Floodplain Neighborhood Acquisition Plan
Post Sandy Planning Assistance Grant Program

Borough of South River

Middlesex County

New Jersey

Post Sandy Planning Assistance Grant Program

Phase II: Community Development Block Grant – Disaster Recovery

Authorization # CDNP-2014-1223-04

Adopted: April 27, 2015

Bignell Planning Consultants, Inc.

424 AMBOY AVENUE - SUITE 202
WOODBRIDGE, NJ 07095
PHONE: (732) 636 - 0200
FAX: (732) 218 - 5975
MAIL@BIGNELLPLANNING.COM

RES: 2014-166 MAY 12, 2014

RESOLUTION

WHEREAS, the Governing Body of The Borough of South River, Middlesex County desires to apply for and obtain a Post-Sandy Planning Assistance grant from the New Jersey Department of Community Affairs (DCA); and

WHEREAS, The Borough of South River, Middlesex County has reviewed and is familiar with the New Jersey Department of Community Affairs grant application process; and

WHEREAS, The Borough of South River, Middlesex County has applied for Post-Sandy Planning Assistance grant funding for the following planning activities and in the following amounts:

1. A Strategic Recovery Planning Report in an amount not to exceed $10,000.00; and

2. A Community Development and Neighborhood Resiliency Plan; Repetitive Loss & Flood Hazard Area Acquisition & Management Plan in an amount not to exceed $50,000.00; and

WHEARAS, The Borough of South River, Middlesex County now desires to separate the above Community Development and Neighborhood Resiliency Plan into two (2) sub-plan elements and apply for funding for each separately, and now intends to apply for an additional Post-Sandy Planning Assistance Grant funding for a Ratable Replacement Plan/Fiscal Impact Analysis Plan in an amount not to exceed $20,000.00;

NOW THEREFORE BE IT RESOLVED that the Governing Body of The Borough of South River, Middlesex County does hereby authorize the application for the above grant(s); and

BE IT FURTHER RESOLVED that The Borough of South River, Middlesex County has sustained a loss attributable to Superstorm Sandy of at least three million, eight-hundred-ninety thousand, six-hundred ($3,890,600.00) dollars of assessed value, corresponding to a (2014) property tax loss of approximately two-hundred-sixty-eight thousand, eight-hundred forty ($268,840.00) dollars as indicated by the attached documentation from the tax assessor; and

BE IT FURTHER RESOLVED that The Borough of South River, Middlesex County recognizes and accepts that DCA may offer a lesser or greater amount of grant funding than that requested; and

BE IT FURTHER RESOLVED that The Borough of South River, Middlesex County authorizes the execution of the grant agreement in the amount offered and approved by DCA and further authorizes the expenditure of funds pursuant to the terms of the grant agreement entered into by The Borough of South River, Middlesex County and DCA; and

BE IT FURTHER RESOLVED that The Borough of South River, Middlesex County agrees to comply with all CDBG-DR regulations, Post Sandy Planning Assistance Guidelines and also accepts that the proposed use(s) of CDBG-DR funds are not reimbursable by FEMA or other federal agencies; and

BE IT FURTHER RESOLVED the persons whose names appear below (or any successor or assign) are authorized to sign the grant agreement or any other document in connection therewith.

DATED: MAY 12, 2014

/s/ Thomas Roselli
Councilmember

/s/ Peter Guindi
Councilmember

ROLL CALL VOTE
YEAS: Guindi, Haussermann, Hutchison, Jones, Trenga, Roselli
NAYS: None

CERTIFICATION

I, Patricia O'Connor, Borough Clerk of the Borough of South River, do hereby certify this to be a true copy of a Resolution adopted by the Borough Council of the Borough of South River at a meeting held on May 12, 2014.

Patricia O'Connor, RMC
Borough Clerk

RES: 2015-152 APRIL 27, 2015

RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River that the Floodplain Neighborhood Acquisition Plan, dated April 21, 2015 prepared by Bignell Planning Consultants, Inc. in accordance with the New Jersey Department of Community Affairs' Community Development Block Grant-Disaster Recovery Action Plan ("CDBG-DR") and the Post Sandy Planning Assistance Grant Program, is hereby adopted.

DATED: APRIL 27, 2015

/s/ James Hutchison
Councilmember

/s/ Tony Ciulla
Councilmember

ROLL CALL VOTE
YEAS: Ciulla, Gurchensky, Haussermann, Jones, Trenga, Hutchison
NAYS: None

CERTIFICATION

I, Patricia O'Connor, Borough Clerk of the Borough of South River, do hereby certify this to be a true copy of a Resolution adopted by the Borough Council of the Borough of South River at a meeting held on April 27, 2015.

Patricia O'Connor, RMC
Borough Clerk

Bignell Planning Consultants, Inc.

424 AMBOY AVENUE – SUITE 202
WOODBRIDGE, NJ 07095
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April 21, 2015

Sean Thompson
Director, Local Planning Assistance
NJ Department of Community Affairs
101 S. Broad Street / P.O. Box 813
Trenton, NJ 08625

Frederick C. Carr, CM
Borough Administrator
Borough of South River
48 Washington Street
South River, NJ 08882

Re: Borough of South River
Middlesex County
Flodplain Neighborhood Acquisition Plan via
Community Development Block Grant-Disaster Recovery

Introduction

This Floodplain Neighborhood Acquisition Plan has been prepared in accordance with the New Jersey Department of Community Affairs' Community Development Block Grant - Disaster Recovery Action Plan ("CDBG-DR") and the Post Sandy Planning Assistance Grant Program Description and Guidelines. The program engages professional planners to evaluate the impacts of Superstorm Sandy on the communities they serve.

The impact of Superstorm Sandy on the Borough of South River was originally noted in the Borough's 2014 Strategic Recovery Planning Report. Approximately 180 properties in the Borough were heavily impacted by the storm and listed on the Borough's "Flood Impacted Properties List." Several dozen of those properties are now eligible for acquisition and are being acquired via the State

of New Jersey's Green Acres / Blue Acres property acquisition program. The program purchases flood-prone or flood damaged property, pays for the removal and demolition of all site improvements, and dedicates the remaining vacant land to open space.

This Floodplain Neighborhood Acquisition Plan has been created to bring that unsystematic program of property buyouts into the community planning process. It attempts to organize those acquisition activities currently underway in the Borough with a series of maps intended to better inform Borough decision-makers on important matters of floodplain planning and disaster recovery. This report contains detailed storm impact mapping, an inventory of impacted properties, a geographic analysis of repetitive loss areas, mapping of critical infrastructure, concept areas for future acquisition, a target and eligibility analysis for property acquisition, and a framework for long-term green infrastructure restoration planning in Blue Acres target areas. This plan should also serve as a documentation tool for the Borough's actions and progress as it moves forward from the impact of Superstorm Sandy.

Background

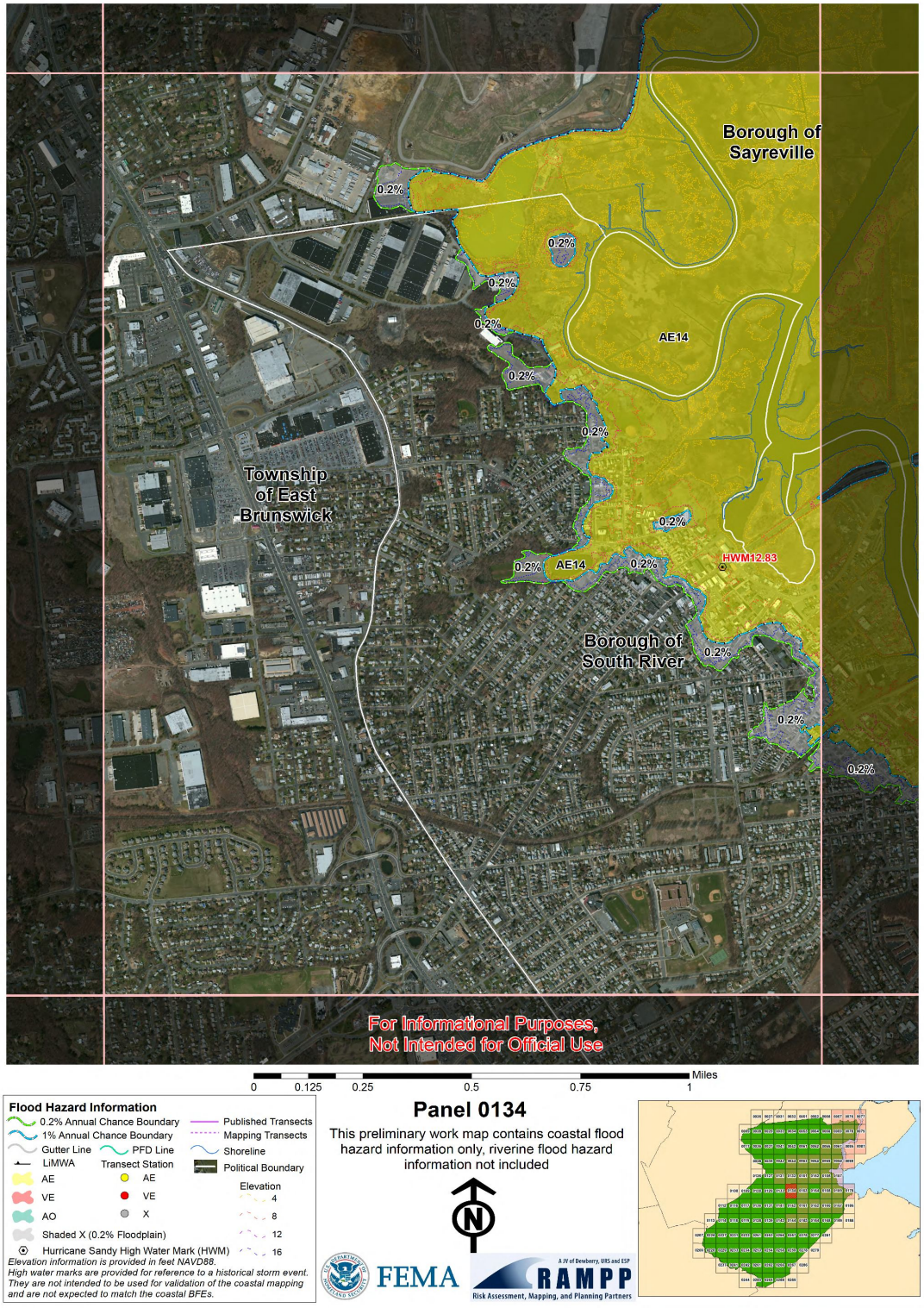
What is now The Borough of South River was originally formed as the Town of Washington within East Brunswick Township in 1870 and later incorporated as an independent borough by an Act of the New Jersey Legislature in 1898. The Borough is located in the central portion of Middlesex County, south of the Raritan River and east of the South River and contains a total area of 2.9 square miles of which, 2.8 square miles is land and 0.1 square miles is water. According to the US Census Bureau, the 2013 Borough population of the Borough is 16,236 persons. The Borough borders the Township of East Brunswick to the west and The Borough of Sayreville to the east. The Borough is named after the South River waterway which flows along that common municipal boundary between the Borough of South River and the Borough of Sayreville. The South River flows northward into the Raritan River near the Borough's northern boundary and is heavily impacted by tidal flow.

At the beginning of the 20th Century, because of its inland riverfront, the Borough was a magnate location for industrial manufacturing and shipping. Several dozen multi-story manufacturing buildings were built on the Borough's eastern waterfront abutting the waterway. A dense development pattern of worker housing, hotels, and rooming and boarding houses were later constructed in neighborhoods

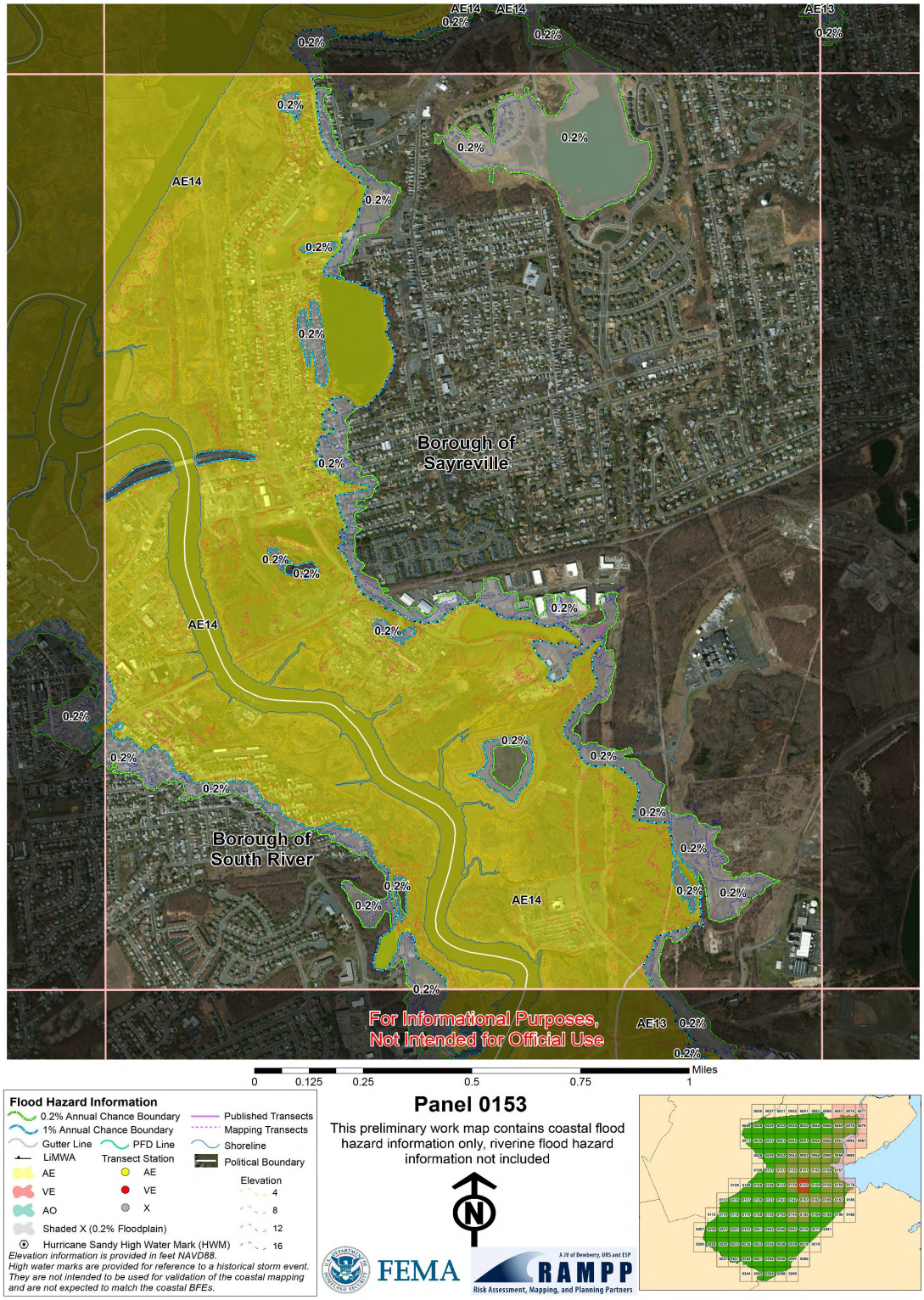
surrounding these waterfront industries. Factories operated round-the-clock during both world wars producing equipment and textiles for the war effort and were staffed by a local resident workforce. Neighborhood commercial and civic uses were also built in these waterfront areas to support the working-class residents residing there.

As manufacturing declined, the Borough suburbanized into the New York Metropolitan region. While economic revitalization has redeveloped many similar turn-of-the-century manufacturing neighborhoods in surrounding communities, the Borough has experienced little redevelopment of these former manufacturing areas. To this day, the western riverfront of the South River remains developed with these neighborhoods of single-and multi-family residential homes, houses of worship, retail, commercial and former industrial/manufacturing uses. The Borough is shown below in FEMA Panels 0134 and 0153 where a western growth line can be seen encroaching into the South River's floodplain. In some areas, development, including one-story residential homes have been built right up to the river. Unfortunately, this entire riverfront area is built within a low-lying floodplain which experiences frequent and devastating floods, and has for several decades.

