resistant considerations and provides the conditions of applicability for velocities, depths, or wave action as required by 24 CFR Part 3285-302. The Floodplain Administrator is authorized to determine whether the design meets or exceeds the performance necessary based upon the proposed site location conditions as a precondition of issuing a flood damage prevention permit. If the Floodplain Administrator determines that the home's performance standards will not withstand the flood loads in the proposed location, the applicant must propose a design certified by a New Jersey licensed design professional and in accordance with 24 CFR 3285.301 (c) and (d) which conforms with ASCE 24, the accepted standard of engineering practice for flood resistant design and construction.

**501.4 Anchoring.** All new, relocated, and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

**501.5 Enclosures.** Fully enclosed areas below elevated manufactured homes shall comply with the requirements of Section 801.2.

**501.6 Protection of mechanical equipment and outside appliances.** Mechanical equipment and outside appliances shall be elevated to or above the elevation of the bottom of the frame required in Section 801.2 of these regulations.

**Exception.** Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section 801.2, the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

### **SECTION 601 RECREATIONAL VEHICLES**

**601.1 Placement prohibited.** The placement of recreational vehicles shall not be authorized in coastal high hazard areas and in floodways.

**601.2 Temporary placement.** Recreational vehicles in flood hazard areas shall be fully licensed and ready for highway use and shall be placed on a site for less than 180 consecutive days.

**601.3 Permanent placement.** Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of Section 801.2 for habitable buildings and Section 501.3.

### **SECTION 701 TANKS**

**701.1 Tanks.** Underground and above-ground tanks shall be designed, constructed, installed, Final Draft Model Code Coordinated Ordinance. 11.05.2021



and anchored in accordance with ASCE 24 and N.J.A.C. 7:13.

#### SECTION 801 OTHER DEVELOPMENT AND BUILDING WORK

**801.1 General requirements for other development and building work.** All development and building work, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in these regulations or the Uniform Construction Code (N.J.A.C. 5:23), shall:

- (1) Be located and constructed to minimize flood damage;
- (2) Meet the limitations of Section 105.3(1) of this ordinance when located in a regulated floodway;
- (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic and hydrodynamic loads, including the effects of buoyancy, during the conditions of flooding up to the Local Design Flood Elevation determined according to Section 102.3;
- (4) Be constructed of flood damage-resistant materials as described in ASCE 24 Chapter 5;
- (5) Have mechanical, plumbing, and electrical systems above the Local Design Flood Elevation determined according to Section 102.3 or meet the requirements of ASCE 24 Chapter 7 which requires that attendant utilities are located above the Local Design Flood Elevation or at the finished first floor unless the attendant utilities and equipment are:
  - i. Specifically allowed below the Local Design Flood Elevation; and
  - ii. Designed, constructed, and installed to prevent floodwaters, including any backflow through the system from entering or accumulating within the components.
- (6) Not exceed the flood storage displacement limitations in fluvial flood hazard areas in accordance with N.J.A.C. 7:13; and
- (7) Not exceed the impacts to frequency or depth of offsite flooding as required by N.J.A.C. 7:13 in floodways.

#### **801.2 Requirements for Habitable Buildings and Structures.**

- 1) Construction and Elevation in A Zones not including Coastal A Zones.
  - a. No portion of a building is located within a V Zone.
  - b. No portion of a building is located within a Coastal A Zone, unless a licensed design professional certifies that the building's foundation is designed in accordance with ASCE 24, Chapter 4.
  - c. All new construction and substantial improvement of any habitable building (as defined in Section 201) located in flood hazard areas shall have the lowest floor, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 102.3, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate.
  - d. All new construction and substantial improvements of non-residential structures shall:
    - i. Have the lowest floor, including basement, together with the attendant utilities

- (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation or the finished first floor as determined in Section 102.3, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate; or
- ii. Together with the attendant utility and sanitary facilities, be designed so that below the Local Design Flood Elevation, the structure:
    - 1. Meets the requirements of ASCE 24 Chapters 2 and 7; and
    - 2. Is constructed according to the design plans and specifications provided at permit application and signed by a licensed design professional, is certified by that individual in a Floodproofing Certificate, and is confirmed by an Elevation Certificate.
- e. All new construction and substantial improvements with fully enclosed areas below the lowest floor shall be used solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding. Enclosures shall:
- iii. For habitable structures, be situated at or above the adjoining exterior grade along at least one entire exterior wall, in order to provide positive drainage of the enclosed area in accordance with N.J.A.C. 7:13; enclosures (including crawlspaces and basements) which are below grade on all sides are prohibited;
  - iv. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters unless the structure is non-residential and the requirements of 801.2.1(d)ii are met;
  - v. Be constructed to meet the requirements of ASCE 24 Chapter 2;
  - vi. Have openings documented on an Elevation Certificate; and
  - vii. Have documentation that a deed restriction has been obtained for the lot if the enclosure is greater than six feet in height. This deed restriction shall be recorded in the Office of the County Clerk or the Registrar of Deeds and Mortgages in which the building is located, shall conform to the requirements in N.J.A.C.7:13, and shall be recorded within 90 days of receiving a Flood Hazard Area Control Act permit or prior to the start of any site disturbance (including pre-construction earth movement, removal of vegetation and structures, or construction of the project), whichever is sooner. Deed restrictions must explain and disclose that:
    - 1. The enclosure is likely to be inundated by floodwaters which may result in damage and/or inconvenience.
    - 2. The depth of flooding that the enclosure would experience to the Flood Hazard Area Design Flood Elevation;
    - 3. The deed restriction prohibits habitation of the enclosure and explains that converting the enclosure into a habitable area may subject the property owner to enforcement;

## 2) Construction and Elevation in V Zones and Coastal A Zones.

- a. All new construction and substantial improvements shall be constructed according to structural designs, plans and specifications conforming with ASCE 24 Chapter 4 which are signed by a licensed design professional and certified by that individual in a V Zone Certificate.



- b. All new construction and substantial improvement of any habitable building (as defined in Section 201) located in coastal high hazard areas shall have the lowest horizontal structural member, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to the Local Design Flood Elevation as determined in Section 102.3, be in conformance with ASCE Chapter 7, and be confirmed by an Elevation Certificate.
- c. All new construction and substantial improvements of non-residential structures shall:
  - i. Have the lowest horizontal structural member, including basement, together with the attendant utilities (including all electrical, heating, ventilating, air-conditioning and other service equipment) and sanitary facilities, elevated to or above the Local Design Flood Elevation as determined in Section 102.3, be in conformance with ASCE 24 Chapter 7, and be confirmed by an Elevation Certificate; or
  - ii. Together with the attendant utility and sanitary facilities, be designed so that below the Local Design Flood Elevation, the structure:
    - 1. Meets the requirements of ASCE 24 Chapters 4 and 7; and
    - 2. Is constructed according to the design plans and specifications provided at permit application and signed by a licensed design professional, is certified by that individual in a Floodproofing Certificate, and is confirmed by an Elevation Certificate.
- d. All new construction and substantial improvements shall have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening 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. All breakaway walls shall be constructed according to structural designs, plans and specifications conforming with ASCE 24 Chapter 4, signed by a licensed design professional, and certified by that individual in a Breakaway Wall Certificate.
- e. All new construction and substantial improvements with fully enclosed areas below the lowest floor shall be used solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding. Enclosures shall:
  - i. Be situated at or above the adjoining exterior grade along at least one entire exterior wall, in order to provide positive drainage of the enclosed area in accordance with N.J.A.C. 7:13; enclosures (including crawlspaces and basements) which are below grade on all sides are prohibited.
  - ii. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters unless the structure is non-residential and the requirements of 801.2.2(c)ii are met;
  - iii. Be constructed to meet the requirements of ASCE 24 Chapter 4;
  - iv. Have openings documented on an Elevation Certificate and have breakaway wall construction documented on a Breakaway Wall Certificate unless the requirements of 801.2.2(c)ii are met for a non-residential structure; and
  - v. Have documentation that a deed restriction has been obtained for the lot if the enclosure is greater than six feet in height. This deed restriction shall be recorded in the Office of the County Clerk or the Registrar of Deeds and Mortgages in which the building is located, shall conform to the requirements in N.J.A.C.7:13, and shall be recorded within 90 days of receiving a Flood Hazard Area Control Act permit or prior to the start of any site disturbance (including



pre-construction earth movement, removal of vegetation and structures, or construction of the project), whichever is sooner. Deed restrictions must explain and disclose that:

