

August 19, 2020

Ms. Rosalind Miller, Planning/Zoning Board Secretary
City of Plainfield
515 Watchung Avenue
Room 202
Plainfield, NJ 07060
Email: rosalind.miller@plainfieldnj.gov

RE: **248-250 Leland Avenue/Application ZBA#2019-24
Floodplain Review
248-250 Leland Avenue
Block: 409 Lot: 7
Our File: 2012-P-005**

Dear Ms. Miller,

Our office recently received the following Architectural Plans for proposed interior renovations to an existing 2-Family Dwelling:

- A Set of Architectural Plans entitled “Interior Alterations for Two Family Residence, 248 Leland Avenue” prepared by Brian Taylor, AIA, consisting of 5 sheets, last revised February 26, 2020.

According to the City of Plainfield Flood Damage Prevention Ordinances Chapter 17, Article IX, Section 3.2C, the data used in construction and development regulations for structures in flood zones shall either be FEMA's Preliminary Flood Insurance Rate Map released on January 30, 2015 or the NFIP Firm maps adopted September 29, 2006, whichever imposes the more stringent requirement.

As per the FEMA Preliminary Flood Insurance Rate maps, the above referenced structure will be within the AO + 3' Flood Zone. The Base Flood Elevation is the highest adjacent grade + 3' based on (NAVD88) and a Design Flood Elevation is the Base Flood Elevation + 1' of freeboard per the City's requirement. No elevations have been provided.

As per the effective NFIP FIRM maps, the above referenced structure is currently within the AO + 3' Flood Zone. The Base Flood Elevation is the highest adjacent grade + 3' based on (NAVD88) and a Design Flood Elevation is the Base Flood Elevation + 1' of freeboard per the City's requirement. No elevations have been provided.

Both FEMA's Current Flood Insurance Rate Map and Preliminary Flood Insurance Rate Map imposes the same requirement.

The following construction requirements shall apply:

- **The Applicant has provided an appraisal in the amount of \$385,000.00 of which \$39,200.00 is the value of the land and 345,800.00 is the value of the structure. The proposed interior renovations are in the amount of \$84,500.00 which is 24.4% of the appraised value of the structure. Therefore, the structure is not considered substantial improved.**

Page 2
City of Plainfield
248-250 Leland Avenue
2012-P-005

- **The existing structure is therefore not required to be raised. The Applicant should understand that insurance rates may be affected by any existing non-compliant conditions.**
- **The existing basement may not be used as habitable space.**

Should you have any questions or require additional information, please do not hesitate to contact our Toms River office at 732-286-9220, or at margaret.groves@rve.com.

God Bless America
Remington & Vernick Engineers



Margaret Groves, C.F.M.
Certified Floodplain Manager

MMG:ag

cc: Ms. Cynthia Smith - City of Plainfield Clerk (Cynthia.smith@plainfieldnj.gov)
Ms. Valerie Jackson – Director of Economic Development (valerie.jackson@plainfieldnj.gov)
Mr. William Nierstedt, P.E. - City of Plainfield Engineer (William.nierstedt@plainfieldnj.gov)
Mr. Drew D-Sessa, P.E. – City Engineer (ddisessa@pennoni.com)
Mr. Wendell Bibbs, P.E. – RVE (Wendell.bibbs@rve.com)
Ms. Pamela Hilla, P.E. – RVE (Pamela.hilla@rve.com)