Middlesex County, NJ
Preliminary Work Map



Middlesex County, NJ
Preliminary Work Map



The Need for a Floodplain Neighborhood Acquisition Plan

The need for a Floodplain Neighborhood Acquisition Plan was generated from the CDBG-DR Strategic Recovery Plan Report prepared by this office and adopted by the South River Planning Board and Borough Council in 2014. In that report, three (3) framework priorities for action were adopted. They were:

Priority: ***Participate in the Federal Emergency Management Agency's National Flood Insurance Program (NFIP) - Community Rating System at the highest level of certification attainable***

Priority: ***Map Repetitive Loss Areas in conjunction with the Community Rating System Requirements and use that mapping to create a Property Acquisition Management Plan.***

Priority: ***Create a plan and mapping framework to manage Blue Acres property acquisition through all phases of activity.***

To accomplish these priorities, this plan includes the following goals and objectives which have been organized into six (6) plan elements. These plan elements represent a significant post-sandy policy change relative to how to the Borough deals with flood-prone neighborhoods. This change was articulated in the 2014 Strategic Recovery Planning Report. Previous community planning goals for flood-prone neighborhoods were predicated on construction of a federal flood control levee on the Borough's eastern waterfront. Borough leadership now recognizes that once flood-damaged properties have been removed from flood-prone areas, the floodwall project may never be constructed, as a levee would no longer be effective in protecting floodplain development that has already been removed. Instead, the Borough has encouraged homeowners to embrace the Blue Acres program and accept NJDEP's offers of buyout funding for their properties. The Borough, from a policy perspective, believes that this approach will be a more cost effective way to secure life and property from future flood damage. This change recognizes that many property owners in floodplain areas

subject to repeated flood damage can not, and should not, economically bear the cost of mitigation above FEMA's Advisory Base Flood Elevation levels. This Floodplain Neighborhood Acquisition plan prepares for this alternative outcome.

Goals of the Floodplain Neighborhood Acquisition Plan

In an effort to address the action items prioritized above and from the 2014 Strategic Recovery Planning Report, the elements of this Floodplain Neighborhood Acquisition Plan shall be:

Element I: Creation of a Flood Damaged Property Map and Planning Information Reference (Flood Zone Analysis, Damage Assessment, and Repetitive Loss Assessment) for each affected property listed in the Repetitive Loss Area Map.

Element II: Creation of a "Repetitive Loss Area" Map to directly satisfy NFIP Community Rating System requirements.

Element III: Creation of a Property Acquisition Map & Targeting Plan.

Element IV: Creation of a Blue Acres Transition Status Map to track the process of participating properties in their transition from "Impacted" status to final Blue Acres property.

Element V: Creation of a Vulnerable Critical Infrastructure Map in the Borough in reference to flood hazard areas.

Element VI: Creation of a conceptual framework for future green restoration in new open space areas.

Borough Costs of "Participation"

While the capital funding for property acquisition and demolition costs of participating in the program are provided by state and federal appropriations, administration and coordination of the program is a burden placed entirely on the Borough. Borough administrators are desirous of a mapping plan to track and analyze the progress of the Blue Acres properties. This needs to be done by means of monitoring subject properties through the stages of eligibility, acquisition, buyout, title assumption, demolition, and ultimately addition to the Borough's open space inventory. This monitoring needs to be shown both spatially via mapping applications, and financially, via a fiscal impact analysis. The Fiscal Impact Analysis is being completed under separate cover. This report is intended to serve as a mapping plan to address that element of the process.

Element I: Flood Impacted Properties Mapping

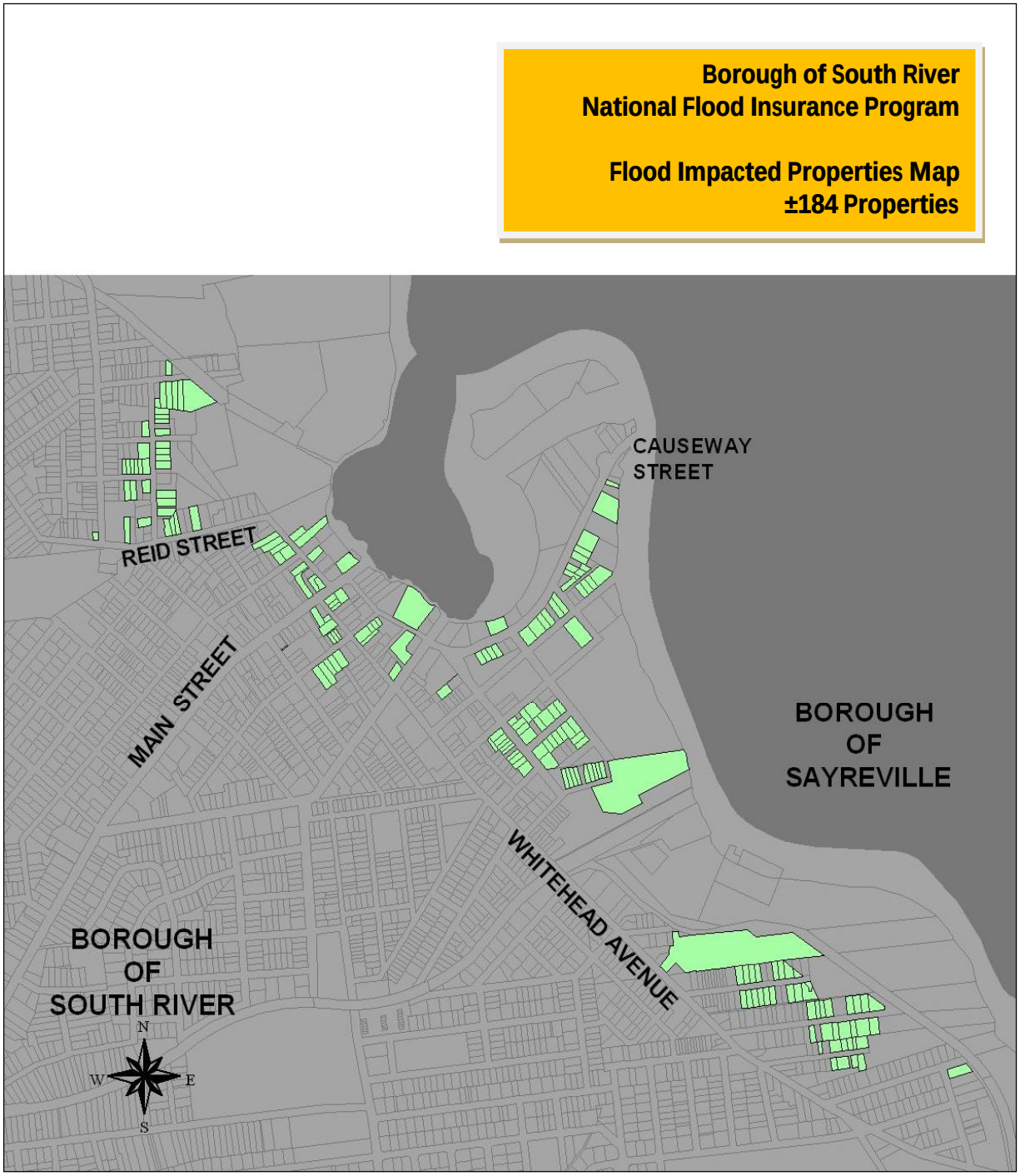
Flood Impacted Properties List and Map

Approximately 184 homes and businesses in the Borough were significantly damaged by Superstorm Sandy. Of those 184 properties, approximately 40 buildings have been classified by FEMA as "Substantially Damaged/Substantial Improvement" (SD/SI). All 184 properties are listed on the Borough's **Flood Impacted Properties List**. Many of the affected properties have been subject to flood damage at least three (3) times in the last eight (8) years. All of these impacted properties are located on the Borough's eastern waterfront in several neighborhood clusters. At the time of this report, many of these properties were vacant. These properties are notable as they form the most comprehensive set of flood-damaged properties the Borough has ever complied. This list also forms the basis for the Community Rating System **Repetitive Loss Properties List** in the other elements of this plan and also was the basis for the initial **Blue Acres Target Properties List.** The property list is shown on the following pages, followed by a **Flood Impacted Properties Map** showing the location of all 184 parcels: (Note: The small size of the parcels appear to be deceiving, however 184 are shown on the map.)

Borough of South River: Flood Impacted Properties List (1 of 3)					
Block	**Lot**	**Address**	**Block**	**Lot**	**Address**
37	13.1	95 Prospect Street	150	7	13 Reid Street
38	5	10 & 12 Henry Street	152	1	19 Main Street
38	6	8 Henry Street	152	1.1	17 Main Street
38	8.1	20 Maple Street	152	3	25 Main Street
38	11	4 Maple Street	152	15	10 Reid Street
38	17.1	83 Reid Street	153	4	101 Water Street
39	5	2 Leroy Street	154	3	17-19 Jackson Street
39	10.1	13 Henry Street	154	5	9-11-13 Jackson Street
39	11	11 Henry Street	155	1	35-37-39-41 Ferry Street
39	12	9 Henry Street	155	3	6 Eberwein Street
39	13	7 Henry Street	155	4	8 Eberwein Street
39	14	5 Henry Street	155	8	33 Ferry Street
39	15	1 Henry Street	155	9	4 Eberwein Street
40	1	51 Maple Street	156	1	65 Ferry Street
40	2	22 Belmont Avenue	156	2	61 Ferry Street
40	2.1	24 Belmont Avenue	156	3	57 & 59 Ferry Street
40	3	20 Belmont Avenue	156	9	18-20 Main Street
40	4	18 Belmont Avenue	157	10.1	24 Main Street
40	5	14 Belmont Avenue	157	10.2	60-62 Ferry Street
41	18	3 Leroy Street	157	11	52-54-56 Ferry Street
42	17	21 Belmont Avenue	157	18	17 Washington Street
90	1	41 Maple Street	157	19	5 Washington Street
90	2	39 Maple Street	157	20	3 Washington Street
90	3	35-37 Maple Street	157	21	1 Washington Avenue
90	4.1	17 Maple Street	158	11	8-10 Washington Street
90	4.2	15 Maple Street	158	12	12 Washington Street
90	5	29 Maple Street	158	13	14 Washington Street
90	8	51 Reid Street	158	14	16 Washington Street
90	15	63 Reid Street	158	15	18 Washington Street
90	16	31-33 Maple Street	297	1.1	2 Marie Street
90	17	45 Maple Street	298	7	56-58 Augusta Street
90	18	47 Maple Street	298	8	50-54 Augusta Street
90	19	49 Maple Street	298	9.1	48 Augusta Street
90	20	65 Reid Street	298	10	44 Augusta Street
90	21	67 Reid Street	299	1	49 Augusta Street
90	30	13 Maple Street	299	1.1	43-45 Augusta Street
149	1.1	1 George Street	299	1.2	47 Augusta Street
149	2.1	3 George Street	299	2	51 Augusta Street
149	18	20 Reid Street	299	3	61-63 Augusta Street
149	19	16 Reid Street	299	5	65 Augusta Street
149	21	14 Reid Street	299	17	38 Augusta Street

Borough of South River: Flood Impacted Properties List (2 of 3)					
Block	**Lot**	**Address**	**Block**	**Lot**	**Address**
150	1	7 Main Street	299	19	34 Armstrong Avenue
150	4	5 Reid Street	299	20	28 Armstrong Avenue
150	6.1	9 Reid Street	299	21	20-22 Armstrong Avenue
299	22	18 Armstrong Avenue	309	5	3 Lee Street
299	23	16 Armstrong Avenue	309	6	5 Lee Street
299	24.1	10 Armstrong Avenue	309	7	7 Lee Street
300	13	41 Armstrong Avenue	309	9	35 Freeman Street
300	14	35 Armstrong Avenue	309	9.2	11 Lee Street
300	15	33 Armstrong Avenue	309	12	33 Freeman Street
300	16	27 Armstrong Avenue	317	1	19 Water Street
300	18	19 Armstrong Avenue	317	2	29 Water Street
300	19	17 Armstrong Avenue	317	2.1	27 Water Street
300	20.1	15 Armstrong Avenue	317	3	31 Water Street
300	20.2	13 Armstrong Avenue	317	4	12 Elizabeth Street
301	8	38 Levinson Avenue	317	5	14 Elizabeth Street
301	9	36 Levinson Avenue	317	9	12 Lee Street
301	10	34 Levinson Avenue	317	10	10 Lee Street
301	11	30 Levinson Avenue	317	11	6 Lee Street
301	11.1	32 Levinson Avenue	317	12	2 Lee Street
301	12	20 Levinson Avenue	321	1	1 Martin Avenue
301	14	12-14 Levinson Avenue	324	2	118 Causeway
301	15	4 Levinson Avenue	324	3	114 Causeway
301	15.1	8 Levinson Avenue	324	4	112 Causeway
301	16	2 Levinson Avenue	324	7	116 Causeway
303	14	65 Whitehead Avenue	325	2.3	113 Causeway
304	1.2	2 Herman Street	326	1	100 Causeway
304	15	21 Herman Street	326	2	92 Causeway
304	16	19 Herman Street	326	2.1	98 Causeway
304	17	17 Herman Street	326	3	90 Causeway
304	18	15 Herman Street	326	5	88 Causeway
304	19	11 Herman Street	326	6	86 Causeway
304	20	9 Herman Street	327	1	8 Little Martin Avenue
304	21	7 Herman Street	327	2	10 Little Martin Avenue
304	22	5 Herman Street	327	3	12 Little Martin Avenue
304	23	3 Herman Street	327	4	6 Little Martin Avenue
307	8	4 Elizabeth Street	327	7	84 Browns Lane
307	9	34 Water Street	327	9	78 Causeway
307	10	32 Water Street	327	10	76 Causeway
307	11	30 Water Street	327	12	72 Causeway
307	11.1	28 Water Street	327	14	14 Little Martin Avenue
307	12	26 Water Street	327	15	9 Little Martin Avenue

Borough of South River: Flood Impacted Properties List (3 of 3)					
Block	**Lot**	**Address**	**Block**	**Lot**	**Address**
307	14	22 Water Street	327	17.1	70 Causeway
307	15	18-20 Water Street	327	19	56 Causeway
307	16	16 Water Street	327	24	68 Causeway
307	17	12 Water Street	327	25	44 Causeway
309	2	7 Water Street	328	2	91 Browns Lane
309	3	17 Water Street	332	9	31 Levinson Avenue
309	4	1 Lee Street	332	10	29 Levinson Avenue
322	11	27 Levinson Avenue	322	16	11 Levinson Avenue
322	12	25 Levinson Avenue	322	16.1	9 Levinson Avenue
322	15	13 Levinson Avenue	322	16.2	7 Levinson Avenue


Borough of South River
National Flood Insurance Program
Flood Impacted Properties Map
±184 Properties
CAUSEWAY STREET
REID STREET
MAIN STREET
BOROUGH OF SAYREVILLE
WHITEHEAD AVENUE
BOROUGH OF SOUTH RIVER
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Element II: Repetitive Loss Mapping for the National Flood Insurance Program

Community Rating System

Borough leadership has, through its Strategic Recovery Planning Report recognized one of the most lasting impact of Superstorm Sandy, long after physical repairs have been made to damaged dwellings and property, will be the changes to the Flood Hazard Rate Maps promulgated by the Federal Emergency Management Agency, and the National Flood Insurance Program (NFIP) regulations based on those maps. The revised mapping and regulations will result in the imposition of higher flood insurance premiums for several hundred, if not thousands, of homeowners in the Borough. In July 2013, the *Asbury Park Press* published the following FEMA graphic showing projected flood insurance rates under the new program guidelines.

Estimated flood insurance rates

If the lowest floor of your house is...	New National Flood Insurance estimates for AE zone homes*
4 feet above base flood elevation, your estimated rate will be:	**$553**
At base flood elevation, your estimated rate will be:	**$1,815**
4 feet below base flood elevation, your estimated rate will be:	**$10,723**

* Annual rate for a single-story house covered for $250,000 with no more than $100,000 in contents, located in a high-risk AE zone, with elevation certificate. The prior subsidized rate was $3,600 a year regardless of elevation. No rates for the highest risk V zone have been established yet.
Some homes built before 1975 will continue to be subsidized.