1. The enclosure is likely to be inundated by floodwaters which may result in damage and/or inconvenience.
  2. The depth of flooding that the enclosure would experience to the Flood Hazard Area Design Flood Elevation;
  3. The deed restriction prohibits habitation of the enclosure and explains that converting the enclosure into a habitable area may subject the property owner to enforcement;
- f. For new construction or substantial improvements, enclosures shall be less than 295 square feet in size.

**801.3 Garages and accessory storage structures.** Garages and accessory storage structures shall be designed and constructed in accordance with the Uniform Construction Code.

**801.4 Fences.** Fences in floodways that have the potential to block the passage of floodwater, such as stockade fences and wire mesh fences, shall meet the requirements of Section 105.3(1) of these regulations. Pursuant to N.J.A.C. 7:13, any fence located in a floodway shall have sufficiently large openings so as not to catch debris during a flood and thereby obstruct floodwaters, such as barbed-wire, split-rail, or strand fence. A fence with little or no open area, such as a chain link, lattice, or picket fence, does not meet this requirement. Foundations for fences greater than 6 feet in height must conform with the Uniform Construction Code. Fences for pool enclosures having openings not in conformance with this section but in conformance with the Uniform Construction Code to limit climbing require a variance as described in Section 107 of this ordinance.

**801.5 Retaining walls, sidewalks, and driveways.** Retaining walls, sidewalks and driveways that involve placement of fill in floodways shall meet the requirements of Section 105.3(1) of these regulations and N.J.A.C. 7:13.

**801.6 Swimming pools.** Swimming pools shall be designed and constructed in accordance with the Uniform Construction Code. Above-ground swimming pools and below-ground swimming pools that involve placement of fill in floodways shall also meet the requirements of Section 105.3(1) of these regulations. Above-ground swimming pools are prohibited in floodways by N.J.A.C. 7:13.

**801.7 Roads and watercourse crossings.**

- (1) For any railroad, roadway, or parking area proposed in a flood hazard area, the travel surface shall be constructed at least one foot above the Flood Hazard Area Design Elevation in accordance with N.J.A.C. 7:13.
- (2) Roads and watercourse crossings that encroach into regulated floodways or riverine waterways with base flood elevations where floodways have not been designated, including roads, bridges, culverts, low- water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, shall meet the requirements of Section 105.3(1) of these regulations.

**801.8 Other development in coastal high hazard areas (Zone V) and Coastal A Zones.** In Coastal High Hazard Areas (V Zones) and Coastal A Zones, development activities other than

buildings and structures shall be permitted only when also authorized by the appropriate Federal, State or local authority; when located outside the footprint of, and not structurally attached to, buildings and structures; and when analyses prepared by a licensed professional engineer demonstrates no harmful diversion of floodwater or wave runup and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include but are not limited to:

- (1) Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;
- (2) Solid fences and privacy walls, and fences prone to trapping debris, unless designed and constructed to fail under flood conditions less than the base flood or otherwise function to avoid obstruction of floodwater; and
- (3) On-site filled or mound sewage systems.

**801.9 Nonstructural fill in coastal high hazard areas (Zone V) and Coastal A Zones.** In coastal high hazard areas and Coastal A Zones:

- (1) Minor grading and the placement of minor quantities of nonstructural fill shall be permitted for landscaping and for drainage purposes under and around buildings.
- (2) Nonstructural fill with finished slopes that are steeper than one unit vertical to five units horizontal shall be permitted only when an analysis prepared by a licensed professional engineer demonstrates no harmful diversion of floodwater or wave runup and wave reflection that would increase damage to adjacent buildings and structures.
- (3) Sand dune construction and restoration of sand dunes under or around elevated buildings are permitted without additional engineering analysis or certification of the diversion of floodwater or wave runup and wave reflection where the scale and location of the dune work is consistent with local beach-dune morphology and the vertical clearance is maintained between the top of the sand dune and the lowest horizontal structural member of the building.

#### SECTION 901 TEMPORARY STRUCTURES AND TEMPORARY STORAGE

**901.1 Temporary structures.** Temporary structures shall be erected for a period of less than 180 days. Temporary structures shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the base flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.

**901.2 Temporary storage.** Temporary storage includes storage of goods and materials for a period of less than 180 days. Stored materials shall not include hazardous materials.

**901.3 Floodway encroachment.** Temporary structures and temporary storage in floodways shall meet the requirements of Section 105.3(1) of these regulations.

#### SECTION 1001 UTILITY AND MISCELLANEOUS GROUP U

**1001.1 Utility and Miscellaneous Group U.** In accordance with Section 312 of the International Building Code, Utility and Miscellaneous Group U includes buildings and structures that are accessory in character and miscellaneous structures not classified in any specific occupancy in the Building Code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, communication equipment structures (gross floor area less than 1,500 sq. ft.), fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), livestock shelters, private garages,

retaining walls, sheds, stables, tanks and towers.

**1001.2 Flood loads.** Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions up to the Local Design Flood Elevation as determined in Section 102.3.

**1001.3 Elevation.** Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the Local Design Flood Elevation as determined in Section 102.3 and in accordance with ASCE 24. Utility lines shall be designed and elevated in accordance with N.J.A.C. 7:13.

**1001.4 Enclosures below base flood elevation.** Fully enclosed areas below the design flood elevation shall be constructed in accordance with Section 801.2 and with ASCE 24 for new construction and substantial improvements. Existing enclosures such as a basement or crawlspace having a floor that is below grade along all adjoining exterior walls shall be abandoned, filled-in, and/or otherwise modified to conform with the requirements of N.J.A.C. 7:13 when the project has been determined to be a substantial improvement by the Floodplain Administrator.

**1001.5 Flood-damage resistant materials.** Flood-damage-resistant materials shall be used below the Local Design Flood Elevation determined in Section 102.3.

**1001.6 Protection of mechanical, plumbing, and electrical systems.** Mechanical, plumbing, and electrical systems, equipment and components, heating, ventilation, air conditioning, plumbing fixtures, duct systems, and other service equipment, shall be elevated to or above the Local Design Flood Elevation or the finished first floor as determined in Section 102.3.

