

Borough of Manasquan



Superstorm Sandy Rebuilding Forum

January 19, 2013

Format of Forum

Part 1

Zoning Changes

Part 2

FEMA and other programs

Breakout areas

- FEMA
- Code Department
 - Utilities
- Borough Representatives

What this Forum is/is not

The Forum Is an opportunity :

- to present some of the ideas for zoning changes to help rebuild Manasquan homes and businesses
- to listen to your suggestions and help the entire community of Manasquan rebuild using zoning and other land use changes
- to learn about and ask questions regarding some of FEMA's programs related to rebuilding and flood elevations
- to meet one on one with local and FEMA officials

The Forum is not:

Not a meeting under the Open Public Meetings Act

- No Voting of Mayor and Council or Planning Board
- No open discussion among Governing Body or Planning Board

Addressing Budget and Tax Issues

- Budget meetings and Website www.manasquan-nj.com

Addressing Individual property questions

- Code/FEMA
- Other Ideas to Help with Superstorm Sandy Recovery
- Breakout sessions, Future Meetings

Part 1 – Zoning Changes

Goal

- Present ideas to assist the rebuilding of Manasquan homes and businesses within the current changes from the Federal and State Government in the context of zoning changes.

Objective

- To prepare a land use ordinance

Tentative Timetable

January 19

- Forum

January 22 – Mayor and Council meeting 7pm

- Report on findings of the forum and suggest changes

January 26, 2013 (Saturday 9am)

- Introduction of Ordinance

February 5th (Tuesday 7pm)

- Planning Board review of proposed ordinance

February 9th (Saturday 9am)

- Second Reading and Public Hearing

HOWEVER –

- Substantive changes during the process may delay timeframe

Suggested Changes

- Zoning
- elevation/height
- non conforming lots
- pre-existing variances
- decks/stairs

- *All suggestions are subject to change*

Elevation/Height

- SHOW ABFE Map and Program
- Changes based on FEMA Advisory Base Flood Elevation Map
- ABFE Zones V/A/X (include fema definitions)
- Comments, not final maps, new maps
Summer of 2013

Suggested Zoning Changes

- To offer relief from storm damage.
- To offer an expedited process by changing Zoning requirements.
- No Planning Board Application expected for a variance.

Suggested Zoning Changes

V Flood Zones

- (Examples – Beachfront, parts of First Avenue, Riverside, etc.)
- Currently 35 feet – Suggested Change to 38 feet
- Garage apartments Currently 28 feet (code 35-11.2e) –
 - Suggested Change to 30 feet

A Flood Zones

- (Example, “fish streets” Glimmer Glass area, Rogers, Sims, etc)
- Currently 35 feet for conforming buildings & lots –
- Suggested Change to 37 feet

Non-Conforming Buildings and Lots in V and A Flood Zones

- Currently 30 feet for non-conforming building & lots –
- Suggested Change to 32 feet

X Flood Zone –

- No Zoning Change

Prior Variance Approval –

- Staying within the footprint and approved height of prior variance approval will not require additional planning board action

NOTE – PLEASE SEE ABFE WEBISTE FOR EXACT ZONE

Continued

Decks

- Deck elevation to meet new elevation standards - permissible

Stairs

- Existing Construction – Building within Existing Structure
 - To meet new elevation standards – permissible to encroach within the setbacks but not into the public right of way
- New Construction - Building New Home or Building
 - Must meet setback requirements

Code Department Hours of Operation

Sandy Ratz, Construction Code official

- M-T 8:30 to 10am

Richard Fury, Zoning Official

- M, T, W 8:30 - 12:30 including inspection time

Paul Rabenda, Plumbing Inspections

- M, W 4 - 6 pm

Pat Callahan, Electrical and Code Department Official

- 8:30 - 4 : 00 includes code and election inspections

State Inspectors available for scheduled inspections

- Wednesdays – Fire and Plumbing
- Monday, Wednesdays, Fridays – Electrical

- Questions, Comments and Suggestions
- Reminder that individual questions can be made after forum.

Part 2 – FEMA Related Programs

- Increased Cost of Compliance
- Hazard Mitigation Program
- Others

Borough Relief Funds in Brief

Breakout Areas

- FEMA – 1st Floor
- Code Department – 2nd Floor
- Elected Officials – 1st Floor

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