Source: Federal Emergency Management Agency

The NFIP does however offer the opportunity to help alleviate a portion of the cost of flood insurance premiums via a program called the Community Rating System (CRS). Participation in the Community Rating System of the National Flood Insurance Program could ultimately reduce homeowners' flood insurance premiums by as much as 45%. Individual homeowners can not apply. Participation is required on a community basis, making it an ideal opportunity for community planning action. To participate, the Borough must take certain actions relative to its repetitive loss properties, including mapping of the surrounding areas which constitute a "repetitive loss area." Repetitive loss areas include repetitive loss properties found on FEMA's repetitive claim list and neighboring buildings that were subject to the same flood as those on FEMA's list. **This plan element is intended to serve as the repetitive loss area map to satisfy this NFIP/CRS requirement.**

Steps to Mapping Repetitive Loss Areas
(NFIP Coordinator's Manual Section 501 through 503)

Step 1. Plot the list of repetitive loss properties on a map of the Borough. That property list of approximately 85 properties is show on the following pages as the **Repetitive Loss Properties List**. That map is show on the following pages of this report and identified as a **Repetitive Loss Properties Map.**

Step 2. Plot nearby properties that have received at least one flood insurance claim. That property list of approximately 175 properties is show on the following pages as the **Historical Claims List.** These are listed as "Historical Claims" in the NFIP records for the Borough. That map is show on the following pages of this report and identified as a **Historical Claims Map.**

Step 3. Overlay topographic or imagery to identify areas that are obviously lower in elevation that repetitive claim areas. That map is shown on the following pages of this report.

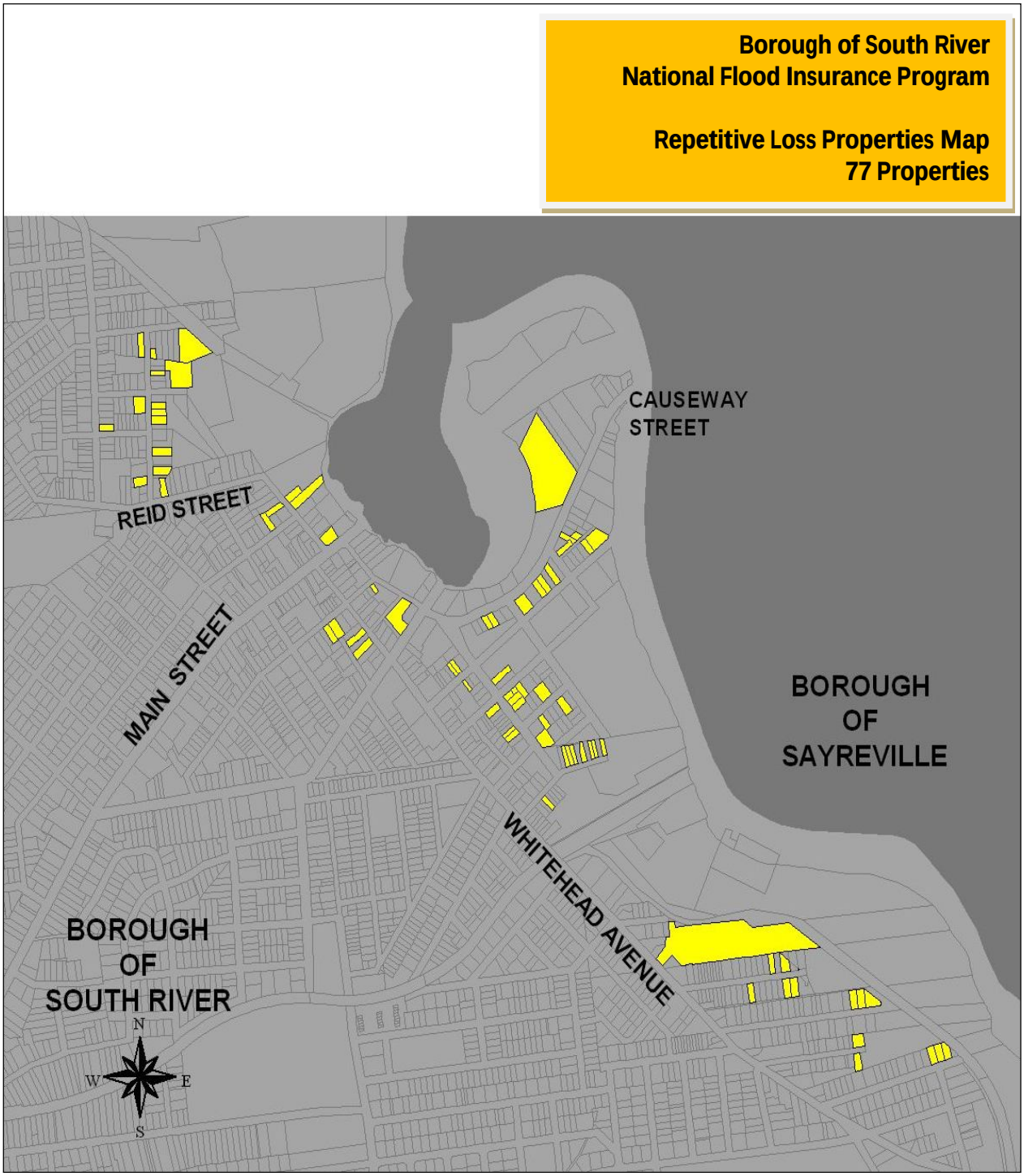
Step 4. Create geometry for similarly situated properties to show a "Flood Hazard Area". That map is show on the following pages of this report and identified as a **Flood Hazard Area Map.**

Step 5. Field-check the boundaries. This was conducted in February 2015.

Step 6. If many repetitive loss areas properties exist and are spread throughout the community or flood-plain a community, the entire community can be declared a repetitive loss area.

Step7. After the repetitive loss areas are identified, a list must be prepared of all improved parcels in those areas. An improved parcel is one with an insurable building on it. A **Repetitive Loss Area Property List** has been compiled from all properties located within the **Flood Hazard Area Map** and are shown on the following pages of this report. The Repetitive Loss Area Property List indicates "Yes" if an insurable building is present, and "No" or "Vac" if it does not or if the parcels contain vacant land. Borough ownership is indicated by "Boro."

National Flood Insurance Program: Community Rating System Repetitive Loss Properties List: 77 Properties					
Block	**Lot**	**Address**	**Block**	**Lot**	**Address**
136	3	93 Cleveland Avenue	317	2.01	27 Water Street
149	3	7 George Street	317	2	29 Water Street
149	21	14 Reid Street	317	3	31 Water Street
150	6.01	9 Reid Street	317	3.01	33 Elizabeth Street
150	7	13 Reid Street	317	11	6 Lee Street
150	2.01	11-15 Main Street	321	3	7 Martin Avenue
154	5	11 Jackson Street	321	2	5 Martin Avenue
155	9	4 Eberwein Street	322	7	6 Martin Avenue
158	7	22-24 Ferry Street / Marks	323	2	37 Water Street
158	5	12-14-16 Ferry Street	324	3	114 Causeway Street
158	11	8-10 Washington Street	324	4	112 Causeway Street
158	12	12 Washington Street	325	4	67A Causeway Street
298	12.02	9 Kathryn Street	326	5	88 Causeway Street
298	12.01	11 Kathryn Street	326	3	90 Causeway Street
298	13	13 Kathryn Street	326	1	100 Causeway Street
298	10	44 Augusta Street	326	2	92 Causeway Street
299	1.01	45 Augusta Street	327	15	9 Little Martin Avenue
300	20.02	13 Armstrong Avenue	327	7	84 Browns Lane
300	19	17 Armstrong Avenue	327	2	10 Little Martin Avenue
300	20.01	15 Armstrong Avenue	327	9	78 Causeway Street
301	15.01	8 Levinson Avenue	327	1	8 Little Martin Avenue
301	14	12-14 Levinson Avenue	332	16	11 Levinson Avenue
301	10	34 Levinson Avenue	332	16.02	7 Levinson Avenue
303	14	1 Riverview	332	15.01	19 Levinson Avenue
304	24	1 Herman Street	38	11	4 Maple Street
304	21	7 Herman Street	39	4	19 William Street
304	22	5 Herman Street	39	5	2 Leroy Street
304	16	19 Herman Street	40	1	51 Maple Street
304	17	17 Herman Street	40	5	14 Belmont Avenue
304	19	11 Herman Street	41	1	32 Belmont Avenue
304	10	32 Herman Street	90	21	67 Reid Street
304	18	15 Herman Street	90	16	31-33 Maple Street
307	9	34 Water Street	90	30	13 Maple Street
307	14	22 Water Street	90	5	29 Maple Street
307	15	18 Water Street	90	27	4 Watts Street
309	8.01	9 Lee Street	90	3	35-37 Maple Street
309	2	7 Water Street	90	4.01	17 Maple Street
309	4	1 Lee Street	90	17	45 Maple Street
317	4	12 Elizabeth Street	-	-	-


Borough of South River
National Flood Insurance Program
Repetitive Loss Properties Map
77 Properties
CAUSEWAY STREET
REID STREET
MAIN STREET
BOROUGH OF SAYREVILLE
WHITEHEAD AVENUE
BOROUGH OF SOUTH RIVER
N
W
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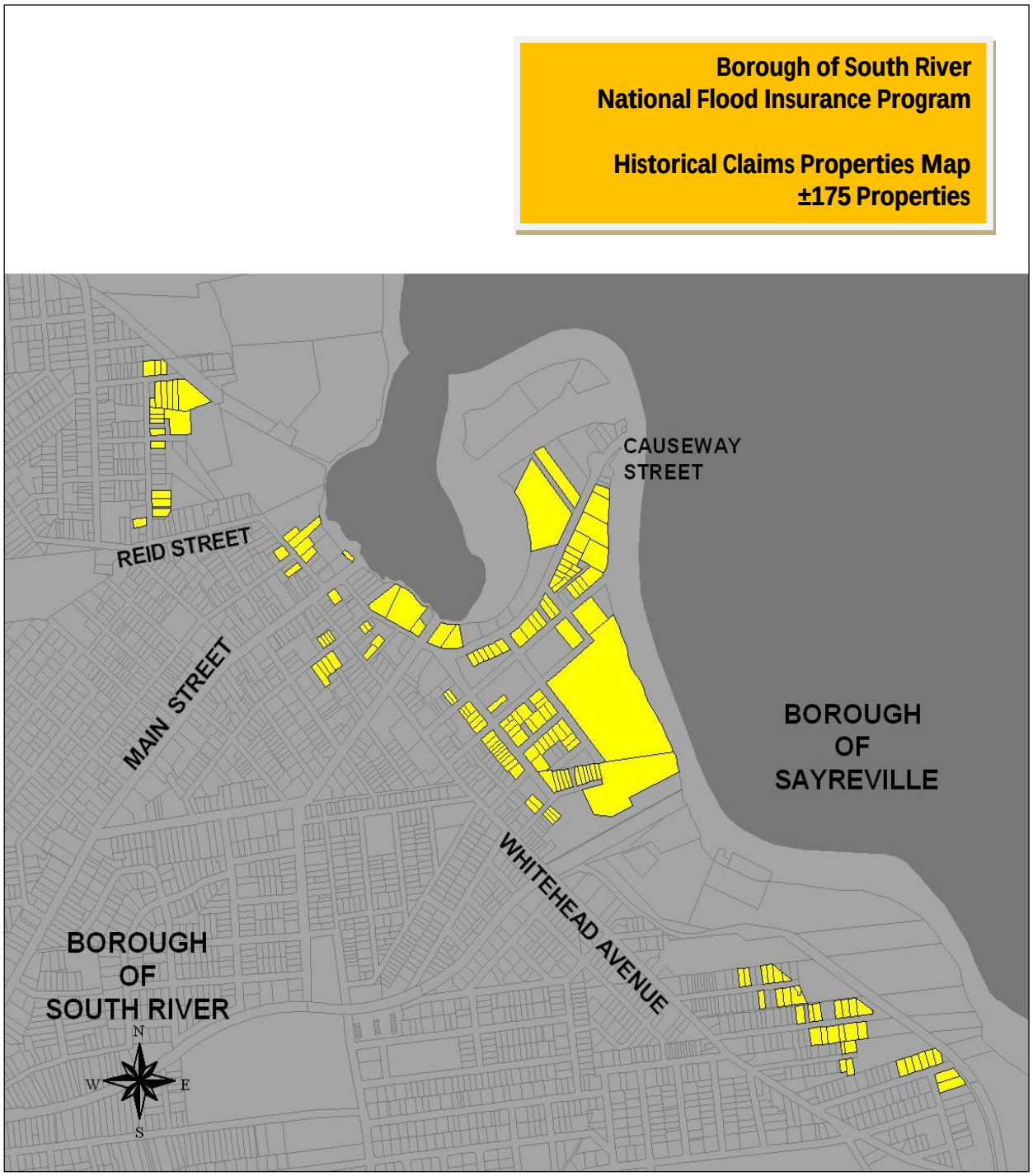
National Flood Insurance Program: Community Rating System
Historic Claims Properties Sheet 1 of 2

Block	Lot	Address	Block	Lot	Address
38	11	4 Maple Street	298	9.01	48 Augusta Street
40	1	51 Maple Street	298	10	44 Augusta Street
40	2	22 Belmont Avenue	298	12.01	11 Kathryn Street
40	2.01	24 Belmont Avenue	298	12.02	9 Kathryn Street
40	3	20 Belmont Avenue	298	13	13 Kathryn Street
40	4	18 Belmont Avenue	298	14	15 Kathryn Street
40	5	14 Belmont Avenue	298	14.01	17 Kathryn Street
42	15	25 Belmont Avenue	298	15.01	21 Kathryn Street
42	16	23 Belmont Avenue	299	1.01	43 & 45 Augusta Street
42	17	21 Belmont Avenue	299	1.02	47 Augusta Street
90	1	41 Maple Street	299	19	34 Armstrong Avenue
90	2	39 Maple Street	299	20	28 Armstrong Avenue
90	4.01	17 Maple Street	299	21	20 & 21 Armstrong Avenue
90	4.02	15 Maple Street	299	22	18 Armstrong Avenue
90	17	45 Maple Street	299	23	16 Armstrong Avenue
90	18	47 Maple Street	299	24.01	10 Armstrong Avenue
90	19	49 Maple Street	300	13	28 Armstrong Avenue
90	27	4 Watts Street	300	15	33 Armstrong Avenue
90	30	13 Maple Street	300	16	27 Armstrong Avenue
149	1.01	12 Reid Street	300	18	19 Armstrong Avenue
150	1.01	11 Main Street	300	19	17 Armstrong Avenue
150	4	5 Reid Street	300	20.01	15 Armstrong Avenue
150	6	7 Reid Street	300	20.02	13 Armstrong Avenue
150	6.01	9 Reid Street	301	12	20 Levinson Avenue
150	7	13 Reid Street	301	14	12-14 Levinson Avenue
152	15	10 Reid Street	301	15	4 Levinson Avenue
153	3	109 Water Street	301	15.01	8 Levinson Avenue
153	4.01	101 Water Street	301	16	2 Levinson Avenue
153	5.01	99 Water Street	304	1.02	2N Herman Street
155	3	6 Eberwein Street	304	12	28 Herman Street
155	4	8 Eberwein Street	304	13	26 Herman Street
155	6	5-7 Klausers Lane	304	14	24 Herman Street
155	7	9 Klausers Lane	304	15	21 Herman Street
156	9	18 & 20 Main Street	304	16	19 Herman Street
157	18	7 Washington Street	304	17	17 Herman Street
157	19	5 Washington Street	304	18	15 Herman Street
157	20	3 Washington Street	304	19	11 Herman Street
157	21	1 Washington Avenue	304	20	9 Herman Street
158	11	8-10 Washington Street	304	21	7 Herman Street
158	12	12 Washington Street	304	22	5 Herman Street
158	13	14 Washington Street	304	23	3 Herman Street
158	14	16 Washington Street	304	24	1 Herman Street
297	1.01	2 Marie Street	305	5	25 Herman Street
297	1.02	4 Marie Street	305	6	27 Herman Street