**Exception:** Electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems, and other service equipment shall be permitted to be located below the Local Design Flood Elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the Local Design Flood Elevation in compliance with the flood-resistant construction requirements of ASCE 24. Electrical wiring systems shall be permitted to be located below the Local Design Flood Elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

### **SECTION 3. SEVERABILITY.**

Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

**SECTION 4;** THIS ordinance shall take effect upon final passage and publication as provided by law.



\_\_\_\_\_  
Mayor Michael Becker

\_\_\_\_\_  
Commissioner John Amodeo

\_\_\_\_\_  
Commissioner Maury Blumberg

Board of Commissioners of the City of  
Margate City, New Jersey

Introduction: April 20, 2023  
Advertisement:

Enactment:  
Advertisement:

### **OPEN PUBLIC HEARING on 2023 BUDGET**

Leon Costello, Municipal Accounting Services, Ford, Scott & Associates, LLC: Speaks on the 2023 budget, and the canceling of the sale of bonds earlier this year. Speaks on the amendment to the budget. The budget will be voted on for adoption on May 11, 2023.

Seeing that there were no more comments, a motion to close public comment was put forth by Commissioner Blumberg, and seconded by Commissioner Amodeo, with a vote of three ayes.

### **Resolutions:**

A motion to adopt **Resolution #100-2023A**, authorizing the reading by title only of the 2023 municipal budget, was put forth by Commissioner Blumberg, Seconded by Commissioner Amodeo, with a vote of three ayes.

**RESOLUTION #100-2023 A  
AUTHORIZING 2023 BUDGET CITY OF MARGATE CITY  
COUNTY OF ATLANTIC STATE OF NEW JERSEY  
BE READ BY TITLE**

**WHEREAS**, N.J.S.A. 40A: 4-8 provides that the budget may be read by title only at the time of the public hearing if a resolution is passed by not less than a majority of the full governing body, providing that at least ten (10) days prior to the date of the hearing, a publication by summary of the budget has been advertised and that at least one (1) week prior to the date of the hearing, a complete copy of the approved budget as advertised has been posted in City Hall and copies have been made available by the Clerk to persons requiring them and:

**WHEREAS**, these two conditions have been met;

**NOW, THEREFORE, BE IT RESOLVED** that the budget shall be read by title only.

A motion to adopt **Resolution #100-2023**, authorizing the 2023 municipal budget, was put forth by Commissioner Blumberg, Seconded by Commissioner Amodeo, with a vote of three ayes.

RESOLUTION #100-2023 TO AMEND BUDGET

WHEREAS, the local municipal budget for the year 2023 was approved on the 4th day of April, 2023; and  
WHEREAS, the public hearing on said budget has been held as advertised; and  
WHEREAS, it is desired to amend said approved budget, now.

THEREFORE, BE IT RESOLVED by the City Commissioners of the City of Margate, County of Atlantic that the following amendments to the approved budget of 2023 be made:

<u>Recorded Vote</u>	{	{	{
	{	{	Abstained{
	Ayes{	Nays{	{
	{	{	{
	{	{	{
	{	{	Absent{
	{	{	{
		<u>From</u>	<u>To</u>
CURRENT FUND:			
ANTICIPATED APPROPRIATIONS:			
8. General Appropriations:			
a) Operations - within "CAPS"			
No Title		42,000.00	0.00
Transportation			
Salaries & Wages		0.00	42,000.00
Detail: Salaries & Wages		13,435,850.00	13,477,850.00
Detail: Other Expenses		8,093,980.00	8,051,980.00
WATER & SEWER UTILITY FUND:			
ANTICIPATED REVENUES:			
Operating Surplus Anticipated		182,600.00	268,600.00
Total Water & Sewer Revenues		5,202,600.00	5,288,600.00
ANTICIPATED APPROPRIATIONS:			
Debt Service			
Payment on Bond Anticipation Notes		0.00	82,000.00
Interest on Notes		242,500.00	246,500.00
Total Water & Sewer Appropriations		5,202,600.00	5,288,600.00

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the office of the Director of Local Government Services for his certification of the local municipal budget so amended.

BE IT FURTHER RESOLVED, 40A:4-9, be published in the The Press of Atlantic City in the issue of May 6, 2023 and that said publication contain notice of public hearing on said amendment to be held at City Hall on May 11, 2023 at 4:00 pm.

It is hereby certified that all additions and math in this amendment are correct.

Leon P. Costello, CPA, RMA

It is hereby certified that this is a true copy of a resolution amending the budget, adopted by the governing body on the 4th day of May, 2023.

A motion to adopt **Resolution #101-2023**, authorizing bill payments and claims, was put forth by Commissioner Blumberg, Seconded by Commissioner Amodeo, with a vote of three ayes.

RESOLUTION #101-2023  
PAYMENTS OF CLAIMS  
MARGATE CITY BILL LIST / PAYROLL  
MAY 4, 2023

WHEREAS, the Board of Commissioners of the City of Margate City, in the County of Atlantic, State of New Jersey are in receipt of the semimonthly claims submitted by the Chief Financial Officer for payment:

<u>BILLS LIST AMOUNT:</u>	\$1,497,482.53
<u>PREVIOUSLY PAID:</u>	\$ 41,015.43



PAYROLL ACCOUNT – May 4, 2023

CURRENT ACCOUNT \$ 486,240.53

WATER & SEWER \$ 54,134.77

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby approve the Margate City Bill List / Payroll, and that all claims and bills attached here to be paid in full.

May 1, 2023  
10:17 AM

City of Margate City  
Purchase Order Listing By P.O. Number

Page No: 1

P.O. Type: All  
Range: First to Last  
Format: Condensed  
Vendors: All  
Rcvd Batch Id Range: First to Last

Received Date Range: First to 05/04/23  
Include Non-Budgeted: Y

Open: N  
Rcvd: Y  
Bid: Y  
Paid: N  
Held: N  
State: Y  
Void: N  
Aprv: N  
Other: Y  
Exempt: Y

