



| YOUR GOALS. OUR MISSION.

UBCH-G1805

May 22, 2018

**Re: Zoning Permit Application No. 2061
Block 17 Lot 13
705 Center Street**

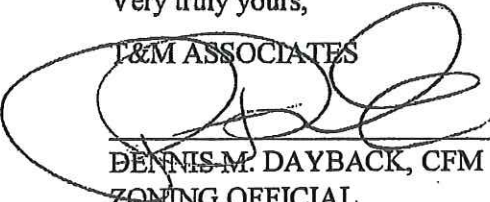
We are in receipt of documentation provided by the Union Beach Construction Department for the subject property. The building permits and estimates provided in the construction jacket are for repairs that were completed post Sandy. Based on the information provided, it appears the completed repairs do not exceed the substantial damage / substantial improvement threshold. Therefore, the existing structure does not need to be brought into compliance with the NFIP Requirements at this time. However, any future damage and/or additional improvements or repairs to the existing structure may trigger the substantial damage/substantial improvement requirement of elevating the structure. The applicant may want to consider implementing certain flood damage prevention measures as outlined in Section 10-5 of the Union Beach Borough Ordinance. By implementing these measures, flood insurance premiums may be reduced in the future.

After a site inspection of the existing structure, it has been confirmed that the once two-family dwelling has been converted back to a single-family dwelling. Therefore, the applicant shall have the electric meter that is no longer in use removed prior to a CO being issued.

If you have any questions, or require additional information, please do not hesitate to call.

Very truly yours,

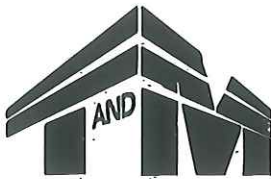
T&M ASSOCIATES


DENNIS M. DAYBACK, CFM
ZONING OFFICIAL

DMD:DW:dk

c: Robert M. Howard, Jr., Borough Administrator
Union Beach Planning Board, Madeline Russo, Board Secretary
Construction Office

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UBCH-G1805

YOUR GOALS. OUR MISSION.

April 27, 2018

Re: Zoning Permit Application No. 2061
Block 17 Lot 13
705 Center Street

We have completed review of the Zoning Permit Application No. 2061 inquiring if the existing structure at the above-mentioned property needs to be brought into compliance. Correspondence from the previous Floodplain Manager is on file with the Union Beach Construction Department advising that the structure on the subject property shall be lifted and a certificate of elevation must be submitted before approvals to elevate. The subject property is located in the AE13, which would require the finished floor of the existing structure to be elevated to elevation 16.0, which is the Base Flood Elevation plus three (3) feet of freeboard. All mechanical equipment servicing the structure, including the electric meter, are required to be elevated two (2) feet above the Base Flood Elevation. The application was prepared by Daniel McCann.

The applicant has provided the following:

1. Elevation Certificate prepared by Leo A. Kalieta, P.L.S. dated, January 29, 2018

Based on the information on the elevation certificate, the top of the bottom floor is at elevation 9.2 and the next higher floor is at elevation 17.4. The lowest elevation of machinery is at elevation 9.2. However, in order to make a final determination, the following information shall be provided:

1. Copies of any documentation of insurance claims as a result of flooding, photographs of flooding damage, and contractor estimates or invoices for repairs of damages as a result of flooding.

In addition, based on the photographs provided, it appears that the existing structure is a multifamily unit by evidence of two electric meters. The existing structure is located in the R8 residential zone in which a two-family structure is not a permitted use. Therefore D variance from the Planning Board will be required should the pre-existing use continue.

If you have any questions, or require additional information, please do not hesitate to call.

Very truly yours,

T&M ASSOCIATES

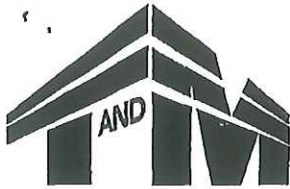
DENNIS M. DAYBACK
ACTING ZONING OFFICIAL

DMD:DW:dk

c: Robert M. Howard, Jr., Borough Administrator
Union Beach Planning Board, Madeline Russo, Board Secretary
Construction Office

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Resubmission
per your request



| YOUR GOALS. OUR MISSION.

UBCH-G1904

March 22, 2019

**Re: Zoning Permit Application No. 2377
Block 17 Lot 13
705 Center Street**

We have completed the review for Zoning Permit No. 2377 requesting to sell the above referenced property. The applicant has provided the following documentation with the application:

1. Correspondence from the previous Floodplain Manager dated, May 1, 2017
2. Zoning Permit Application No. 1495 dated, April 20, 2017
3. Estimate for work completed
4. IRS Form 8879 for Taxpayer (Charles H. Giese)
5. 2013 Federal Depreciation Schedule
6. Elevation Certificate prepared by Leo A. Kalieta, P.L.S. dated, January 29, 2018

As outlined in my previous correspondence dated May 22, 2018, based on the information provided, it appears the completed repairs do not exceed the substantial damage / substantial improvement threshold. Therefore, the existing structure does not need to be brought into compliance with the NFIP Requirements at this time. However, any future damage and/or additional improvements or repairs to the existing structure may trigger the substantial damage/substantial improvement requirement of elevating the structure. The applicant may want to consider implementing certain flood damage prevention measures as outlined in Section 10-5 of the Union Beach Borough Ordinance. By implementing these measures, flood insurance premiums may be reduced in the future.

Additionally, after inspecting the existing structure at the time the previous Zoning Permit (No. 2061) was submitted it was confirmed that the two-family dwelling has been converted back to a single-family dwelling. Therefore, prior to a Transfer of Title, it is my recommendation the Construction Official ensure the electric meter that is no longer in use has been removed.

If you have any questions, or require additional information, please do not hesitate to call.

Very truly yours,

T&M ASSOCIATES

DENNIS M. DAYBACK, CFM
ZONING OFFICIAL

DMD:DW:dk

c: Robert M. Howard, Jr., Borough Administrator
Union Beach Planning Board, Madeline Russo, Board Secretary
Construction Office

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