National Flood Insurance Program: Community Rating System Historic Claims Properties Sheet 2 of 2					
Block	**Lot**	**Address**	**Block**	**Lot**	**Address**
307	9	34 Water Street	324	3	114 Causeway Street
307	10	32 Water Street	324	4	112 Causeway Street
307	11	30 Water Street	324	5	110 Causeway Street
307	11.01	28 Water Street	324	6	108 Causeway Street
307	12	26 Water Street	324	7	116 Causeway Street
307	13	24 Water Street	325	1	77 Water Street
307	14	22 Water Street	325	2.01	123 Causeway Street
307	15	18-20 Water Street	325	4	67B Causeway Street
307	16	16 Water Street	325	4	67 Causeway Street
307	17	12 Water Street	325	7	63 Causeway Street
309	1	5 Water Street	325	7	63B 1 Causeway Street
309	2	7 Water Street	325	7	63B2 Causeway Street
309	3	17 Water Street	326	1	100 Causeway Street
309	4	1 Lee Street	326	2	92 Causeway Street
309	5	3 Lee Street	326	2.01	98 Causeway Street
309	6	5 Lee Street	326	3	90 Causeway Street
309	7	7 Lee Street	326	5	88 Causeway Street
309	8.01	9 Lee Street	326	6	86 Causeway Street
309	9	35 Freeman Street	327	1	8 Little Martin Avenue
309	9.02	11 Lee Street	327	2	10 Little Martin Avenue
309	12	33 Freeman Street	327	3	12 Little Martin Avenue
315	1.01	26 Elizabeth Street	327	4	6 Little Martin Avenue
317	1	19 Water Street	327	7	84 Browns Lane
317	2	29 Water Street	327	8	80 Causeway Street
317	2.01	27 Water Street	327	9	78 Causeway Street
317	3	31 Water Street	327	10	76 Causeway Street
317	3.01	33 Elizabeth Street	327	11	74 Causeway Street
317	4	12 Elizabeth Street	327	12	72 Causeway Street
317	5	14 Elizabeth Street	327	14	14 Little Martin Avenue
317	7	20 Elizabeth Street	327	15	9 Little Martin Avenue
317	8	0 Freeman Street	327	17	Causeway Street
317	9	12 Lee Street	327	17.01	70 Causeway Street
317	10	10 Lee Street	327	18	1A Causeway Street
317	11	6 Lee Street	327	19	56 Causeway Street
317	12	2 Lee Street	327	20	1 Causeway Street
321	2	5 Martin Avenue	327	24	68 Causeway Street
321	3	7 Martin Avenue	328	1.02	92 Browns Lane
322	7	6 Martin Avenue	328	2	91 Browns Lane
322	8	4 Martin Avenue	332	11	27 Levinson Avenue
322	9	2 Martin Avenue	332	12	25 Levinson Avenue
322	10	40 Water Street	332	15	13 Levinson Avenue
322	11	38 Water Street	332	15.01	19 Levinson Avenue
322	12	36 Water Street	332	16	11 Levinson Avenue
323	2	37 Water Street	332	16.01	9 Levinson Avenue
324	2	118 Causeway Street			


Borough of South River
National Flood Insurance Program
Historical Claims Properties Map
±175 Properties
CAUSEWAY STREET
REID STREET
MAIN STREET
BOROUGH OF SAYREVILLE
WHITEHEAD AVENUE
BOROUGH OF SOUTH RIVER
N
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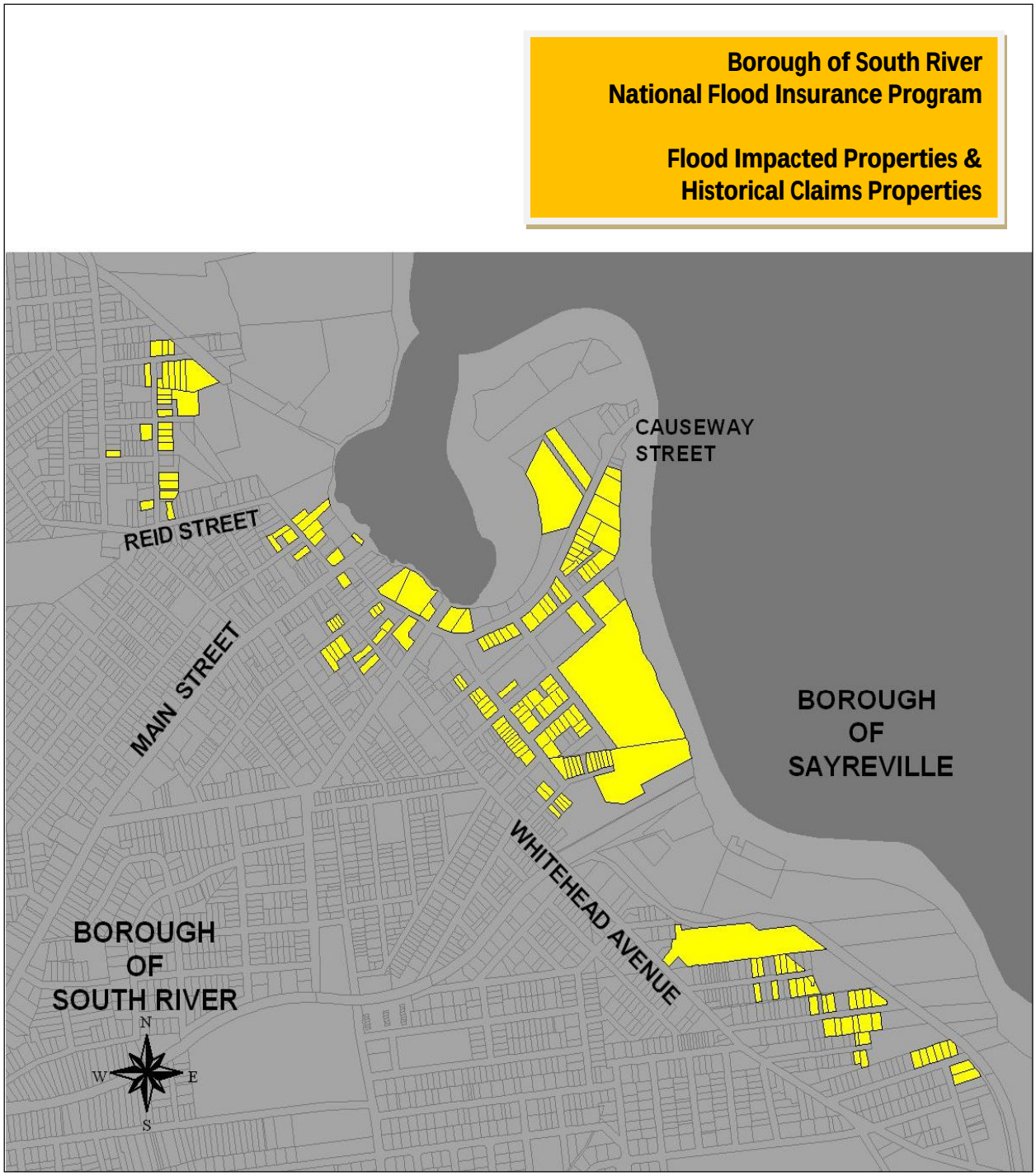
Borough of South River
National Flood Insurance Program
Flood Impacted Properties &
Historical Claims Properties
CAUSEWAY
STREET
REID STREET
MAIN STREET
BOROUGH
OF
SAYREVILLE
WHITEHEAD AVENUE
BOROUGH
OF
SOUTH RIVER
N
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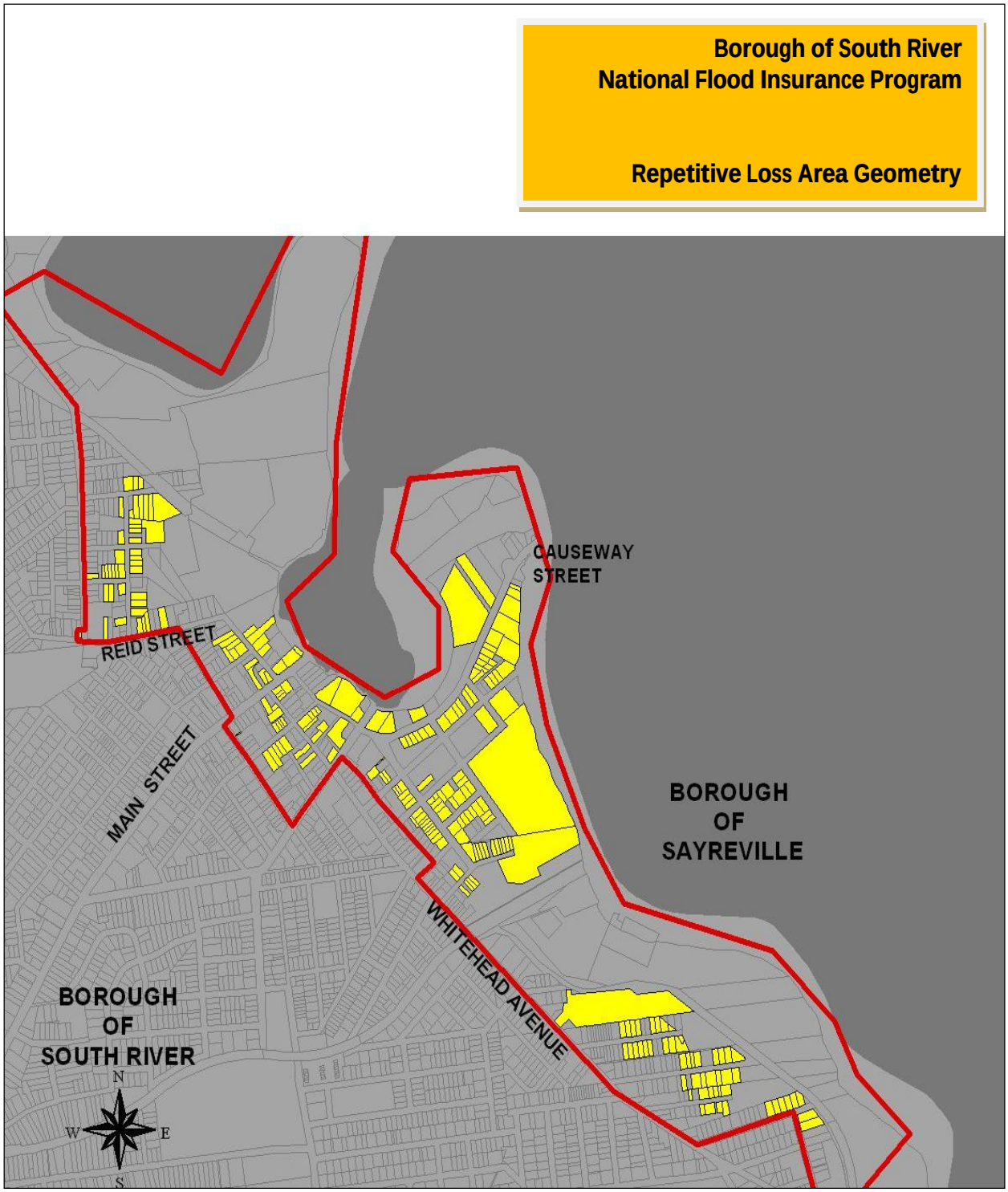
Borough of South River
National Flood Insurance Program
Repetitive Loss Area Geometry
CAUSEWAY STREET
REID STREET
MAIN STREET
BOROUGH OF SAYREVILLE
WHITEHEAD AVENUE
BOROUGH OF SOUTH RIVER
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National Flood Insurance Program: Community Rating System
Repetitive Loss Area Property List: Insurable Buildings
Table 1 of 10

Block	Lot	Address	IB	Block	Lot	Address	IB
37	12	97 Prospect Street	Yes	-	-	-	-
37	13.01	95 Prospect Street	Yes	-	-	-	-
37	13.02	2 William Street	Yes	-	-	-	-
38	1	17 William Street	Yes	-	-	-	-
38	2	13 William Street	Yes	-	-	-	-
38	3	11 William Street	Yes	-	-	-	-
38	4	14 Henry Street	Yes	-	-	-	-
38	5	10 & 12 Henry Street	Yes	-	-	-	-
38	6	8 Henry Street	Yes	-	-	-	-
38	7	6 Henry Street	Yes	-	-	-	-
38	8	18 Maple Street	Yes	-	-	-	-
38	8.01	20 Maple Street	Yes	-	-	-	-
38	9	18 Maple Street	No	-	-	-	-
38	10	8-10 Maple Street	Bor	-	-	-	-
38	11	4 Maple Street	No	-	-	-	-
38	12	No Record Available	Vac	-	-	-	-
38	13	2 Maple Street	Yes	-	-	-	-
38	14	75-77 Reid Street	Yes	-	-	-	-
38	15	Reid Street & Maple St.	No	-	-	-	-
38	16.01	81 Reid Street	Yes	-	-	-	-
38	17.01	83 Reid Street	Yes	-	-	-	-
38	18.01	95 Prospect Street	Bor	-	-	-	-
39	1	29 William Street	Yes	-	-	-	-
39	2	27 William Street	Yes	-	-	-	-
39	3	23 William Street	Yes	-	-	-	-
39	4	19 William Street	Yes	-	-	-	-
39	4.01	21 William Street	Yes	-	-	-	-
39	5	2 Leroy Street	No	-	-	-	-
39	6	8 Leroy Street	Yes	-	-	-	-
39	7	10 Leroy Street	Yes	-	-	-	-
39	8	12 Leroy Street	Yes	-	-	-	-
39	9	15 Henry Street	No	-	-	-	-
39	10.01	13 Henry Street	Yes	-	-	-	-
39	11	11 Henry Street	Yes	-	-	-	-
39	12	9 Henry Street	Yes	-	-	-	-
39	13	7 Henry Street	Yes	-	-	-	-
39	14	5 Henry Street	Yes	-	-	-	-
39	15	1 Henry Street	Yes	-	-	-	-

National Flood Insurance Program: Community Rating System
Repetitive Loss Area Property List: Insurable Buildings
Table 2 of 10

Block	Lot	Address	IB	Block	Lot	Address	IB
40	2	22 Belmont Avenue	Yes	42	7	89 William Street	Yes
40	2.01	24 Belmont Avenue	Yes	42	8	55 William Street	Yes
40	3	20 Belmont Avenue	No	42	9	Belmont Avenue	Vac
40	4	18 Belmont Avenue	Yes	42	10	43 Belmont Avenue	Yes
40	5	14 Belmont Avenue	Yes	42	11	41 Belmont Avenue	Yes
40	6	Belmont Avenue	Bor	42	11.01	39 Belmont Avenue	Yes
40	7	Belmont Avenue	Vac	42	11.02	37 Belmont Avenue	Yes
40	8	Belmont Avenue	Vac	42	12	35 Belmont Avenue	Yes
40	9	Belmont Avenue	Vac	42	13	33 Belmont Avenue	Yes
40	9.01	Belmont Avenue	Vac	42	14	31 Belmont Avenue	Yes
40	10	Belmont Avenue	Vac	42	15	25 Belmont Avenue	Yes
40	10.01	13 Belmont Avenue	Vac	42	16	23 Belmont Avenue	Yes
40	11	No Record Available	Vac	42	17	21 Belmont Avenue	Yes
41	1	32 Belmont Avenue	Yes	42	18	Belmont Avenue	Vac
41	2	34 Belmont Avenue	Yes	44	1	117 William Street	Yes
41	3	36 Belmont Avenue	No	44	2	115 William Street	Yes
41	4	38 Belmont Avenue	Yes	44	3	111 William Street	Yes
41	5	40 Belmont Avenue	Yes	44	4	107 William Street	Yes
41	6	44 Belmont Avenue	Yes	44	5	103 William Street	Yes
41	7	53 William Street	Yes	44	5.01	99 William Street	Yes
41	7.01	51 William Street	Yes	44	6	5 Eastern Street	Yes
41	8	No Record Available	Vac	44	7	Eastern Street	Bor
41	9	39 William Street	Yes	44	8	Eastern Street	Bor
41	10	37 William Street	Yes	44	9	Eastern Street	Bor
41	11	31-33-35 William Street	No	47	1	139 William Street	Yes
41	12	No Record Available	Vac	82.01	1.01	203 William Street	Yes
41	13	No Record Available	Vac	82.01	1.06	William Street	Vac
41	14	11 Le Roy Street	Yes	82.01	2	161 William Street	Yes
41	15	9 Le Roy Street	Yes	84	1.01	*Along Railroad	Bor
41	16	7 Le Roy Street	Yes	84	1.02	127 William Street	Yes
41	17	5 Le Roy Street	Yes	84	2	143 William Street	Yes
41	18	3 Le Roy Street	Yes	84	3	129 William Street	Yes
41	19	52 Maple Street	Yes	84	4.01	133 William Street	Yes
42	1	Eastern Street	Vac	84	4.02	135 William Street	Yes
42	2	Eastern Street	Yes	84	5	131 William Street	Yes
42	3	Eastern Street	Vac	85	1	William Street	Vac
42	4	Eastern Street	Vac	85	2	William Street	Bor
42	4.01	Eastern Street	Vac	85	3	William Street	Vac
42	5	Eastern Street	Vac	86	1	*Along Railroad	Vac
42	6	91 William Street	Yes	87	1	*Along Railroad	Vac