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
22-00419	03/15/22	ASPHALT ASPHALT PAVING SYSTEMS, INC.	2021 Road Program	Open	104,144.70	0.00	C
		Contract No: U1700000					
22-00575	04/28/22	R MAX R. MAXWELL CONSTRUCTION CO INC	Municipal Bldg Renovations	Open	189,875.00	0.00	C
		Contract No: U1680000					
22-00662	05/23/22	CODY CODY COMPUTER SERVICES, INC.	Cloud Hosting Project	Open	22,120.00	0.00	
22-01226	10/31/22	AUTOSYST Automated Access Systems Inc.	Municipal Building Corridor	Open	9,225.00	0.00	
22-01233	11/03/22	AC CYCLE Atlantic City Cycle Center LLC	Beach Transport Vehicle	Open	22,314.00	0.00	
23-00002	01/06/23	NJDIVPEN NJ DIV OF PENSION & BENEFITS	employee health	Open	237,064.10	0.00	B
23-00003	01/09/23	SAMS Sam's Club	Supplies	Open	185.20	0.00	
23-00004	01/09/23	ATLCOJIF ATLANTIC CO MUN JOINT INS FUND	2023 JIF Assessment	Open	252,024.00	0.00	
23-00007	01/09/23	LIBRARY MARGATE CITY FREE LIBRARY	2023 LIBRARY FUNDING	Open	470,720.00	0.00	
23-00015	01/09/23	DELTA DEN DELTA DENTAL PLAN OF NJ	Employee Dental Ins	Open	905.85	0.00	C
		Contract No: C2200002					
23-00016	01/09/23	SWIFT LA James P. Swift, Jr.	2023 Public Defender	Open	400.00	0.00	C
		Contract No: C2300001					
23-00018	01/09/23	SEASIO05 Seaside Serenity Counseling	2023 Employee Assistance Prgm	Open	465.00	0.00	C
		Contract No: C2300003					
23-00025	01/09/23	ABELSLLC Abel's Cleaning Agency, LLC	2023 Janitorial Services	Open	3,913.00	0.00	C
		Contract No: C2300010					
23-00031	01/09/23	BRIGHTVI Brightview Landscapes, LLC	2023 Landscaping Maintenance	Open	4,963.16	0.00	C
		Contract No: C2300016					
23-00053	01/10/23	NAPA AU Val-U Auto LLC	VEHICLE MAINTENANCE SUPPLIES	Open	229.77	0.00	
23-00064	01/10/23	OLD CAPE OLD CAPE, INC.	Concrete / Asphalt Mix	Open	601.70	0.00	
23-00065	01/10/23	DOCUTREN Docutrend Inc.	copier contract	Open	21.75	0.00	B
23-00067	01/10/23	VERIZON1 Verizon Wireless	PD Air Cards	Open	320.40	0.00	B
23-00076	01/10/23	HORIZON2 HORIZON EYE CARE PA	Employee Vision Care	Open	1,188.00	0.00	C
		Contract No: C2200001					
23-00079	01/10/23	FORDSCOT FORD, SCOTT & ASSOCIATES, LLC	2023 Accounting Services	Open	3,000.00	0.00	C
		Contract No: C2200024					
23-00080	01/10/23	J SCOTT John Scott Abbott, Esq.	Municipal Solicitor	Open	7,350.00	0.00	C
		Contract No: C2200014					
23-00081	01/10/23	ATLAN005 Atlanticare Physician Group PA	Medical Surveillance	Open	360.00	0.00	C
		Contract No: C2200016					
23-00099	01/11/23	BARRIER BARRIER PEST CONTROL LLC	2023 Exterminating Services	Open	675.00	0.00	
23-00101	01/11/23	BROWNBRWN Brown & Brown Metro, LLC	2023 Health Broker Services	Open	1,041.67	0.00	C
		Contract No: C2200025					
23-00103	01/11/23	AMAZO005 Amazon Capital Services, Inc.	Various Office Supplies	Open	281.43	0.00	
23-00111	01/11/23	PBC PROFESSIONAL BENEFIT	2023 Health Broker Services	Open	1,041.67	0.00	C
		Contract No: C2200026					
23-00115	01/11/23	AMAZO005 Amazon Capital Services, Inc.	Fire Department Supplies 2023	Open	627.04	0.00	
23-00124	01/12/23	GENTILIN GENTILINI FORD, INC.	Vehicle Parts	Open	353.10	0.00	
23-00129	01/12/23	GOODYEAR GOODYEAR AUTO SERVICE	Tires	Open	346.00	0.00	
23-00144	01/13/23	GENTILIN GENTILINI FORD, INC.	VEHICLE PARTS	Open	247.20	0.00	
23-00145	01/13/23	SJWELDIN SOUTH JERSEY WELDING SUPPLY CO	Fire Department Oxygen Supply	Open	49.91	0.00	
23-00148	01/13/23	SAMS Sam's Club	Fire Department Supplies 2023	Open	143.92	0.00	
23-00154	02/03/23	SUASIO05 Suasion Communications Group	Monthly Communications	Open	1,170.00	0.00	
23-00166	01/17/23	CAPRIONI CAPRIONI PORTABLE TOILETS INC.	Monthly Rental/Serv-Winchester	Open	170.00	0.00	
23-00168	01/17/23	COLONIAL Colonial Electrical Supply Inc	Electrical Hookup - Meter Pgm	Open	1,349.80	0.00	

## REGULAR MEETING MINUTES

MAY 4, 2023

May 1, 2023  
10:17 AMCity of Margate City  
Purchase Order Listing By P.O. Number

Page No: 2

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
23-00180	01/19/23	LOWES	Lowe's Commercial Services	PW front bathroom	Open	37.84	0.00
23-00182	01/19/23	NAPA AU	Val-U Auto LLC	W/S Vehicle Auto Parts - Jan	Open	191.73	0.00
23-00183	01/19/23	SERVPRO2	SERVPRO AC/Hamilton/Hammonton	Water Mitigation - Pavilion	Open	5,098.26	0.00
23-00184	01/19/23	STATELAB	Garden State Laboratories, Inc	Water Testing Samples	Open	250.00	0.00
23-00187	01/20/23	WB MASON	W.B. MASON CO., INC.	PW Building Supplies	Open	75.99	0.00
23-00194	01/23/23	PEDRONI	PEDRONI FUEL COMPANY	Fuel Gas/Diesel	Open	11,903.24	0.00
23-00210	01/24/23	WITMER	Witmer Public Safety Group Inc	Fire Dept. Equipment - 2023	Open	68.00	0.00
23-00218	01/26/23	G MEDOFF	Geraldine Medoff	Tai-Chi & Chair Yoga Classes	Open	500.00	0.00
23-00240	01/31/23	PEACHCO	PEACH COUNTRY TRACTOR, INC.	Snowplow	Open	475.00	0.00
23-00273	02/06/23	SOMERS P	SOMERS POINT LUMBER, INC.	Municipal Building	Open	2,562.85	0.00
23-00281	02/07/23	HORIZON3	Horizon Healthcare	Horizon Healthcare FSA fees	Open	50.00	0.00 B
23-00320	02/10/23	COREM005	Core & Main LP	W/S PVC Pipe	Open	2,602.40	0.00
23-00330	02/15/23	MIRACLE	MIRACLE CHEMICAL COMPANY	Sodium Hypochlorite	Open	4,044.00	0.00
23-00337	02/15/23	REMINGTO	REMYNTO & VERNICK	FY2023 CDBG Application	Open	1,797.75	0.00
23-00358	02/24/23	THETREE	The Tree Man Tree Service	Sig Rimm Complex tree trimming	Open	1,745.00	0.00
23-00362	02/10/23	VERALPH	V.E. RALPH & SON, INC.	Fir Department EMS Supplies	Open	1,614.52	0.00
23-00433	03/16/23	PERSONNE	PERSONNEL CONCEPTS, INC.	NJ Compliance Posters	Open	137.54	0.00
23-00441	03/17/23	BOCCA	BOCCA COAL FIRED BISTRO	Bingo Lunch	Open	40.00	0.00
23-00444	03/20/23	VMCC0005	VMC COMPANY, INC	asbestos removal-HR office	Open	13,000.00	0.00
23-00459	03/22/23	NEWJED10	New Jersey Advance Media	Public Announcements	Open	72.98	0.00
23-00468	03/24/23	USAEN005	USA Environmental	Municipal Building	Open	5,820.00	0.00
23-00486	03/28/23	CERTSPEE	CERTIFIED SPEEDOMETER SERVICE	VEHICLE CALIBRATION	Open	352.00	0.00
23-00499	03/31/23	RUTGERS	RUTGERS UNIVERSITY	Public Grounds Mgmt Cert Pgm	Open	790.00	0.00
23-00517	04/03/23	MECHANIC	MECHANICAL SUPPLY	City Hall Renovation	Open	63.26	0.00
23-00518	04/03/23	JAMES D	James Dickerson Jr.	Water/Wastewater License	Open	51.65	0.00
23-00526	04/04/23	USABLUE	USA BLUEBOOK	Pump Station Supplies	Open	783.64	0.00
23-00528	04/04/23	SCHOPPY	Wm. Schoppy, Inc.	Memorial Plaques	Open	159.99	0.00
23-00534	04/05/23	CHAPMAN	CHAPMAN FORD SALES, INC.	VEHICLE REPAIR	Open	2,546.92	0.00
23-00536	04/05/23	CURRIER	Currier's Magical Mania, LLC	Fall Funfest - Magic Show	Open	1,850.00	0.00
23-00538	04/05/23	UNITEDRE	UNITED REFRIGERATION INC	Insulation supplies for UA	Open	255.50	0.00
23-00541	04/06/23	GRAINGER	WW GRAINGER INC.	W/S ServiceLine fittings	Open	1,080.60	0.00
23-00543	04/06/23	CHRIS K	CHRIS KANE	Mens League Referee	Open	300.00	0.00
23-00558	04/10/23	DFS	Treasurer, State of NJ	Uniform Fire Code Books	Open	200.00	0.00
23-00563	04/12/23	SANTUCCI	Santucci Original Square Pizza	Pizza for Bingo	Open	60.00	0.00
23-00568	04/19/23	AMAZ0005	Amazon Capital Services, Inc.	Dog Waste Bags	Open	380.38	0.00
23-00572	04/13/23	HENRYSCH	Henry Schein, Inc.	EMS Equipment - Fire Dept.	Open	505.56	0.00
23-00576	04/13/23	ICC	INTERNATIONAL CODE COUNCIL	New Jersey Fire Code Book	Open	140.00	0.00
23-00579	04/01/23	RPS	Royal Printing Service	Printing for Election Ballots	Open	11,490.00	0.00
23-00581	04/14/23	NJCHIEFS	NJ STATE ASSOC.CHIEFS POLICE	ACCREDITATION FEE	Open	1,667.00	0.00
23-00582	04/14/23	TARGETSO	Target Solutions Learning LLC	GUARDIAN TRACKING	Open	1,977.20	0.00
23-00583	04/14/23	HARRING	Harring Fire Protection, LLC	FIRE EXTINGUISHER INSPECTIONS	Open	225.00	0.00
23-00589	04/19/23	AMAZ0005	Amazon Capital Services, Inc.	Dog Waste Bags	Open	67.42	0.00
23-00591	04/17/23	VERALPH	V.E. RALPH & SON, INC.	Epi Pens - Fire Department	Open	349.00	0.00
23-00594	04/17/23	CARROT	Carrot-Top Industries Inc.	City Flags	Open	4,965.86	0.00
23-00595	04/17/23	WITMER	Witmer Public Safety Group Inc	Fire Helmets - New Recruits	Open	1,485.00	0.00
23-00596	04/17/23	HOMED308	Home Depot Credit Services	Station 2 Project Supplies	Open	93.86	0.00
23-00597	04/17/23	HARRING	Harring Fire Protection, LLC	Fire Station 1 - Kitchen Supp.	Open	150.00	0.00
23-00598	04/18/23	GOPHE005	GOPHER SPORT	Summer Camp Supplies	Open	1,123.19	0.00
23-00602	04/18/23	MARGA030	MARGATE BURGER, LLC	PLANNING ESCROW P269	Open	87.50	0.00
23-00606	04/18/23	PITSUPPL	Pitney Bowes Inc.	Supplies	Open	111.99	0.00
23-00609	04/19/23	CODY	CODY COMPUTER SERVICES, INC	Cloud Hosting Service	Open	2,394.00	0.00
23-00610	04/19/23	OCEANCOM	Ocean Computer Group, Inc.	Annual Technology Services	Open	17,968.84	0.00
23-00616	04/19/23	AMERI005	American Bankers Insurance Co.	Flood Insurance Renewals	Open	14,010.00	0.00
23-00617	04/19/23	MARIANNE	Marianne Christian	Reimbursement	Open	90.98	0.00

