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MEMORANDUM

Date: ~~March 17, 2018~~ *May 1, 2018*

To: Zoning Board of Adjustment
Patricia Carcone, Secretary

From: Ann Holtzman, CFM
Floodplain Administrator

Subject: 806 Garden Street, Hoboken
Block 183, Lot 10

I received, for purposes of a preliminary floodplain review, a copy of the application, survey, and elevation certificate for the subject property, and Gale Associates architectural drawings Z-1 through Z-7 ~~dated 02/02/2018~~ *amended drawings dated 04/20/2018*. The following comments are based on my initial review of the documents for compliance with the Flood Damage Prevention Ordinance.

Please be advised that the proposed development does not comply with FEMA guidelines, NJDEP development guidelines, NJ Uniform Construction Code, or the Hoboken Flood Damage Prevention Code. As presented the proposed development will not be issued permits.

- 1) The subject property is in the Special Flood Hazard Area.
- 2) The application presented is for a full gut rehab and expansion of the existing structure. The proposed work constitutes substantial improvement of the existing structure.
- 3) The highest adjacent elevation adjacent to the building (sidewalk) is 8.10 feet. The lowest elevation (yard) is 5.90 feet. The elevation of the lowest floor (basement) is 5.51 feet. The next highest floor (1st floor) is 14.00 feet.
- 4) To comply with the FEMA guidelines, NJDEP, NJ-UCC and the Hoboken Flood Code, the basement floor will have to be raised at least 5 inches to match lowest adjacent grade, flood vents will have to be installed sufficient to service the enclosed area, and the basement will have to be abandoned for residential use. Floors below the design flood elevation shall only be used for building access and storage. *Proposed plans show the basement floor raised to 5.90 feet to match lowest adjacent grade. The plans also note the installation of flood vents; however, the plans only specify 3 vents; 1 at the front wall and 2 at the rear wall. The minimum number of engineered vents for the enclosed area is 5.*

- 5) Electrical service connection, meters, and all mechanical equipment, not shown on the plans, will have to be relocated from the basement or yard to an upper floor(s) or roof. *Correction noted, now shown at 1st floor vestibule. Gas meters remain in the basement which is fine.*
- 6) The 1st floor, currently at 14 feet elevation, is 1 foot above design flood elevation and exactly where it needs to be. No changes need to be made for this to be the first living floor. *The new plans show the floor elevation of the 1st floor at 14.70 feet. However, the original Elevation Certificate indicated the 1st floor elevation to be 14.00 feet. Is the 1st floor being realigned? If not, the floor elevation and overall building height measurements should be corrected.*
- 7) The basement cannot be expanded. If expanding the upper floors, those floors will have to be elevated on piers or stem walls. *Plans amended.*
- ~~8) Plans lack sufficient details for further review or comment.~~
- 9) *HVAC is now shown with condensers on the upper roof and operating equipment on the 1st and 3rd floors. This is acceptable.*

If I can be of further assistance to the Board in your review of this application, please do not hesitate to contact my office.

Sincerely,



Ann Holtzman, CFM
Floodplain Administrator

Cc: Dennis Galvin, Esq.
Robert Matule, Esq.
Chris Nash, PE
Frank Banish, PP AICP