National Flood Insurance Program: Community Rating System
Repetitive Loss Area Property List: Insurable Buildings
Table 3 of 10

Block	Lot	Address	IB	Block	Lot	Address	IB
88	1	*Along Railroad	Vac	90	33	Watts Street	Vac
88	2	*Along Railroad	Vac	126	7	No Record Available	Vac
89	1	31 Reid Street	Yes	126	8	No Record Available	Vac
90	1	41 Maple Street	Yes	126	9	Whitehead Avenue	RR
90	2	39 Maple Street	Yes	126	10	No Record Available	Vac
90	3	35-37 Maple Street	Yes	149	1.01	1 George Street	Yes
90	4.01	17 Maple Street	No	149	1	12 Reid Street	Yes
90	4.02	15 Maple Street	Yes	149	2.01	3 George Street	Yes
90	4.03	Watts Street	Vac	149	3	7 George Street	Yes
90	5	29 Maple Street	Vac	149	4	9 George Street	Yes
90	6	25 Maple Street	Vac	149	5	11 George Street	Yes
90	7	Watts Street & Reid St.	Yes	149	6	13 George Street	Yes
90	8	51 Reid	Yes	149	7	17 Stephen Street	Yes
90	8.01	55 Reid	Bor	149	8	23 Stephen Street	Yes
90	8.02	No Record Available	Vac	149	9	25 Stephen Street	Yes
90	9	49 Reid Street	Yes	149	10	27 Stephen Street	Yes
90	10	Reid Street	Yes	149	11	29 Stephen Street	Yes
90	11	41 Reid Street	Yes	149	12	31 Stephen Street	Yes
90	12	39 Reid Street	Yes	149	13	33 Stephen Street	Yes
90	13	Reid Street	Vac	149	14	35 Stephen Street	Yes
90	14	23 Maple Street	Yes	149	15	36 Reid Street	Yes
90	15	6 Reid Street	Yes	149	16.01	34 Reid Street	Yes
90	16	31-33 Maple Street	Yes	149	16.02	32 Reid Street	Yes
90	17	45 Maple Street	Yes	149	17.01	26 Reid Street	Yes
90	18	47 Maple Street	Yes	149	17.02	24 Reid Street	Yes
90	19	49 Maple Street	Yes	149	17.03	22 Reid Street	Yes
90	20	65 Reid Street	Yes	149	18	20 Reid Street	Yes
90	21	67 Reid Street	Yes	149	19	16 Reid Street	Yes
90	22	No Record Available	Vac	149	20	George Street	Vac
90	23.01	33 Reid Street	Yes	149	21	14 Reid Street	Yes
90	24.01	35 Reid Street	Yes	150	1	7 Main Street	Yes
90	26	43 Maple Street	Vac	150	1.01	*Tidal Water	Vac
90	27	4 Watts Street	Yes	150	2.01	11 Main Street	Yes
90	27.01	Watts Street	Vac	150	4	5 Reid Street	Yes
90	28	Maple Street	Vac	150	4.01	3 Reid Street	Vac
90	29	No Record Available	Vac	150	4.03	No Record Available	Vac
90	29.01	57 Reid Street	Yes	150	5	1 Reid Street	Vac
90	30	13 Maple Street	No	150	6	7 Reid Street	Vac
90	31	47 Reid Street	Yes	150	6.01	9 Reid Street	Yes
90	32	No Record Available	Vac	150	6.02	Reid Street	Vac

National Flood Insurance Program: Community Rating System
Repetitive Loss Area Property List: Insurable Buildings
Table 4 of 10

Block	Lot	Address	IB	Block	Lot	Address	IB
150	7	13 Reid Street	Yes	155	4	8 Eberwein Street	Yes
150	8	29 Reid Street	Yes	155	5	1 Klausers Lane	Vac
152	1	19 Main Street	Yes	155	6	5-7 Klausers Lane	Yes
152	1.01	17 Main Street	Yes	155	6.01	27 Ferry Street	Yes
152	2	Main Street	No	155	6.02	29-31 Ferry Street	Yes
152	3	25 Main Street	Yes	155	7	9 Klausers Lane	Yes
152	4	No Record Available	Vac	155	8	33 Ferry Street	Yes
152	5	Main Street	No	155	9	4 Eberwein Street	Yes
152	6	35-37-39 Main Street	Yes	156	1	65 Ferry Street	Yes
152	7	41-43 Main Street	Yes	156	2	61 Ferry Street	Yes
152	7.01	20 George Street	Yes	156	3	57 & 59 Ferry Street	Yes
152	8.01	51 Main Street	Yes	156	4	55 Ferry Street	Vac
152	8.02	49 Main Street	Yes	156	5	49 Ferry Street	Vac
152	9	45-47 Main Street	Yes	156	6	45 Ferry Street	Yes
152	10	11 Stephen Street	Yes	156	7.01	43 Ferry Street	Yes
152	11	26 George Street	Yes	156	7.02	No Record Available	Vac
152	12	24 George Street	Yes	156	8	Water Street	No
152	12.01	No Record Available	Vac	156	9	18 & 20 Main Street	Yes
152	13	George Street	No	156	10	Water Street	Yes
152	14	Reid Street	No	156	11.01	Water Street	No
152	15	10 Reid Street	Yes	157	1	52-54 Main Street	Yes
152	16	6-8 Reid Street	No	157	2	No Record Available	Vac
153	1	111 Water Street	No	157	3	50 Main Street	Yes
153	1.01	Main Street	Yes	157	4	48 Main Street	Yes
153	2	No Record Available	Vac	157	5	46 Main Street	Yes
153	3	109 Water Street	Yes	157	6	42-44 Main Street	Yes
153	4	101 Water Street	Yes	157	7	36-38-40 Main Street	Yes
153	5.01	99 Water Street	Yes	157	8	30-32-34 Main Street	No
153	5.02	No Record Available	Vac	157	8.01	No Record Available	Vac
153	6	91 Water Street	Yes	157	9	26-28 Main Street	Yes
153	7	Water Street	No	157	10.01	24 Main Street	Yes
154	1	21 Ferry Street	No	157	10.02	60-62 Main Street	Yes
154	2	7-11-13 Jackson Street	No	157	11	52-54-56 Main Street	Yes
154	3	17-19 Jackson Street	Yes	157	12	50 Ferry Street	Yes
154	4	2 Klausers Lane	No	157	13	44-46 Ferry Street	Yes
154	5	9-11-13 Jackson Street	Yes	157	14.01	Washington Street	No
154	6	7 Jackson Street	Yes	157	15	Obert Street	Boro
154	7	15-17 Ferry Street	No	157	15.01	53 Obert Street	Vac
155	1	35-37-39-41 Ferry Street	Yes	157	16	Obert Street	Boro
155	3	6 Eberwein Street	Yes	157	17	Obert Street	Boro

National Flood Insurance Program: Community Rating System
Repetitive Loss Area Property List: Insurable Buildings
Table 5 of 10

Block	Lot	Address	IB	Block	Lot	Address	IB
157	18	7 Washington Street	No	298	1	23 Whitehead Avenue	Yes
157	19	5 Washington Street	Yes	298	1.01	17 Whitehead Avenue	Yes
157	20	3 Washington Street	No	298	2	74 Augusta Street	Yes
157	21	1 Washington Avenue	No	298	3	72 Augusta Street	Yes
158	1	27 Jackson Street	Yes	298	4	62-68 Augusta Street	No
158	2	2 Ferry Street	Yes	298	5	No Record Available	Vac
158	3	8 Ferry Street	No	298	6	60 Augusta Street	Yes
158	4	10 Ferry Street	Yes	298	7	56-58 Augusta Street	Yes
158	5	12-14-16 Ferry Street	Yes	298	8	50-54 Augusta Street	Yes
158	6	18-20 Ferry Street	Yes	298	9	Augusta Street	Yes
158	7	22-24 Ferry Street	Yes	298	9.01	48 Augusta Street	No
158	8	16 Marks Place	Yes	298	10	44 Augusta Street	No
158	9	36-38-40-42 Ferry Street	No	298	11	Augusta Street	Vac
158	10	6 Washington Street	No	298	11.01	Augusta Street	Yes
158	11	8-10 Washington Street	Yes	298	11.02	11 Whitehead Avenue	Yes
158	12	12 Washington Street	No	298	12.01	11 Kathryn Street	No
158	13	14 Washington Street	Yes	298	12.02	9 Kathryn Street	Yes
158	14	16 Washington Street	Yes	298	12.03	Kathryn Street	Boro
158	15	18 Washington Street	Yes	298	13	13 Kathryn Street	Yes
158	16	49 Obert Street	Yes	298	14	15 Kathryn Street	Yes
158	17	45 Obert Street	Yes	298	14.01	17 Kathryn Street	Yes
158	18	41 Obert Street	Yes	298	15.01	21 Kathryn Street	Yes
158	19.01	37 Obert Street	Yes	298	16	25 Kathryn Street	Yes
158	19.02	No Record Available	Vac	298	17	27 Kathryn Street	Yes
158	20	35 Obert Street	Yes	298	18	33 Kathryn Street	No
158	20.01	33 Obert Street	Yes	298	19	No Record Available	Vac
158	21	31 Obert Street	Yes	298	20	35 Kathryn Street	Yes
158	22	23 Obert Street	Yes	298	21	37 Kathryn Street	Yes
158	23	43 Jackson Street	Yes	298	22.01	51 Kathryn Street	Yes
158	24	41 Jackson Street	Yes	298	22.02	49 Kathryn Street	Yes
158	25	37 Jackson Street	Yes	298	23	53 Kathryn Street	Yes
158	26	33 Jackson Street	Yes	298	24.01	Whitehead Avenue	Boro
158	26.01	35 Jackson Street	Yes	298	24.02	No Record Available	Vac
158	27	2 Marks Place	Yes	298	25	7 Whitehead Avenue	Yes
158	28	5 Marks Place	Yes	298	26	47 Kathryn Street	Yes
158	29	9 Marks Place	Yes	299	1.01	43-45 Augusta Street	Yes
158	30	13 Marks Place	Yes	299	1.02	47 Augusta Street	Yes
297	1.01	2 Marie Street	Yes	299	2	51 Augusta Street	Yes
297	1	4 Marie Street	Yes	299	3	61-63 Augusta Street	No
297	1.02	6 Marie Street	Yes	299	4	No Record Available	Vac

National Flood Insurance Program: Community Rating System
Repetitive Loss Area Property List: Insurable Buildings
Table 6 of 10

Block	Lot	Address	IB	Block	Lot	Address	IB
299	5	65 Augusta Street	Yes	300	9	53 Armstrong Avenue	No
299	6	Parking Lot	Vac	300	9.01	No Record Available	Vac
299	7	Parking Lot	Vac	300	10	No Record Available	Vac
299	8.01	25 Whitehead Avenue	Yes	300	10.01	No Record Available	Vac
299	9	27 Whitehead Avenue	Yes	300	11	43 Armstrong Avenue	Yes
299	10	33 Whitehead Avenue	Yes	300	11.01	No Record Available	Vac
299	11	62-64 Armstrong Avenue	Yes	300	12	No Record Available	Vac
299	12	58 Armstrong Avenue	Yes	300	12.01	No Record Available	Vac
299	13	56 Armstrong Avenue	Yes	300	13	28 Armstrong Avenue	Yes
299	14	54 Armstrong Avenue	Yes	300	13.01	No Record Available	Vac
299	15	52 Armstrong Avenue	Yes	300	14	35 Armstrong Avenue	Yes
299	16	Parking Lot	Vac	300	14.01	No Record Available	Vac
299	17	38 Armstrong Avenue	Yes	300	15	33 Armstrong Avenue	No
299	18	Armstrong Avenue	No	300	15.01	No Record Available	Vac
299	19	34 Armstrong Avenue	Yes	300	16	27 Armstrong Avenue	No
299	20	28 Armstrong Avenue	Yes	300	16.01	No Record Available	Vac
299	21	20 & 21 Armstrong Ave	Yes	300	16.02	No Record Available	Vac
299	22	18 Armstrong Avenue	Yes	300	16.03	No Record Available	Vac
299	23	16 Armstrong Avenue	Yes	300	18	19 Armstrong Avenue	No
299	24.01	10 Armstrong Avenue	Yes	300	18.01	No Record Available	Vac
299	24.02	12 Armstrong Avenue	No	300	19	17 Armstrong Avenue	No
300	1	35 Whitehead Avenue	No	300	19.01	No Record Available	Vac
300	2	41 Whitehead Avenue	Yes	300	20.01	15 Armstrong Avenue	No
300	2.01	No Record Available	Vac	300	20.02	13 Armstrong Avenue	No
300	3	77 Armstrong Avenue	Yes	300	20.03	No Record Available	Vac
300	3.01	73 Armstrong Avenue	Yes	301	1	43 Whitehead Avenue	Yes
300	3.02	67-69 Armstrong Avenue	Yes	301	2	58 Levinson Avenue	Yes
300	3.03	No Record Available	Vac	301	2.01	56 Levinson Avenue	Yes
300	3.04	No Record Available	Vac	301	2.02	54 Levinson Avenue	Yes
300	3.05	No Record Available	Vac	301	3	52 Levinson Avenue	Yes
300	4	63 Armstrong Avenue	Yes	301	4	50 Levinson Avenue	Yes
300	4.01	No Record Available	Vac	301	4.01	48 Levinson Avenue	Yes
300	5	No Record Available	Vac	301	4.02	46 Levinson Avenue	Yes
300	5.01	No Record Available	Vac	301	5	44 Levinson Avenue	Yes
300	6	57 Armstrong Avenue	Yes	301	6	42 Levinson Avenue	Yes
300	6.01	No Record Available	Vac	301	7	40 Levinson Avenue	Yes
300	7	No Record Available	Vac	301	8	38 Levinson Avenue	Yes
300	7.01	No Record Available	Vac	301	9	36 Levinson Avenue	Yes
300	8	55 Armstrong Avenue	Yes	301	10	34 Levinson Avenue	Yes
300	8.01	No Record Available	Vac	301	11	30 Levinson Avenue	Yes

National Flood Insurance Program: Community Rating System
Repetitive Loss Area Property List: Insurable Buildings
Table 7 of 10