May 1, 2023  
10:17 AM

City of Margate City  
Purchase Order Listing By P.O. Number

Page No: 3

PO #	PO Date	Vendor	PO Description	Status	Amount	Void Amount	PO Type
23-00619	04/19/23	GLOBAL I	Global Industrial Equipment	PW Trash Bags	Open	715.99	0.00
23-00620	04/20/23	FORKED	FORKED RIVER DIESEL & GENERATO	PW - Replaced Alternator	Open	710.00	0.00
23-00621	04/20/23	AMAZ0005	Amazon Capital Services, Inc.	w/s Heating Element	Open	67.94	0.00
23-00623	04/20/23	NJCPA	NJCPA	2023 membership renewal	Open	395.00	0.00
23-00625	04/20/23	INSURA	INSURANCE AGENCIES, INC.	Flood Ins Renewal	Open	8,395.00	0.00
23-00627	04/20/23	INSURA	INSURANCE AGENCIES, INC.	ROAD OPENING BOND RENEWAL	Open	100.00	0.00
23-00632	04/25/23	AMAZ0005	Amazon Capital Services, Inc.	computer supplies	Open	689.70	0.00
23-00639	04/25/23	CMS	COMMUNITY MEDIATION SERVICES	Mediation	Open	35.00	0.00
23-00641	04/26/23	PROSHRED	Proshred of Southern NJ	2023 Spring Shred Event	Open	800.00	0.00
23-00643	04/26/23	CHEFSDEA	Chef's Deal Restaurant	New Dishwasher	Open	2,899.00	0.00
23-00645	04/26/23	MERED005	Meredith Dickinson	Summer Camp Refund	Open	1,500.00	0.00
23-00647	04/27/23	COCONLLC	County Conservation LLC	Root/Playground Mulch	Open	2,700.00	0.00
23-00649	04/28/23	CHRIS K	CHRIS KANE	Referee	Open	300.00	0.00
23-00650	04/28/23	JAMES B	James Barkalow III	Mens League Referee	Open	150.00	0.00
23-00651	04/28/23	JORDAN D	Jordan Davis	Mens League Referee	Open	150.00	0.00
23-00652	04/28/23	DHILT	Douglas Hiltner	Mens League Referee	Open	300.00	0.00
23-00653	04/28/23	FELDMAN	Ananda Lynn Feldman	Mens League Referee	Open	150.00	0.00
23-00654	04/28/23	KELLI J	kelli A. Johnson	Mens League Referee	Open	150.00	0.00
23-00656	04/28/23	STATE010	STATE TREASURER	QPA Exam June 2023	Open	150.00	0.00
23-00660	04/28/23	OCEANCOM	Ocean Computer Group, Inc.	Annual Maintenance Contract	Open	13,657.50	0.00
23-00661	04/28/23	DINOS	Dino's Subs & Pizza	Refereshments County Meeting	Open	297.00	0.00
23-00662	04/28/23	ACTION U	ACTION UNIFORM CO. LLC	New FF Uniforms - Campbell	Open	2,128.00	0.00
23-00663	04/28/23	SWELDIN	SOUTH JERSEY WELDING SUPPLY CO	Oxygen Supplies - April 2023	Open	277.59	0.00
23-00664	04/28/23	WITMER	Witmer Public Safety Group Inc	Fire Department Hand Tools	Open	374.50	0.00
23-00665	04/28/23	ACTION U	ACTION UNIFORM CO. LLC	Fire Department Supplies	Open	58.00	0.00
23-00666	04/28/23	REMINGTO	REMINGTON & VERNICK	Planning escrow P305-3	Open	76.50	0.00
23-00667	04/28/23	REMINGTO	REMINGTON & VERNICK	Planning escrow P308-3	Open	76.50	0.00
23-00668	04/28/23	REMINGTO	REMINGTON & VERNICK	Planning escrow P310-2	Open	76.50	0.00
23-00669	04/28/23	REMINGTO	REMINGTON & VERNICK	Planning escrow P313-2	Open	76.50	0.00
23-00670	04/28/23	REMINGTO	REMINGTON & VERNICK	Planning escrow P314-1	Open	382.50	0.00
23-00671	04/28/23	JOHNGOOD	John Goodman	REFUND PLANNING ESCROW P305	Open	475.00	0.00
23-00672	04/28/23	WDWH0005	WDW Holdings	REFUND PLANNING ESCROW P310	Open	241.00	0.00
23-00673	04/28/23	NEHMA005	Nehmad, Davis & Goldstein PC	REFUND PLANNING ESCROW P308	Open	177.00	0.00
Total Purchase Orders: 122 Total P.O. Line Items: 0 Total List Amount: 1,497,482.53 Total Void Amount:							0.00

