

# Township of Ocean



50 RAILROAD AVENUE  
WARETOWN, NJ 08758

PHONE: (609) 693-3487  
FAX: (609) 693-0478

## Notice of Determination that work Constitutes repair of Substantial Damage

Date

3/20/13

Control #

15311

To whom it may concern,

We have reviewed your recent application for a permit to repair your existing building that was damaged by Superstorm Sandy. You are located in a Special Flood Hazard Area (SFHA).

As required by our floodplain management regulations and our Uniform Construction Code, we have determined that the work proposed to repair the damage you occurred from Sandy constitutes repair of substantial damage.

*(Substantial Damage is 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% of the estimated value of said structure before damage occurred. This determination is based on comparisons of the estimated cost of the required work to restore the building to its pre-storm condition to the estimated value of your house (excluding land values).*

As a result of this determination, you are required to bring the structure into compliance with the flood damage-resistant provisions of the regulations (substantial damage/substantial improvement).

We will gladly meet with you or your representative to discuss options you have and how to bring your building into compliance. There are several options, but the most significant is that the lowest floor of living space (as defined in the regulations) must be elevated to or above Base Flood Elevation (BFE). You may want to contact your insurance agent to understand how raising your lowest floor of living space elevation can impact your National Flood Insurance Requirements (NFIP). If the damage was caused by flooding and you have flood insurance through the NFIP, you should also contact your Adjuster to discuss the Increased Cost of Compliance (ICC) coverage. This coverage may provide a claim payment to help pay for work required to bring your building into compliance. Your adjuster can explain that the ICC claim may be used to pay certain costs associated with demolishing and rebuilding your home, or moving it above the BFE, etc.

Please resubmit your permit application along with plans and specifications that incorporate compliance measures.

Construction activities that are undertaken without permits are a violation, and will be treated as such, to be followed with fines and/or other legal action.

Louis F Fischer  
Construction Official

Block

198 Lot 9

Address

71 Sheridan

Town

Waretown

Assessed value of home

102,700

50% of Assessed value of home

51,350

Average repair costs

68,565

% of Damage

66



## DENIAL OF PERMIT

Date Issued: 3/20/2013

Control #: 15311

Township of Ocean  
50 Railroad Ave.  
Waretown NJ 08758  
609-6933600

### IDENTIFICATION

Block 198 Lot 9 Agent HARDY, GEORGE & LINDA  
Work Site Location 71 SHERIDAN STREET WARETOWN  
Owner in Fee HARDY, GEORGE & LINDA Address 71 SHERIDAN ST  
Address 71 SHERIDAN ST WARETOWN, NJ 08758.2302  
WARETOWN, NJ 08758.2302 Telephone \_\_\_\_\_  
Telephone \_\_\_\_\_ Lic.No. \_\_\_\_\_

On 03/18/2013 we received an application for a construction permit for the project/work located at the above address.  
This project/work involves the following:

HURRICANE DAMAGE - RECONSTRUCTION.

This application is denied for the following reason (s):  
substantial damage determination issued

If you wish to contest the validity of the above action, in accordance with N.J.A.C.5:23A-2.1, you may request a hearing before the Construction Board of Appeals of the 'Ocean County', within 15 days of receipt of this notice. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the control number, the specific sections of the Regulations in question, and the extent and nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and the nature of relief sought by you. You may also append any documents that you consider useful.