Block	Lot	Address	IB	Block	Lot	Address	IB
301	11.01	32 Levinson Avenue	Yes	303	14	65 Whitehead Avenue	Yes
301	12	20 Levinson Avenue	No	304	1.01	123 Whitehead Avenue	Yes
301	12.01	No Record Available	Vac	304	1.02	2 Herman Street	Yes
301	13	22 Levinson Avenue	No	304	1.03	125 Whitehead Avenue	Yes
301	14	12-14 Levinson Avenue	Yes	304	2	137 Whitehead Avenue	Yes
301	15	4 Levinson Avenue	Yes	304	3	135 Whitehead Avenue	Yes
301	15.01	8 Levinson Avenue	Yes	304	4	133 Whitehead Avenue	Yes
301	16	2 Levinson Avenue	Yes	304	5	131 Whitehead Avenue	Yes
302	1	1 Serviss Street	Yes	304	6	129 Whitehead Avenue	Yes
302	2	3 Service Street	Yes	304	7	127 Whitehead Avenue	Yes
302	3	5 Service Street	Yes	304	8	36 Herman Street	Yes
302	4	7 Service Street	Yes	304	9	34 Herman Street	Yes
302	5	85 Whitehead Avenue	Yes	304	10	32 Herman Street	Yes
302	5.01	81-83 Whitehead Avenue	Yes	304	11	30 Herman Street	Yes
302	6	87 Whitehead Avenue	Yes	304	12	28 Herman Street	Yes
302	7	91-93 Whitehead Avenue	Yes	304	13	26 Herman Street	Yes
302	8.01	113 Whitehead Avenue	Yes	304	14	24 Herman Street	Yes
302	8.02	107-109 Whitehead Ave	Yes	304	15	21 Herman Street	Yes
302	8.03	95-101 Whitehead Ave	Yes	304	16	19 Herman Street	Yes
303	2.01	Whitehead Avenue Rear	No	304	17	17 Herman Street	Yes
303	2.02	Whitehead Avenue River	Yes	304	18	15 Herman Street	No
303	2.021	No Record Available	Yes	304	19	11 Herman Street	Yes
303	2.022	No Record Available	Yes	304	20	9 Herman Street	Yes
303	2.03	Whitehead Avenue Rear	No	304	21	7 Herman Street	Yes
303	2.04	Whitehead Avenue Rear	Vac	304	22	5 Herman Street	Yes
303	2.05	Whitehead Avenue Rear	Yes	304	23	3 Herman Street	Yes
303	3	Whitehead Avenue	Boro	304	24	1 Herman Street	No
303	4	Serviss Street	Vac	304	25	Herman Street	Boro
303	5	Serviss Street	Vac	305	1	153 Whitehead Avenue	Yes
303	6	Along River	Boro	305	2.01	5 Russell Avenue	Yes
303	7	Along River	Boro	305	2.02	145 Russell Avenue	Yes
303	7.01	No Record Available	Vac	305	3	143 Russell Avenue	No
303	7.02	No Record Available	Vac	305	4	141 Russell Avenue	Yes
303	7.03	No Record Available	Vac	305	5	25 Herman Street	Yes
303	8	Along River	Boro	305	6	27 Herman Street	No
303	9	Along River	Boro	305	7	29 Herman Street	No
303	10	Along River	Boro	305	8	143 Whitehead Avenue	Yes
303	11	Along River	Boro	305	8.01	31 Herman Street	Yes
303	12	Along River	Boro	305	9	145 Whitehead Avenue	Yes
303	13	Along River	Boro	305	10	147-149 Whitehead Ave	Yes

National Flood Insurance Program: Community Rating System
Complete Repetitive Loss Area Property List: Insurable Buildings
Table 8 of 10

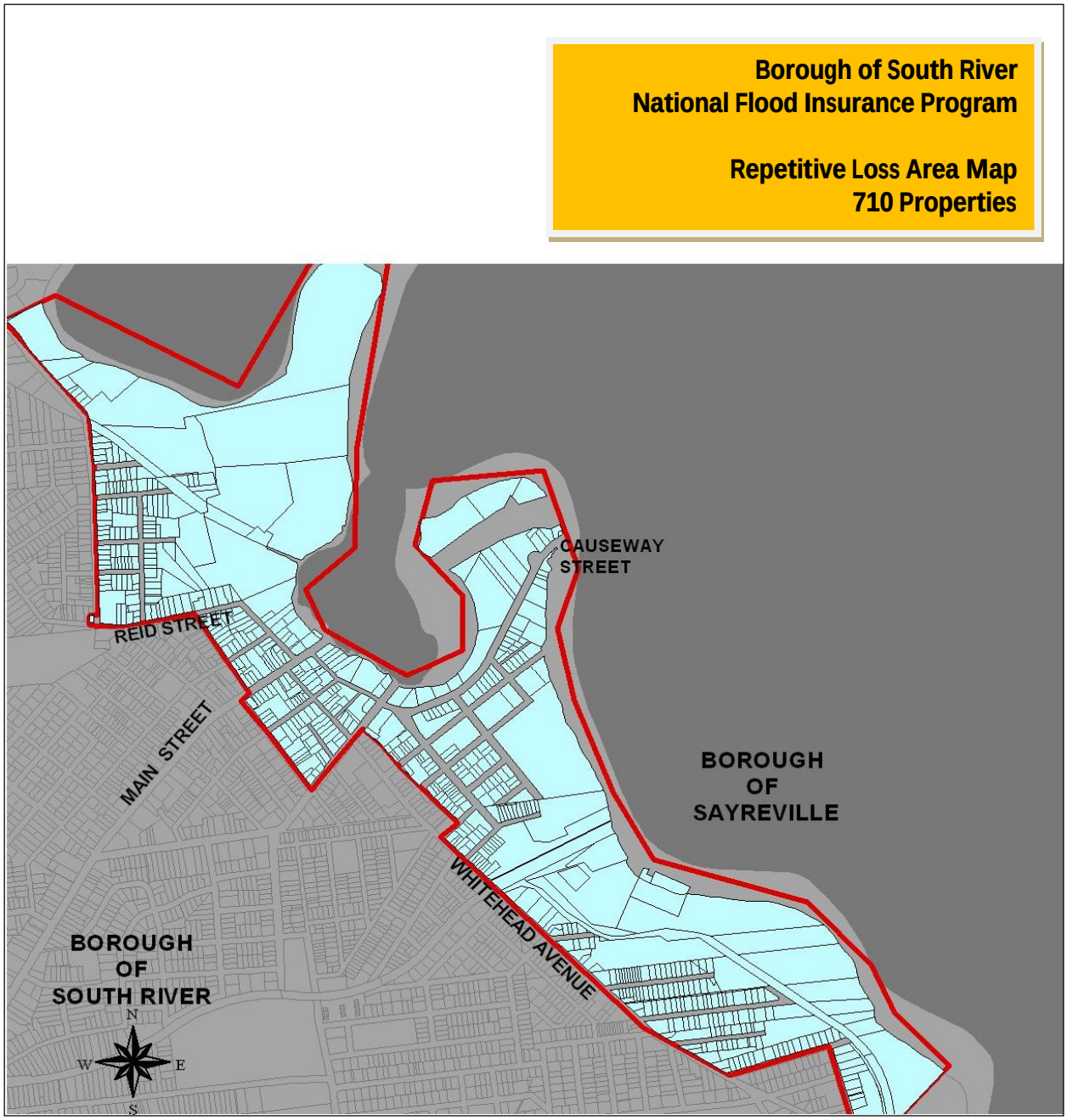
Block	Lot	Address	IB	Block	Lot	Address	IB
305	11	No Record Available	Vac	317	3.01	33 Elizabeth Street	No
307	1	1 Milton Avenue	Yes	317	4	12 Elizabeth Street	Yes
307	2	3 Milton Avenue	Yes	317	5	14 Elizabeth Street	No
307	3.01	7 Milton Avenue	Yes	317	6	Elizabeth Street	No
307	4	9 Milton Avenue	Yes	317	7	20 Elizabeth Street	No
307	5	11 Milton Avenue	Yes	317	8	Freeman Street	No
307	6	8 Elizabeth Street	Yes	317	9	12 Lee Street	Yes
307	7	6 Elizabeth Street	Yes	317	10	10 Lee Street	Yes
307	8	4 Elizabeth Street	Yes	317	11	6 Lee Street	No
307	9	34 Water Street	Yes	317	12	2 Lee Street	No
307	10	32 Water Street	Yes	317	13	No Record Available	Vac
307	11	30 Water Street	No	321	1	1 Martin Avenue	Vac
307	11.01	28 Water Street	Yes	321	2	5 Martin Avenue	Yes
307	12	26 Water Street	No	321	3	7 Martin Avenue	Yes
307	13	24 Water Street	No	321	4	13 Martin Avenue	Yes
307	14	22 Water Street	No	321	5	15 Martin Avenue	Yes
307	15	18-20 Water Street	Yes	321	6	17 Martin Avenue	Yes
307	16	16 Water Street	No	321	9	207 Whitehead Avenue	Yes
307	17	12 Water Street	Yes	321	10	209 Whitehead Avenue	Yes
308	1	Zenas	Boro	321	11	211 Whitehead Avenue	Yes
308	2	No Record Available	Vac	321	13	12 Jackson Street	Yes
309	1	5 Water Street	Yes	321	14	6 Jackson Street	Yes
309	2	7 Water Street	Yes	321	15	19 Martin Avenue Rear	Yes
309	3	17 Water Street	Yes	321	16	9 Martin Avenue	Yes
309	4	1 Lee Street	No	321	17	No Record Available	Vac
309	5	3 Lee Street	No	321	17.01	No Record Available	Vac
309	6	5 Lee Street	Yes	321	18	No Record Available	Vac
309	7	7 Lee Street	Yes	322	4	191 Whitehead Avenue	Yes
309	8.01	9 Lee Street	Yes	322	5	8 Martin Avenue	Yes
309	9	35 Freeman Street	Yes	322	6	No Record Available	Vac
309	9.02	11 Lee Street	No	322	7	6 Martin Avenue	No
309	10	Zenas	No	322	8	4 Martin Avenue	No
309	12	33 Freeman Street	No	322	9	2 Martin Avenue	No
309	13	Zenas	Vac	322	10	40 Water Street	Yes
309	14	Zenas	Vac	322	11	38 Water Street	No
315	1.01	26 Elizabeth Street	Yes	322	12	36 Water Street	Yes
317	1	19 Water Street	No	322	13	9 Elizabeth	Yes
317	2	29 Water Street	No	323	1	35 Water Street	Yes
317	2.01	27 Water Street	No	323	2	37 Water Street	No
317	3	31 Water Street	No	323	3	Water Street	Bldg

National Flood Insurance Program: Community Rating System
Complete Repetitive Loss Area Property List: Insurable Buildings
Table 9 of 10

Block	Lot	Address	IB	Block	Lot	Address	IB
324	1	49 Water Street	Yes	327	6	No Record Available	Vac
324	2	118 Causeway Street	Yes	327	7	84 Browns Lane	Yes
324	3	114 Causeway Street	No	327	8	80 Causeway Street	Yes
324	4	112 Causeway Street	Yes	327	9	78 Causeway Street	Yes
324	5	110 Causeway Street	No	327	10	76 Causeway Street	Yes
324	6	108 Causeway Street	No	327	11	74 Causeway Street	No
324	7	116 Causeway Street	No	327	12	72 Causeway Street	Yes
325	1	77 Water Street	Yes	327	13	Little Martin Avenue	No
325	2.01	123 Causeway Street	Yes	327	14	14 Little Martin Avenue	Yes
325	2.02	115 Causeway Street	Yes	327	15	9 Little Martin Avenue	No
325	2.03	113 Causeway Street	Yes	327	17	70 Causeway Street	No
325	3.01	109 Causeway Street	Yes	327	18	1A Causeway Street	Yes
325	3.02	Causeway	Yes	327	19	56 Causeway Street	Yes
325	4	67B Causeway Street	Yes	327	20	1 Causeway Street	No
325	5	Causeway	Vac	327	21	No Record Available	Vac
325	6	Causeway	Bor	327	22	Causeway	Cnty
325	7	63 Causeway Street	Yes	327	23	No Record Available	Vac
325	7	63B1 Causeway Street	Yes	327	24	68 Causeway Street	Yes
325	7	63B2 Causeway Street	Yes	327	25	44 Causeway Street	Vac
325	8	Causeway	Bor	327	26	42 Causeway Street	Boro
325	9	39 Causeway	Bor	328	1	Meadowland	Vac
325	10	No Record Available	Vac	328	1	92 Browns Lane	No
325	11	No Record Available	Vac	328	2	91 Browns Lane	Yes
325	12	11 Causeway	Boro	329	1.02	92 Browns Lane	Yes
325	13	9 Causeway	Boro	329	1.03	Browns Lane	Boro
325	14	7 Causeway	Boro	330	1	Causeway	Vac
325	15	3 Causeway	Boro	330	2	Causeway	Vac
325	16	1 Causeway Street	Cnty	330	3	Causeway	Boro
326	1	100 Causeway Street	No	332	1	61 Whitehead Avenue	Yes
326	2	92 Causeway Street	No	332	2	51-55 Whitehead Ave	Yes
326	2.01	98 Causeway Street	No	332	3	59 Whitehead Avenue	Yes
326	3	90 Causeway Street	Yes	332	4	53 Levinson Avenue	Yes
326	4	Causeway	Bor	332	5	51 Levinson Avenue	Yes
326	5	88 Causeway Street	Yes	332	5.01	49 Levinson Avenue	Yes
326	6	86 Causeway Street	No	332	6	45 Levinson Avenue	Yes
327	1	8 Little Martin Avenue	Yes	332	6.01	47 Levinson Avenue	Yes
327	2	10 Little Martin Avenue	Yes	332	7	39 Levinson Avenue	Yes
327	3	12 Little Martin Avenue	Yes	332	7.01	43 Levinson Avenue	Yes
327	4	6 Little Martin Avenue	Yes	332	7.02	41 Levinson Avenue	Yes
327	5	1 Little Martin Avenue	No	332	7.03	37 Levinson Avenue	Yes

National Flood Insurance Program: Community Rating System
Complete Repetitive Loss Area Property List: Insurable Buildings
Table 10 of 10

Block	Lot	Address	IB	Block	Lot	Address	IB
332	8	35 Levinson Avenue	Yes				
332	9	31 Levinson Avenue	No				
332	10	29 Levinson Avenue	Yes				
332	11	27 Levinson Avenue	Yes				
332	12	25 Levinson Avenue	Yes				
332	13	23 Levinson Avenue	No				
332	14	No Record Available	Vac				
332	15	13 Levinson Avenue	Yes				
332	15.0	19 Levinson Avenue	Yes				
332	16	11 Levinson Avenue	Yes				
332	16.01	9 Levinson Avenue	Yes				
332	16.02	7 Levinson Avenue	Yes				
348	1	79 Whitehead Avenue	Yes				
348	2	10 Serviss Street	Yes				
348	3	6 Serviss Street	Yes				
348	4	73-75 Whitehead Avenue	Yes				
348	5	67-69 Whitehead Avenue	Yes				
348	6	4 Serviss Street	Yes				
372	1	No Record Available	Vac				
372	2	16 Marie Street	Yes				
372	3	14 Marie Street	Yes				
372	4	18 Marie Street	Yes				
372	4.01	No Record Available	Vac				
372	5	20 Marie Street	Yes				
372	6	22 Marie Street	Yes				
372	7	12 Marie Street	Yes				
372	7.01	10 Marie Street	Yes				
373	1	Meadowland	Cnty				
376	1.01	Whitehead Avenue	Boro				
376	2	Whitehead Avenue	Boro				
-	-	End List	End				


Borough of South River
National Flood Insurance Program
Repetitive Loss Area Map
710 Properties
CAUSEWAY STREET
REID STREET
MAIN STREET
BOROUGH OF SAYREVILLE
WHITEHEAD AVENUE
BOROUGH OF SOUTH RIVER
N
W
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S