May 1, 2023  
10:17 AM

City of Margate City  
Purchase Order Listing By P.O. Number

Page No: 4

Totals by Year-Fund	Fund	Budget Total	Revenue Total	G/L Total	Total
Fund Description					
APPROPRIATIONS	2-01	44,434.00	0.00	0.00	44,434.00
APPROPRIATIONS	3-01	1,118,981.61	0.00	0.00	1,118,981.61
	3-05	10,195.38	0.00	0.00	10,195.38
Year Total:		1,129,176.99	0.00	0.00	1,129,176.99
	C-04	322,064.70	0.00	0.00	322,064.70
	G-01	37.84	0.00	0.00	37.84
	T-14	1,769.00	0.00	0.00	1,769.00
Total of All Funds:		1,497,482.53	0.00	0.00	1,497,482.53



City of Margate  
Additional Bill List - Previously Paid

For meeting on 5/4/2023

Current Fund					
PO #	Vendor	Description	Amount	Date Paid	Check #
23-00105	Atlantic City Electric	General Elec Bills	\$ 14,000.57	4/21/2023	89322
23-00106	Atlantic City Electric	Elec Bills Street lights	\$ 806.70	4/21/2023	89233
23-00107	Atlantic City Electric	Elec Bills - Temp	\$ 113.91	4/21/2023	89234
23-00109	SJ Gas	Various Gas Bills	\$ 11,135.07	4/21/2023	89230
23-00028	Reliance Standard	Supplemental Life & AD&D	\$ 401.75	4/25/2023	89236
23-00624	NJCPA	2023 Convention & Expo	\$ 640.00	3/17/1913	89235
23-00107	Atlantic City Electric	Elec Bills - Temp	\$ 468.00	4/18/2023	89238
Total Current Account			<u>\$ 27,745.69</u>		
Water Sewer					
PO #	Vendor	Description	Amount	Date Paid	Check #
23-00108	AC Electric	Water/ Sewer Elec Bills	\$ 12,268.35	4/21/2023	64667
23-00108	AC Electric	Water/ Sewer Elec Bills	\$ 1,001.30	4/28/2023	64668
Total Water Sewer			<u>\$ 13,269.74</u>		
Total Paid All Funds			<u>\$ 41,015.43</u>		

A motion to adopt **Resolution #102-2023**, authorizing payment to Colmar Home Center, was put forth by Commissioner Blumberg, Seconded by Commissioner Amodeo, with a vote of two ayes. Mayor Becker abstained from vote.

**RESOLUTION #102-2023**  
**AUTHORIZED PAYMENT - COLMAR HOME CENTER**

**WHEREAS**, the Board of Commissioners of the City of Margate City, in the County of Atlantic, State of New Jersey are in receipt of the monthly claim as submitted by the Chief Financial Officer for payment as follows:

**COLMAR HOME CENTER**                      \$878.53

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the City of Margate City does hereby approve the Margate City Bill for Colmar Home Center, attached hereto be paid in full.

**Consent Agenda:**  
A motion to adopt the Consent Agenda for **Resolution #103-2023 thru Resolution #112-2023** was put forth by Commissioner Blumberg, Second by Commissioner Amodeo, with a vote of three ayes.

**R E S O L U T I O N #103-2023**  
**AUTHORIZING STREET FAIRS AND SIDEWALK SALES**  
**IN THE CITY OF MARGATE CITY**

**WHEREAS**, the Board of Commissioners of the City of Margate City did on April 7, 2011 adopt an Ordinance entitled "AN AMENDING CHAPTER 242 'STREET AND SIDEWALK' OF THE CODE OF THE CITY OF MARGATE CITY, COUNTY OF ATLANTIC AND STATE OF NEW JERSEY" and Section 1 of said Ordinance provided that rules and regulations pertaining to the said Ordinance may be adopted by resolution of the governing body; and

**WHEREAS**, Chapter 242, Section 1 authorized the Board of Commissioners to determine by resolution the period during each year the stores located within the Commercial Retail Districts shall be permitted to market their merchandise in the public right-of-way.

**NOW, THEREFORE, BE IT RESOLVED** that the Merchants within the Commercial Retail Districts of the City of Margate City shall be permitted to conduct sidewalk sales in accordance with **Ordinance No. 7 of 2011** on the following dates in 2023:

May 6, 7, 13, 14, 20, 21, 26, 27, 28, 29  
June 2, 3, 4, 9, 10, 11, 16, 17, 18, 23, 24, 25, 30  
July 1, 2, 3, 4, 7, 8, 9, 14, 15, 16, 21, 22, 23, 28, 29, 30  
August 4, 5, 6, 11, 12, 13, 18, 19, 20, 25, 26, 27  
September 1, 2, 3, 4, 8, 9, 10, 15, 16, 17, 22, 23, 24, 29, 30  
October 1, 7, 8, 14, 15, 21, 22  
November 24, 25, 26

Merchants within the Commercial Retail Districts of the City of Margate may display one six-foot table or six-foot clothing rack for every thirty feet of store frontage on the following dates:

June 1, 8, 15, 22, 29  
July 6, 13, 20, 27  
August 3, 10, 16, 17, 24, 31

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Commissioners of the City of Margate City, County of Atlantic, State of New Jersey approve Merchants within the Commercial Retail District to hold sidewalk sales on the above dates.

**RESOLUTION #104-2023  
AUTHORIZING BILLING ADJUSTMENTS FOR  
2023 ANNUAL UTILITY BILLING**

**WHEREAS**, it has been determined by the City of Margate City Tax Collector that there were errors in the annual 2023 water and sewer billing file that have resulted in erroneous billing; and

**WHEREAS**, the Tax Collector has submitted a certification as attached; and

**WHEREAS**, this is an accounting/balance adjustment as the account was not paid.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Margate, County of Atlantic, State of New Jersey, that the Tax Collector is hereby authorized to adjust this account as per the certification attached.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the following:

1. Lisa McLaughlin, Chief Financial Officer
2. Tara Mazza, Tax Collector



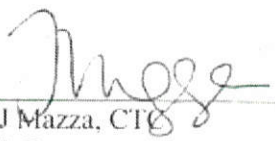
OFFICE OF THE TAX COLLECTOR  
MUNICIPAL BUILDING  
9001 WINCHESTER AVENUE  
MARGATE CITY, NEW JERSEY 08402  
(609) 822-2508  
FAX (609) 822-8316  
E-mail: mazza\_tara@margate-nj.com

CERTIFICATION OF ADJUSTMENTS TO UTILITY ACCOUNTS

I, Tara J Mazza, Tax Collector of the City of Margate, County of Atlantic, State of New Jersey, do hereby certify that the below-listed property with amounts should be adjusted to reverse the 2023 annual water and sewer charges due to errors in the billing file.

