

TOWNSHIP OF BRICK
OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

John G. Ducey, Mayor

Township Council:

Paul Mummolo - President
Heather deJong - Vice
President
Jim Fozman
Susan Lydecker
Bob Moore
Marianna Pontoriero
Andrea Zapcic



Division of Engineering

Elissa C. Commins, PE, PP, CME, CPWM, CFM
Township Engineer & Floodplain Manager
Ecommins@twp.brick.nj.us

732-262-1040
Fax: 732-262-2941
www.twp.brick.nj.us

02/24/2015

Thomas Walsh, Sr.
56 Brower Drive
Brick, NJ 08723

Re: Substantially Damaged Structure Determination
56 Brower Drive
Block 88.01; Lot 4

Dear Thomas Walsh, Sr.:

As a result of a substantial damage determination, the Township of Brick has determined that your structure received damages exceeding 50% of its pre-damage, fair market value as a result of the flooding that occurred on October 29, 2012.

Your estimated cost of repair is \$54299, based upon the estimate we provided.

The fair market value of the structure is estimated to be \$79372.

In accordance with the Coded Ordinances of the Township of Brick, Section 196 and with FEMA regulations 44 CFR 60.0, the structure does meet the definition of substantially damaged. As a result, you will be required to retrofit the structure to be compliant in conjunction with your repairs.

The Township Flood Damage Prevention Ordinance can be found at <http://www.ecode360.com/6897191>.

If you should have any questions, comments or require any additional information, please do not hesitate to contact us. Please email Erin Bolger at ebolger@twp.brick.nj.us or via phone at 732.262.1040.

Sincerely,

A handwritten signature in cursive script that reads "Elissa C. Commins".

Elissa C. Commins, P.E., C.F.P.M.
Township Engineer, Flood Plain Manager

Cc: Daniel Newman, Construction Official



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Department of Land Use and Community
Development-Engineering Department

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Fax: 732-262-2941

mkaczka@twp.brick.nj.us
www.twp.brick.nj.us

SUPER STORM SANDY SUBSTANTIALLY DAMAGED WORK SHEET

APPLICANT: THOMAS J. SR. WALSH DATE: 1-29-15

OWNER:

PHONE #:

PROPERTY ADDRESS: 56 Brauer Dr.
BRICK, N.J.

BLOCK: 88.01 LOT: 4

Estimated Cost to Repair as provided by insurance agent,
Independent adjuster, or NJ Licensed Contractor: \$ _____
(Please include documentation to support the estimated cost of repair figure provided)

Approximate Square Footage of Flooded Area (Square Feet): _____

Approximate Depth of Flooded Water (Inches) in Crawlspace: _____

Finished Basement: _____

Unfinished Basement: _____

Recessed Floor: _____

First Floor: _____

Was your kitchen damaged by floodwaters? _____

How many bathrooms were subject to floodwater? _____

Mechanical Devices to be Replaced:

- ☐ Furnace
- ☐ Hot Water Heater
- ☐ Complete Heating System
- ☐ Duct Work Only
- ☐ Boiler
- ☐ Electrical Service
- ☐ Electrical Panel
- ☒ Air Conditioning Unit

Contact information and address where we should send
our substantial damage determination letter:

Please attach a copy of your Flood Elevation Certificate, if available.



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SD

**Walsh
56 Brower
Block , Lot**

Kitchen	\$0 15000		0
Baths	\$0	full bath	0
Half Baths	\$0	half bath	0
Sheet rock	\$4,399.27	756	
Subfloor	\$11,340	\$15/sf	
Floor	\$3,780	\$5/sf	
Crawl/Basement Insulation	\$3,780	\$5/sf	
Clean Crawl/Basement Space	\$3,000 2000		0
Furnace	\$0		
Clean ducts work	\$0	\$3/sf	0 include this when furn
Water Heater	\$0		0
Complete heat sys	\$0 14000		0
Heat Ducts	\$0	ducts only	0
Boiler	\$0		0
Baseboard	\$0		0 include this when boil
Electrical Service	\$0	\$1/sf	0
Electrical Panel	\$0		0
Central Air Unit	\$5,000 0	\$5000 if noted	1
	\$31,299 54299		

Bldg Assessment = **\$71,300**

Market Rate Value = **\$79,372.15**

50% Threshold = **\$39,686.07**

Structure Assessment

Substantial Damage Information

Location Information			
Owner	WALSH, THOMAS J SR	Block-Lot-Qualifier	88.01-4
Address	56 BROWER DR.		
Latitude	40.049876694360435	Longitude	-74.08017127491236
Sandy - Substantial Damage Information			
Is there debris from Sandy present on the property?		No	
SDE Percent Damage			
Foundation	0%	Floor Finish	100%
Superstructure	0%	Plumbing	0%
Roof Covering	0%	Electrical	0%
Exterior Finish	0%	Appliances	100%
Interior Finish	50%	HVAC	100%
Doors/Windows	0%	Signage Damage	
Cabinets/Countertops	100%		
Flooding Details			
Cause of Damage	Flood & Wind	Explanation of Other Cause	
Depth of flood above ground surface (ft)	3.6	Duration of flood (hours)	48
Depth of flood above 1st floor (ft)	1.7	Displacement period (days)	
Damage Description			
Damage Notes			

Be

Be

Seen

Seen

Here!