Element III: Blue Acres Target Property Mapping

Blue Acres Acquisition Program

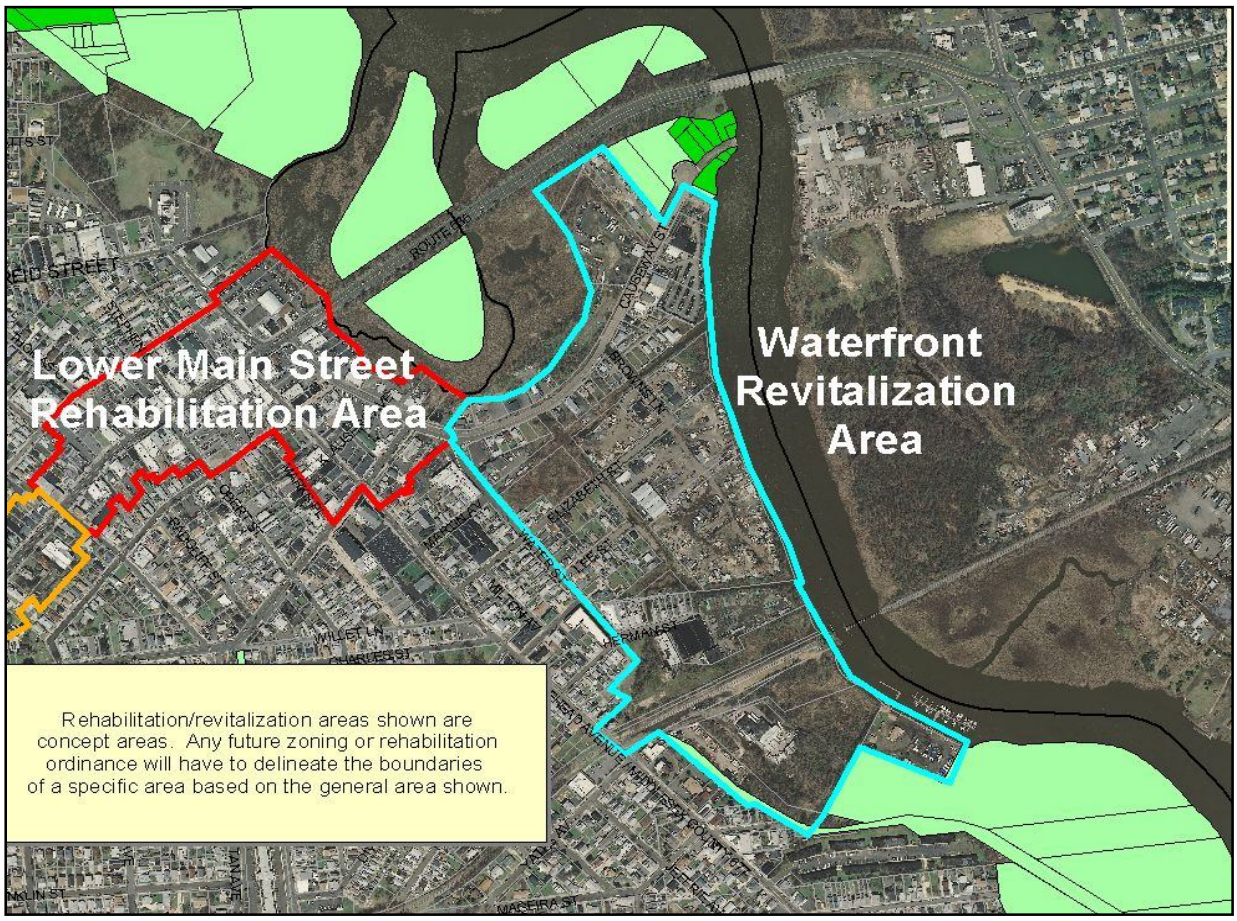
The New Jersey Department of Environmental Protection administers the Blue Acres Program in similar fashion to the more popular Green Acres Program. While the Green Acres Program is popularly thought of as a land acquisition program, the Blue Acres Program is intended to, "acquire land in the floodways of the Delaware River, the Passaic River, the Raritan River, and their respective tributaries, and other areas of New Jersey that are prone to flooding, and to dedicate those lands that are purchased for recreational and conservational purposes." Eligible properties are those which have been damaged by flooding and/or which are prone to storm-related flooding, or property which can buffer or protect other property from such damage.

Applicants apply directly to the NJDEP and provide extensive background information about the property, including its current land use and history, its most recent tax assessment, annual property taxes, municipal zoning information, latest flood impact information, tenant and mortgagee/mortgager status, the closest water body, and flood elevation certificate information. Property owners need to disclose if they have a National Flood Insurance Program insurance policy (flood insurance), if any claim has been made against the policy, and if any payments have ever been made from the NFIP. Applicants disclose the status of any local development (subdivision or other) approvals, and propose an "asking price" for the property and buildings. The program is intended for willing sellers only. Property owners are notified that the sale of the property is a negotiation, and that both parties may fail to agree on a purchase price. If both parties do not come to agreeable terms, no sale occurs and eminent domain powers will not be invoked by the government. Funding was made available by state Bond Acts of 2007, 2009 and subsequent federal Post-Sandy appropriations.

The process requires the retention of a qualified appraiser to prepare an appraisal report. State certifications are required and appraisers must follow industry standard practices. Most importantly, with Post-Sandy related appraisals, the "date of value" is established as the day before the storm. Once closings have transpired, property owners turn over house keys to the Borough. Demolition bids are solicited and contracted by the NJDEP. After the work is completed, the NJDEP transmits a "Demolition Completion Letter" to the Borough. To date, approximately 36 of these letters have been transmitted.

Buyout areas are concentrated in South River's Historical Flood-prone Neighborhoods

The Borough has a chronic history of flooding problems associated with the South River. The beds and banks of the South River are subject to tidal flooding when the river overflows during yearly storm events, Hurricanes, nor-easters, or even during times of non-storm high tide. The Borough's flooding problems mirror the issues in the neighboring Borough of Sayreville which experienced similar, although more publicized damage from Superstorm Sandy. In the neighboring municipality, approximately 196 homes are targeted for acquisition and demolition. Most are located along the South River waterway. The waterway and its floodplain are shown in the image below.



Flood-prone neighborhoods generally fall into four geographic areas:

- East of Whitehead Avenue

- The entire Waterfront Revitalization Zoning District,
- The Ferry/Reid Street Corridor, and
- North of Reid Street.

For illustrative purposes, these areas are shown above in the map from the 2011 Master Plan highlighted in blue. In the Waterfront Revitalization Zone in particular, development has been constructed up to the banks of the South River. This area contains Hermann, Martin, Little Martin, Causeway, Elizabeth, Lee, and Freeman Streets, which are all popular street locations in the several property listings in other elements of this report.

From the original **Flood Impacted Properties List**, the Borough has created the following **Blue Acres Target Property List.** The list contains 75 individual properties. Fifty seven (57) out of the seventy five (75) properties were found on the Borough's initial **Flood-Impacted Property List**. Eighteen (18) additional, adjacent or nearby properties not on the Borough's initial **Flood Impacted Properties List** are also found on the **Blue Acres Target Properties List.** Within these impacted areas, the Borough is strongly encouraging all properties which are eligible to participate in the Blue Acres acquisition program to do so while funding is available. This list was compiled for the "first round" of NJDEP Blue Acres buyout eligibility. This round contains applications filed before May 28, 2013. Any property owner who filed an application to the Blue Acres program after that day may be considered for future rounds of funding as it becomes available. The following NJDEP press release was issued to promote the first home demolition in the Borough, a former dwelling located at Water Street. The **Blue Acres Target Property List** follows the press release.

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION

PRESS RELEASE JULY 11, 2014

CHRISTIE ADMINISTRATION ANNOUNCES HOMES COMING DOWN IN SOUTH RIVER AS PART OF SANDY BLUE ACRES ACQUISITION PROGRAM

(14/P74) TRENTON – Demolition of homes in South River purchased by the state through the Superstorm Sandy Blue Acres Acquisition Program have begun this week, with a dozen houses in South River and Sayreville slated to come down over the next several weeks, Commissioner Bob Martin said today. Blue Acres is buying out more than 1,000 storm-damaged homes throughout the state as part of a $300 million federally-funded program that is moving flood-prone homeowners out of harm's way. The properties will be converted to open space that will provide buffers against future storms and flooding.

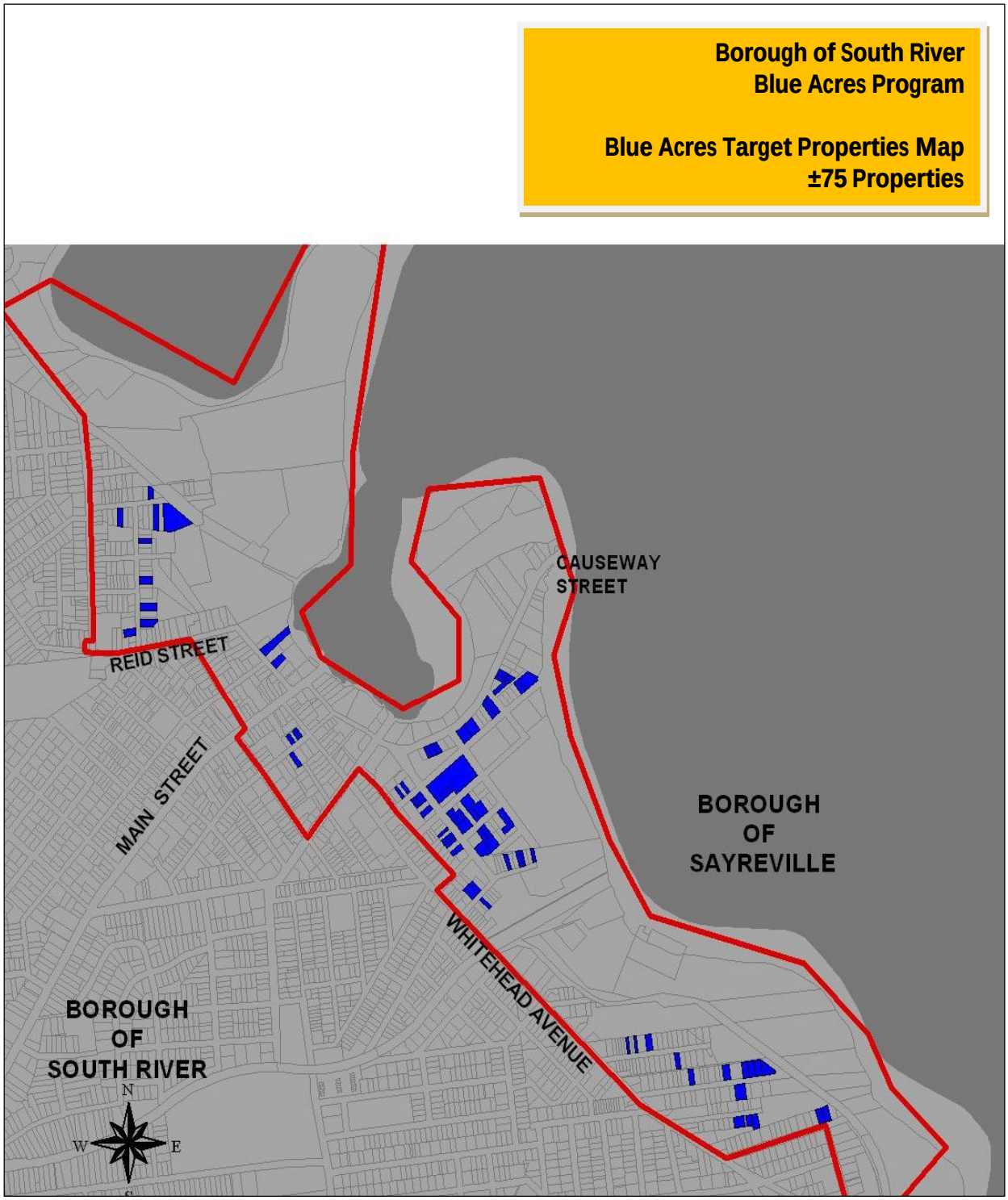
A total of 132 homes in Sayreville and South River, adjoining Middlesex County municipalities hit hard by Sandy's storm surge, have been purchased thus far. A total of 254 homeowners in five communities have accepted offers from the state to buy their homes, with more than 900 homes currently approved for Blue Acres' Program purchases. The program only buys properties from willing sellers and focuses its efforts on larger, contiguous parcels that can provide greater flooding buffers and reduce the need for emergency crews to risk their lives in the event of rescues. So far, 16 purchased homes have been demolished in Sayreville. There have been 38 properties purchased in South River as part of the program. The first South River demolition this week was at 33 Freeman Street, the former home of Joseph Piluso. The sale of that home closed February 14 of this year, and sold for $170,406. All homes in the Blue Acres program are bought at pre-Sandy market values.

"We are happy that demolitions in South River have begun," said South River Mayor John Krenzel. "It is another step in our recovery from Sandy. We are optimistic about the future and that the area will be reclaimed by nature and used as a nature preserve." The demolition contracts have been bid through the State Division of Property Management & Construction (DPMC).

DEP is making purchases of homes through the Blue Acres program in other Sandy flood-impacted communities. In addition to Sayreville and South River, the DEP has secured funding or is targeting funding for potential buyouts in Woodbridge, East Brunswick, Newark and the Delaware Bay community of Lawrence Township. This effort demonstrates significant progress toward the Administration's goal of buying at least 1,000 homes in tidal areas affected by Sandy and another 300 properties in other towns, such as Manville and communities in the Passaic River Basin, that have repeatedly flooded.

The Blue Acres Superstorm Sandy Program was launched May 16, 2013. FEMA's Hazard Mitigation Grant Program will provide 100 percent of the funding for buyouts in Sayreville and South River, plus Woodbridge. Additional federal funding to acquire other properties impacted by Superstorm Sandy is expected to be provided through the $1.46 billion second round of federal Community Disaster Block Grant (CDBG) Disaster Recovery funds allocated to New Jersey by the U.S. Department of Housing and Urban Development (HUD). [Some portions of this release have been edited for format from its original edition]

Blue Acres Target Properties List: (Round 1) 75 Properties					
Block	**Lot**	**Address**	**Block**	**Lot**	**Address**
38	11	4 Maple Street	307	16	16 Water Street
40	3	20 Belmont Avenue	309	4	1 Lee Street
40	5	14 Belmont Avenue	309	5 & 10	3 Lee Street (Zena)
41	3	36 Belmont Avenue	309	9.2	11 Lee Street
42	17	21 Belmont Avenue	309	12	33 Freeman Street
90	4.1	17 Maple Street	317	1	19 Water Street
90	5	29 Maple Street	317	2	29 Water Street
90	17	45 Maple Street	317	2.1	27 Water Street
90	30	13 Maple Street	317	3	31 Water Street
150	4	5 Reid Street	317	5	14 Elizabeth Street
150	6.1	9 Reid Street	317	11	6 Lee Street
157	18	7 Washington Street	317	12 &13	2 Lee Street
157	20	3 Washington Street	321	2	5 Martin Avenue
157	21	1 Washington Avenue	321	16	9 Martin Avenue
158	12	12 Washington Street	322	7.3	37 Levinson Avenue
298	13	13 Kathryn Street	322	9	2 Martin Avenue
298	12.1	11 Kathryn Street	322	8	4 Martin Avenue
298	8	50-54 Augusta Street	322	7	6 Martin Avenue
298	9.1	48 Augusta Street	322	11	38 Water Street
298	10	44 Augusta Street	323	2	37 Water Street
299	21	20-22 Armstrong Avenue	324	3	114 Causeway
300	16	27 Armstrong Avenue	324	4	112 Causeway
300	18	19 Armstrong Avenue	324	7	116 Causeway
300	19	17 Armstrong Avenue	326	1	100 Causeway
300	20.1	15 Armstrong Avenue	326	5	88 Causeway
300	20.2	13 Armstrong Avenue	326	6	86 Causeway
300	9	53 Armstrong Avenue	326	2.1	98 Causeway
301	12	20 Levinson Avenue	327	1	8 Little Martin Avenue
304	18	15 Herman Street	327	2	10 Little Martin Avenue
304	20	9 Herman Street	327	7	84 Browns Lane
304	21	7 Herman Street	327	9	78 Causeway
304	24	1 Herman Street	327	10	76 Causeway
304	10	32 Herman Street	327	15	9 Little Martin Avenue
305	6	27 Herman Street	332	9	31 Levinson Avenue
305	7	29 Herman Street	332	7.1	43 Levinson Avenue
307	11	30 Water Street	-	-	-
307	12	26 Water Street	-	-	-
307	14	22 Water Street	-	-	-
307	13	24 Water Street	-	-	-


Borough of South River
Blue Acres Program
Blue Acres Target Properties Map
±75 Properties
CAUSEWAY STREET
REID STREET
MAIN STREET
BOROUGH OF SAYREVILLE
WHITEHEAD AVENUE
BOROUGH OF SOUTH RIVER
N
W
E