<u>Block</u>	<u>Lot</u>	<u>Amount</u>	<u>Address</u>
27.01	110	\$50,320.00	9300 Atlantic Avenue-All 37 Units

Date: April 27, 2023

  
Tara J Mazza, CTC  
Tax Collector  
City of Margate, New Jersey

[www.margate-nj.com](http://www.margate-nj.com)

RESOLUTION #105-2023  
RENEWAL OF 2022-2023 LIQUOR LICENSES FOR THOSE LICENSEES  
WHO HAVE MET ALL CITY AND STATE REQUIREMENTS AND PAID ALL  
APPLICABLE FEES

WHEREAS, the Board of Commissioners of the City of Margate City, County of Atlantic, State of New Jersey are in receipt of a Special Ruling to permit consideration of Pocket License renewal application; and

WHEREAS, a Special Ruling in accordance with N.J.S.A 3:1-12.39 granted conditional approval for liquor license: #0116-44-012-006; and



**WHEREAS**, a Special Ruling in accordance with N.J.S.A.33:1-12.18 granted relief for liquor license: #0116-44-012-006; and

**WHEREAS**, the Retail Renewal Application forms for the 2022-2023 license term has been deemed complete in all respects, the annual fee has been paid to both the City of Margate City and the State of New Jersey, Division of ABC; and

**WHEREAS**, the Board of Commissioners of the City of Margate City, in the County of Atlantic, State of New Jersey, hereby authorize the renewal of the following Retail Alcoholic Beverage License for the 2022-2023 license term effective as of July 1, 2022 and subject to the conditions and limitations contained therein.

LICENSEE	TRADE NAME
MFB Willow LLC	Pocket License ( <i>not sited</i> )
0116-44-012-006	\$345.00

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the City of Margate City, County of Atlantic, State of New Jersey that authorization is hereby given to renew said license, effective July 1, 2022, the aforesaid liquor license for the license term 2022-2023.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded to the following:

- 1. Mathew Hankinson, Chief of Police
- 2. Lisa McLaughlin, Chief Financial Officer
- 3. Division of Alcoholic Beverage Control

**RESOLUTION #106-2023**  
**AUTHORIZING CHANGE ORDER #1 (TIME EXTENSION)**  
**FIREHOUSE NO. 1 FLOOD PROTECTION PROJECT**

**WHEREAS**, the Board of Commissioners of the City of Margate City in the County of Atlantic, State of New Jersey authorized the award of contract on March 16, 2023 to Palermo-BFC, 207 West Parkway Drive, Egg Harbor Twp. 08234, as per their bid proposal for Fire House Flood Protection Project, in an amount of \$216,500.00; and

**WHEREAS**, the City Engineer, Edward Dennis, has prepared a letter dated April 28, 2023 regarding Change Order #1 that related to a change in contract due to material delivery time providing for an extension of thirty (30) days, resulting in a new contract completion date of September 22, 2023.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the City of Margate City in the County of Atlantic, State of New Jersey, does hereby authorize the issuance of Change Order #1 to the contract with to Palermo-BFC, 207 West Parkway Drive, Egg Harbor Twp. 08234.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded to the following:

- 1. Lisa McLaughlin, Chief Financial Officer
- 2. Edward Dennis, City Engineer
- 3. Palermo-BFC, 207 West Parkway Drive, Egg Harbor Twp. 08234

**AUTHORIZING DISPOSAL OF MUNICIPAL (EQUIPMENT) PROPERTY**

**WHEREAS**, the City of Margate City, County of Atlantic, State of New Jersey has playground equipment no longer suitable or needed for public use; and

**WHEREAS**, the City of Margate City has determined that the following Buck-a-Bout playground equipment was in deplorable condition and no longer safe for public use:

**Buck-a-Bout playground equipment located at Fulton Avenue playground valued at \$2,729**

**WHEREAS**, the City has removed the Buck-a-Bout playground equipment and is to be disposed of in the proper manner. The City of Margate City has determined that this equipment is of no value to the City of Margate City.

**NOW, THEREFORE, BE IT RESOLVED** by Board of Commissioners of the City of Margate City that the Buck-a-Bout playground equipment previously located at the Fulton Avenue playground is hereby authorized to be disposed of in the proper manner.

**RESOLUTION #108-2023  
AUTHORIZING AWARD OF CONTRACT  
TO PROVIDE HUMAN RESOURCES CONSULTING SERVICES  
TO CYNTHIA COTTON, LLC**

**WHEREAS**, the City of Margate City, in the County of Atlantic, State of New Jersey has a need for a Human Resources Professional; and

**WHEREAS**, this Contract is being considered without competitive bidding because it is a Professional Services Contract and is an exception to the Local Public Contracts Law, *N.J.S.A. 40:11A-5 (1)(a)(i)*; and

**WHEREAS**, Cynthia Cotton, LLC, submitted a proposal for 2023 dated February 23, 2023, at a rate of \$128/hour, in the amount not to exceed \$6,500.00; and

**WHEREAS**, Cynthia Cotton of Cynthia Cotton, LLC will provide human resources services on a as needed basis; and

**WHEREAS**, the Chief Financial Officer has certified to the City Commissioners that there are sufficient funds not to exceed \$6,500.00 available under Financial Admin- Professional Fees 3-01-20-135-401 contingent upon sufficient funds being appropriated in the 2023 budget.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the City of Margate City, in the County of Atlantic, State of New Jersey that a contract be awarded to Cynthia Cotton, LLC as per the February 23, 2023 proposal.

**BE IT FURTHER RESOLVED** that the City Clerk is authorized to advertise the award of contract according to law in the Atlantic City Press and to forward a certified copy of this resolution to the following:

1. Cynthia Cotton, LLC
2. Lisa McLaughlin, Chief Financial Officer

Certification Of Availability of Funds

This is to certify to the of the City of Margate City that funds for the following resolutions are available.

Contract Amount: 6,500.00  
Resolution Date: 05/04/23  
Resolution Number: 108-2023

Vendor: CYNTH005 Cynthia Cotton LLC  
13 Sycamore Court  
Lumberton, NJ 080483417

Contract: C2300025 Human Resources Consultant

Account Number	Amount	Department Description
3-01-20-135-301	6,500.00	FINANCIAL ADMINISTRATION
Total	6,500.00	

Only amounts for the 2023 Budget Year have been certified. Amounts for future years are contingent upon sufficient funds being appropriated.

Lisa McLaughlin  
Chief Financial Officer

**RESOLUTION #109-2023  
AUTHORIZING CHANGE ORDER #4 (INCREASE)  
2021 ROAD PROGRAM**

**WHEREAS**, the Board of Commissioners of the City of Margate City, County of Atlantic, State of New Jersey authorized Resolution #68-2022 on March 17, 2022 awarding a contract to Asphalt Paving Systems, Inc., PO Box 530, Hammonton, NJ 08037 as per their proposal for the 2021 Road Program in an amount of \$1,417,700.00; and

**WHEREAS**, Ed Dennis, City Engineer, prepared a letter dated June 20, 2022 regarding an increase in Change Order #1 that relates to decrease credit for unused allowances in the amount of \$72,410.00 and an increase due to price adjustments and additional work due to paving the police station parking lot in the amount of \$140,651.02, resulting in an increase of \$68,241.02 and a new contract total of \$1,485,941.02; and



**WHEREAS**, Ed Dennis, City Engineer, has prepared a letter dated January 5, 2023 regarding an increase in Change Order #2 that relates to additional utility work and a reduction in materials in the amount of \$26,162.25 resulting in a new contract total of \$1,512,103.27; and

**WHEREAS**, Ed Dennis, City Engineer, has prepared a letter dated February 23, 2023 regarding a decrease in Change Order #3 that relates to additional road work and reduction in materials in the amount of (\$5,887.49) resulting in a new contract total of \$1,506,215.75; and

**WHEREAS**, Ed Dennis, City Engineer, has prepared a letter dated April 27, 2023 regarding a decrease in Change Order #4 that relates to additional road work and increase in materials in the amount of \$973.10 resulting in a new contract total of \$1,507,188.88; and

**WHEREAS**, the Chief Financial Officer has certified to the City Commissioners that there are sufficient funds in the amount not to exceed \$973.10 available under Ordinance #03-2022 c 04-55-988-903 for award of this contract.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the City of Margate City, County of Atlantic, State of New Jersey does hereby approve Change Order # 4 (Increase) in the amount \$973.10 to the contract with Asphalt Paving Systems, Inc., PO Box 530, Hammonton, NJ 08037 to the new contract amount \$1,507,188.88.