Here!

TaxRecords.com

Toll Free: (888) 546-4466

(14.3 1507/small/1507_14.3.pdf)

LOCATION : 1507
BLOCK : 88.01
LOT : 4
+
+

PROPERTY INFORMATION

56 Brower Dr (56browerdr)
Brick Twp., NJ

Dimensions : 50 X 125
Coordinants : 0.00 / 0.00
Land Ass. : 642,600.00
Build Ass. : 71,300.00
Total Ass. : 713,900.00
Class : 2
Map : 14.3
Tax : 14,064.00
VCS :
Taxmap : 14.3
Qualifier :
Update : 09/10/2014

Description: 50x125 : 1sflg0900
:
Zoning/Type: /r5 /
Acreage : 0.1435

OWNER INFORMATION

Owner : Thomas J Sr Walsh
Address : 56 Brower Dr
City, ST Zip: Brick , NJ 08723

PRIOR ASSESSMENT

YEAR	LAND	BUILDING	TOTAL
2013	642,600.00	49,900.00	692,500.00
2012	642,600.00	71,300.00	713,900.00
2011	642,600.00	71,300.00	713,900.00
2010	642,600.00	71,300.00	713,900.00

2009	137,900.00	43,600.00	181,500.00
2008	137,900.00	43,600.00	181,500.00
2007	137,900.00	43,600.00	181,500.00
2006	137,900.00	43,600.00	181,500.00
2005	137,900.00	43,600.00	181,500.00
2004	137,900.00	43,600.00	181,500.00
2003	137,900.00	43,600.00	181,500.00
2002	137,900.00	43,600.00	181,500.00
2001	137,900.00	43,600.00	181,500.00
2000	137,900.00	43,600.00	181,500.00
1999	137,900.00	43,600.00	181,500.00

LAST SALE INFORMATION

Last Sale : 1.00 on May 30, 2007
 Book/Page : 13682 / 1723

PRIOR SALE INFORMATION

11/13/1998	****/****	****/****	****/****
186,000.00	0.00	0.00	0.00

Deed	Recorded	Book	Page	Sq.Ft.	Code	Amount
11/13/1998	11/23/1998	5637	854	756	*	186,000.00
GRANTOR (SELLER)				GRANTEE (BUYER)		
Juhasz, Irma 701 Fernmere Ave Interlaken, NJ 00000				Walsh, Thomas J Sr & Carlotti, L 56 Brower Dr Brick, NJ 08723		

Property Details					
1	CTY/DST NO.	1507	51.1	MISCELL.	
2	BLOCK NO.	00088 01	51.2	MISCELL.	
3	LOT NO.	00004	51.3	MISCELL.	
4	QUAL CODE		51.4	MISCELL.	
5	PROPERTY LOC	56 BROWER DR.	51.5	MISCELL.	

6	OWNER NAME	WALSH, THOMAS J SR & CARLOTTI, L	52	VIEW	Enhancing (03)
7	STREET ADDR	56 BROWER DR	53	NEIGHBORHD	Typical (01)
8	CITY, STATE	BRICK NJ	54	ROAD	Dirt (03)
9	ZIP CODE	08723	55	CURBING	yes (01)
10	PROP CLASS	2	56	SIDEWALK	(02)
11	ACREAGE	0.14	57.1	UTILITIES	
12			57.2	UTILITIES	
13	ADDL LOTS		57.3	UTILITIES	
14	ZONING	R5	58		
15	TAX MAP	14.3	59		
16			60		
17	SALES DATE	11/13/98	61		
18	SALES PRICE	186000	62		
19			63		
20			64.1	ATT. ITEMS	Enclosed Porch (07)
21.1			64.2	ATT. ITEMS	(07)
21.2			64.3	ATT. ITEMS	(07)
22			64.4	ATT. ITEMS	(07)
23	LAND VALUE	137900	64.5	ATT. ITEMS	(07)
24	IMPR VALUE	43600	65.1	DET. ITEMS	Detached Garage (01)
25	NET VALUE	181500	65.2	DET. ITEMS	(01)
26			65.3	DET. ITEMS	(01)
27			65.4	DET. ITEMS	(01)
28			65.5	DET. ITEMS	(01)
29		0	66	NO. ROOMS	6
30			67	NO. BEDRMS	2
31			68	NO. BATHS	1.0
32			69	BASEMT AREA	0
33			70	1ST FLR AREA	756
34	V.C.S.	RVSP	71	UPR FLR AREA	0
35	YEAR BUILT	1958	72	HLF STY AREA	0
36	BLDG CLASS		73	ATTIC AREA	0
37	TYPE & USE	Single Family (10)	74	FIN. BASEMT	0
38	NO. UNITS	00	75	FIN. ATTIC	0
39	DESIGN	Ranch (03)	76	UNFIN AREA	0
40	NO. STORIES	1 Story (01)	77	S.F.L.A.	756
41	ROOF TYPE	Gable (02)	78	FACING AREA	
42	ROOF MATER.	Asphalt Shingle (04)	79	SLAB AREA	
43	FOUNDATION	Block/Concrete (02)	80		
44.1	EXT. FINISH	Wood Shingle (02)	81		
	EXT. FINISH		82		