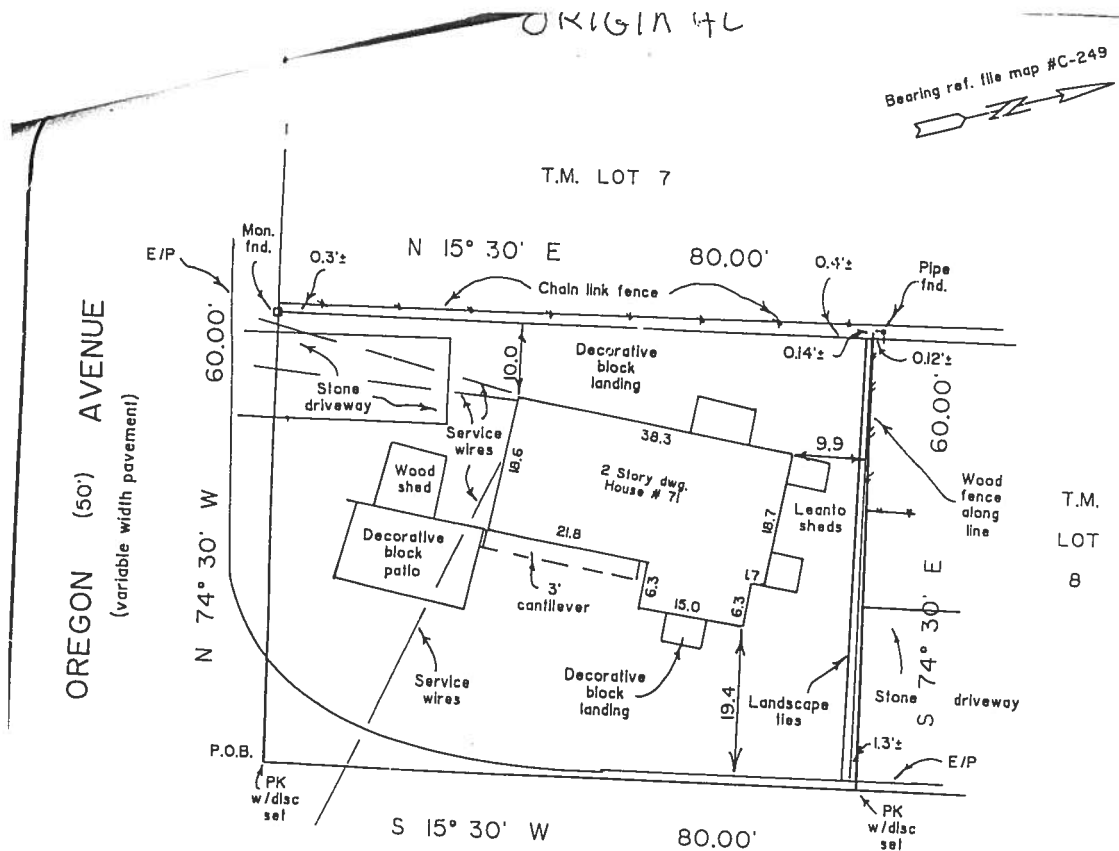
In accordance with N.J.A.C.5:23A-2.1(e), the application must be accompanied by a fee of \$100.00. The application and fee must be forwarded to the Construction Board of Appeals Office located at :

P O Box 2191 Toms River NJ 08754-3086

By Order of: \_\_\_\_\_

Louis Fischer CONSTRUCTION OFFICIAL

Date: 3/20/2013



#### NOTES

1. Bearing scaled from file map.
2. Lot contains 4800 sq. ft.

#### SHERIDAN (20') DRIVE

(variable width pavement)

#### LEGEND

TM ..... Tax Map  
 FM ..... File Map  
 P.O.B. .... Point of Beginning  
 Conc. .... Concrete  
 Fnd. .... Found  
 E/P ..... Edge of Pavement

#### DESCRIPTION

Being lots 1009 & 1011, block 36 as shown on a map entitled "Revised Map of a Portion of BAY HAVEN" filed in the O.C.C.O. on 7/24/1931 as file map #C-249.

TO: George Hardy  
 Linda Hardy, h/w  
 Chicago Title Insurance Company  
 Morris Home Abstract Company  
 Equity One, Inc., its successors and/or assigns as their  
 interests may appear  
 Brian W. Mason, Esq.

THIS SURVEY IS A REPRESENTATION OF CONDITIONS EXISTING ON THE PROPERTY EXCEPT SUCH ENCROACHMENTS AND ENCROACHMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND OR ON THE SURFACE OF THE LAND NOT SHOWN OR IN DOCUMENTATION SUPPLIED AT TIME OF SURVEY.

THIS SURVEY IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF DELINEATED PROPERTY BY NAMED PURCHASER.

NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY OR TO ANY OTHER PERSON NOT LISTED ABOVE EITHER DIRECTLY OR INDIRECTLY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.

THIS SURVEY DOES NOT DELINEATE, NOTE, SHOW, INDICATE, OR DETERMINE ANY WETLANDS, OR THE ENVIRONMENTAL CONDITIONS OR LIMITS, ON, WITHIN, SURROUNDING, OR NEAR THE PROPERTY AT THE TIME OF SURVEY.

## MAP OF SURVEY

### TAX MAP LOT 9 BLOCK 198

### OCEAN TOWNSHIP

### OCEAN COUNTY NEW JERSEY

Date: 11/18/97 Scale: 1"=20' Drawn by: JMH Job No: 97-114

## DOLAN--ENDRISS ASSOCIATES, P.A.

PROFESSIONAL LAND SURVEYORS & PLANNERS

651 West Lacey Road, Forked River, New Jersey 08731

Tel. (609) 693-6452

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FRANCIS A. DOLAN  
 N.J.P.L.S. 23920  
 N.J.P.P. 2100

WILLIAM C. ENDRISS  
 N.J.P.L.S. 27486  
 N.J.P.P. 3039