**BE IT FURTHER RESOLVED**, that a certified copy of this resolution be forwarded to the following:

1. Lisa McLaughlin, Chief Financial Officer
2. Ed Dennis, City Engineer
3. Asphalt Paving Systems, Inc., PO Box 530, Hammonton, NJ 08037

Certification Of Availability of Funds

This is to certify to the of the City of Margate City that funds for the following resolutions are available.

Contract Amount: 1,507,188.88  
Resolution Date: 05/04/23  
Resolution Number: 109-2023

Vendor: ASPHALT ASPHALT PAVING SYSTEMS, INC.  
PO BOX 530  
HAMMONTON, NJ 08037

Contract: U1700000 2021 Road Program

Account Number	Amount	Department Description
C-04-55-986-907	973.10	Ordinance 01-2021
Total	973.10	

Only amounts for the 2023 Budget Year have been certified. Amounts for future years are contingent upon sufficient funds being appropriated.

Lisa McLaughlin  
Chief Financial Officer

**RESOLUTION #110-2023**  
**AUTHORIZING CHANGE ORDER #1 (INCREASE)**  
**2022 ROAD PROGRAM**

**WHEREAS**, the Board of Commissioners of the City of Margate City, County of Atlantic, State of New Jersey authorized Resolution #55-2023 on February 16, 2023 awarding a contract to L. Feriozzi Concrete Company, 3010 Sunset Avenue, Atlantic City, NJ 08401 as per their proposal for the 2022 Road Program in an amount of \$722,745.25; and

**WHEREAS**, Ed Dennis, City Engineer, prepared a letter dated April 27, 2023 regarding an increase in Change Order #1 that relates to water service feeds to 120 S. Jefferson and 9504 Atlantic Avenues in the amount of \$41,385.70 resulting in an increase of \$41,385.70 and a new contract total of \$764,130.95; and

**WHEREAS**, the Chief Financial Officer has certified to the City Commissioners that there are sufficient funds in the amount not to exceed \$41,385.70 available under Ordinance #04-2022 c 06-55-915-902 for award of this contract.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the City of Margate City, County of Atlantic, State of New Jersey does hereby approve Change Order #1 (Increase) in the amount \$41,385.70 to the contract with L. Feriozzi Concrete Company, 3010 Sunset Avenue, Atlantic City, NJ 08401 to the new contract amount \$764,130.95.

**BE IT FURTHER RESOLVED**, that a certified copy of this resolution be forwarded to the following:

- 1. Lisa McLaughlin, Chief Financial Officer
- 2. Ed Dennis, City Engineer
- 3. L. Feriozzi Concrete Company, 3010 Sunset Avenue, Atlantic City, NJ 08401

Certification Of Availability of Funds

This is to certify to the of the City of Margate City that funds for the following resolutions are available.

Contract Amount: 764,130.95  
Resolution Date: 05/04/23  
Resolution Number: 110-2023

Vendor: FERIOZZI L FERIOZZI CONCRETE COMPANY  
3010 SUNSET AVENUE  
ATLANTIC CITY, NJ 08401

Contract: U1780000 FY2022-State Aid 2022 Road Program  
~~Reconstruction of Winchester~~  
~~Ave (Douglas to Exeter)~~

Account Number	Amount	Department Description
C-06-55-915-902	41,385.70	Ordinance 04-2022
Total	41,385.70	

Only amounts for the 2023 Budget Year have been certified. Amounts for future years are contingent upon sufficient funds being appropriated.

Lisa McLaughlin  
Chief Financial Officer

**RESOLUTION #111-2023**  
**AUTHORIZING AMENDMENT CONTRACT WITH**  
**RELIANCE STANDARD LIFE INSURANCE COMPANY**

**WHEREAS**, the Board of Commissioners of the City of Margate City, County of Atlantic, State of New Jersey desires to amend the contract awarded December 15, 2022 with Resolution #250-2022 to Reliance Standard Life Insurance Company for Supplemental Life and Accidental Death & Dismemberment Benefits for Margate City Employees beginning February 1, 2023 through January 31, 2024; and

**WHEREAS**, the Board of Commissioners of the City of Margate City desire to amend the contract with Reliance Standard Life Insurance Company for Supplemental Life and Accidental Death & Dismemberment Benefits to include the position of Municipal Administrator.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the City of Margate City, County of Atlantic, State of New Jersey now approves the contract amendment with Reliance Standard Life Insurance Company as providers of Employee Supplemental Life and Accidental Death & Dismemberment Benefits to include the position of Municipal Administrator.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the Following:

1. Lisa McLaughlin, Chief Financial Officer
2. Sean Gormley, Brown and Brown Metro, LLC

#### **RESOLUTION #112-2023**

#### **GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"**

**WHEREAS**, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

**WHEREAS**, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

**NOW, THEREFORE BE IT RESOLVED**, That the Board of Commissioners of the City of Margate City, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

#### **GOVERNING BODY CERTIFICATION PURSUANT TO P.L. 2017, C.183 OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"**

#### **GROUP AFFIDAVIT FORM FOR MUNICIPALITIES AND COUNTIES NO PHOTO COPIES OF SIGNATURES**

STATE OF NEW JERSEY  
COUNTY OF ATLANTIC

We, members of the governing body of the Board of Commissioners being duly sworn according to law, upon our oath depose and say:

1. We are duly elected (or appointed) members of the Board of Commissioners of the City of Margate City in the county of Atlantic;
2. Pursuant to P.L. 2017, c.183, we have familiarized ourselves with the contents of the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the



Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012);

3. We are familiar with the local unit's hiring practices as they pertain to the consideration of an individual's criminal history;
4. We certify that the local unit's hiring practices comply with the above-referenced enforcement guidance.

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

(L.S.)

Sworn to and subscribed before me this

\_\_\_\_\_ day of \_\_\_\_\_

Notary Public of New Jersey

\_\_\_\_\_  
Clerk

-----  
The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be executed before a municipality or county can submit its approved budget to the Division of Local Government Services. The executed certificate and the adopted resolution must be kept on file and available for inspection.

**Executive Session:** None

**Update:**


**Adjournment:**

There being no further business, Mayor Becker called for a motion to adjourn the meeting. Whereupon, the motion was made by Commissioner Blumberg, and seconded by Commissioner Amodeo, to adjourn the meeting. A unanimous voice vote was taken adjourning the meeting at 4:14p.m.

Board of Commissioners of the City of Margate City, New Jersey

  
\_\_\_\_\_  
Mayor, Michael Collins

  
\_\_\_\_\_  
Commissioner Maury Blumberg

  
\_\_\_\_\_  
Commissioner Catherine Horn

Attest:  Johanna Casey, Municipal Clerk