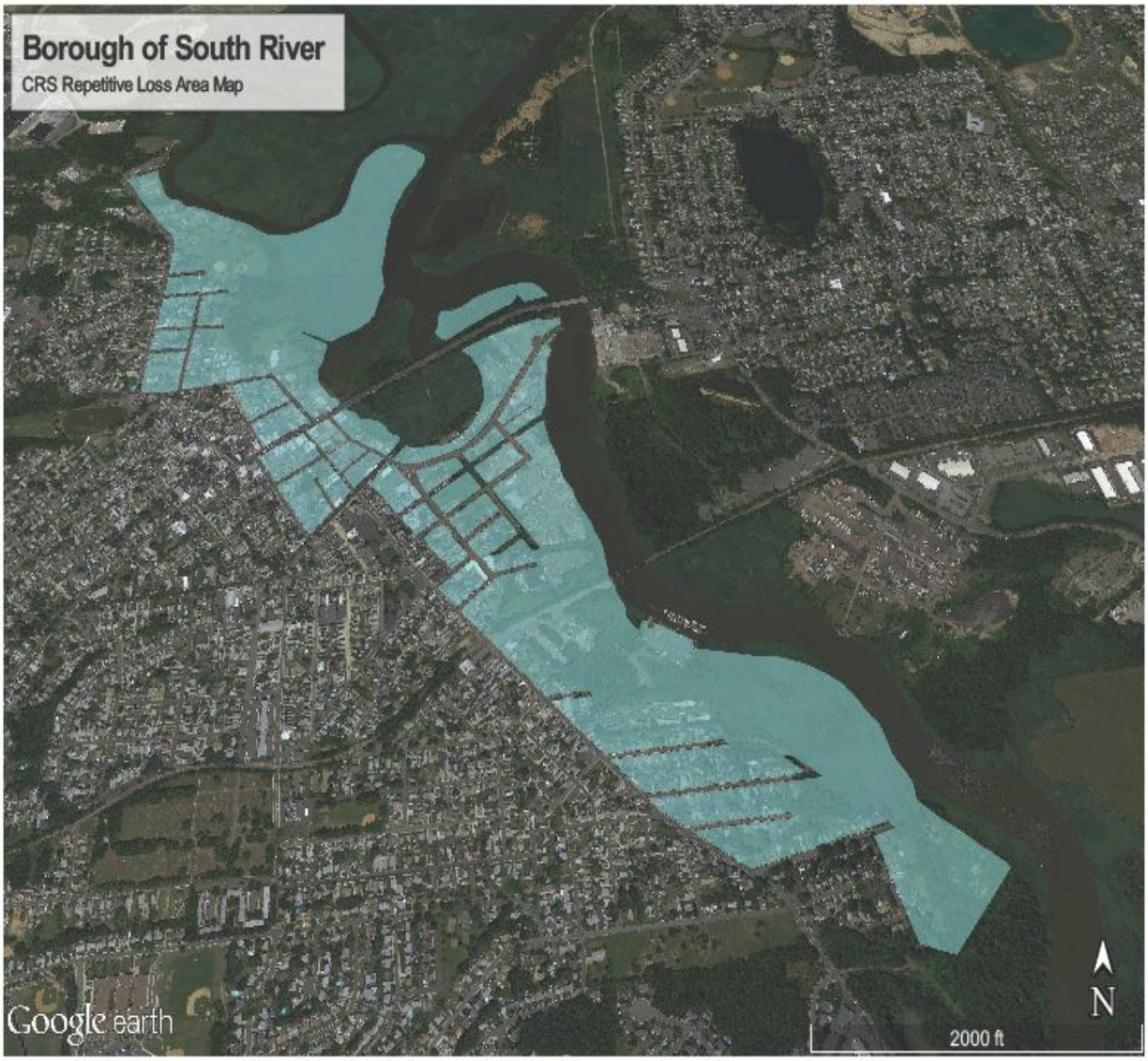
Element IV: Buyout Status Mapping

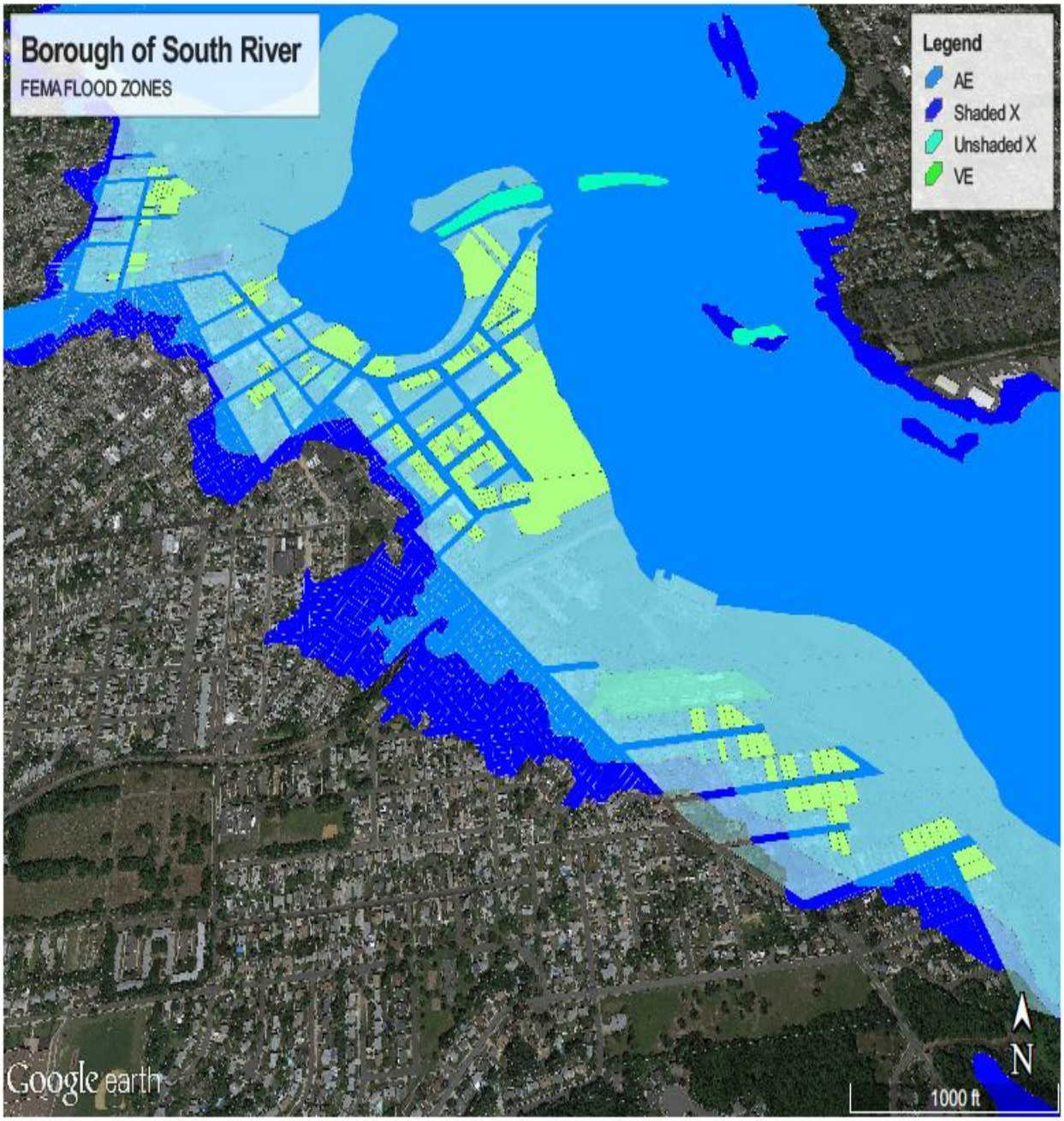
Property Acquisition Status Map

This element of the plan involves creation a custom mapping application for the Borough. The purpose of this real-time mapping is to all Borough leadership to spatially view and systematically track the progress of properties participating in the Blue Acres buyout program. Two software applications were considered: *ArcGIS for Tablet* computers was considered for its ability to natively view and edit shapefiles, and the Professional Version of Google Earth, known as *Google Earth Pro,* was considered because of its ease of use and familiarity with the general public. Both mapping engines require a yearly subscription and /or licenses. In the end, the Google Earth Professional product was chosen and was installed on a new touch-screen laptop/tablet computer. (Acer Aspire V5-122P-0408 AMD A4-1250 X2 1.0GHz 4GB 500GB 11.6" Touch Win8 - Model#: NX.M8WAA.007) Seven (7) individual custom maps were created and edited in ArcGIS 3.x and imported into Google Earth Pro. These maps were saved on the software program as a native .kml files. The combination of the richness of ArcGIS shapefiles and the familiarity of Google Earth present useful mapping tool for the Borough. The custom maps include:

- A Blue Acres Status Map
- FEMA Floodplain Zone Map
- FEMA Floodplain Boundary Map
- South River Borough Parcel Map
- CRS Historical Claims Map
- CRS Repetitive Loss Properties Map
- CRS Repetitive Loss Area Map

The Blue Acres Status Map presents all ±75 properties on the Blue Acres Target Properties List in a color-coded format. Red polygons represent parcels which have been demolished. Yellow polygons represent parcels which have declined participation or elevated their buildings. Shades of orange parcels represent parcels that are still technical "participating in negotiations" in the program or with an unknown status. A user can also click on any parcel on the map and will see a "pop-up" text box identifying the Block and Lot and the Blue Acres Status of the property. A screenshot of the application is shown below followed by the CRS Repetitive Loss Area Map alone, and then overlaid with the FEMA Floodplain Area Map.




Borough of South River
FEMA FLOOD ZONES
Legend
AE
Shaded X
Unshaded X
VE
Google earth
N
1000 ft

Element V: Critical Infrastructure Mapping

This element of this plan intends to provide a framework for a future planning effort described in the 2014 Strategic Recovery Planning Report. The report identifies the concept of a Critical Infrastructure Mapping and Hardening Plan. In it, an initial list is compiled of all critical infrastructure locations and facilities in the Borough. Critical infrastructure facilities are public safety locations, equipment, buildings, utility stations and other elements most important to the operation of the Borough during a time of widespread emergency, such as Superstorm Sandy.

The infrastructure list is then prioritized into tiers of priority based on importance in a flood or similar emergency situation. Tier 1 facilities are conceptually the most essential facilities for public heath safety and welfare operation of the Borough. Tier 2 facilities are secondary facilities for Borough operations. Tier 3 facilities are necessary facilities for community resiliency. These are specific facilities currently existing in the Borough, not hypothetical concept areas.

The priority listing is found below in priority order. The final, and most essential item of this element is to geographically map these locations relative to the Borough's floodplain, flood zone and flood hazard areas which have been mapped in previous elements of this plan. All facilities found within or near to the flood "danger zones" should be high priority for relocation and/or secondary power generation capability.

Tier 1 Critical Infrastructure Facilities and Locations
(Shown in red)

1:1 Borough Police Headquarters
61 Main Street

1:2 Borough Fire Department
28 George Street

1:3 Borough Fire Department
Appleby Avenue and 3rd Street

1:4 Borough Fire Department
Raritan Avenue & Jackson Street

1:5 Borough Rescue Squad Building
Thomas Street

1:6 South River High School (Shelter facility)
Montgomery Street

1:7 South River Municipal Building
48 Washington Street

1:8 Department of Public Works Facility & Gasoline Pumps
Ivan Way

1:9 Office of Emergency Management Mobile Command Trailer
Mobile

Tier 2 Critical Infrastructure Facilities and Locations
(Shown in Pink)

2:1 Borough Sewer Pumping Station: (Rebuilt 2015)
Jackson Street & Causeway

2:2 William Street Sewer Pumping Station
William Street near Brick Plant Road

2:3 Borough Water Tank
Ivan Way

2:4 Borough Water Tank
Appleby Avenue and 2nd Street

2:5 Borough Electric Utility Substation
Willett Avenue & Union Avenue

2:6 Well House/Water pumping station at River Road and Veterans (Block 380, Lot 105)

2:7 Wireless Communications Monopole
Causeway

2:8 Wireless Communications Monopole
Ivan Way

2:9 Wireless Communications Monopole
William Street

2:99 Wireless Communications Antennas
Appleby Avenue and 2nd Street

Tier 3 Critical Infrastructure Facilities and Locations
(Shown in Orange)

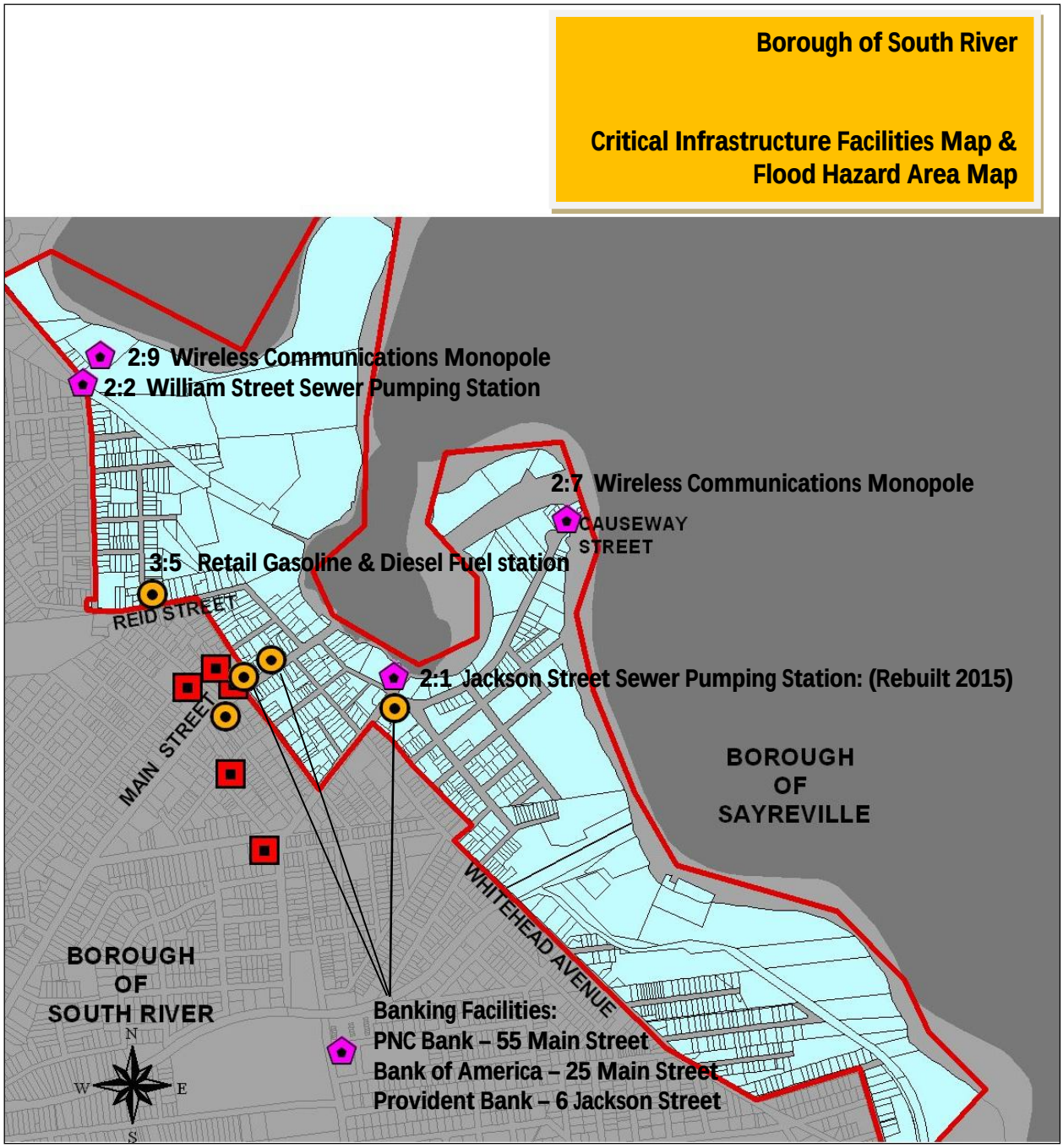
3:1 All Banking Facilities / Automatic Teller Machines
PNC Bank – 55 Main Street
Bank of America – 25 Main Street (Closed)
Provident Bank – 6 Jackson Street

3:2 All Borough Food stores greater than 2,500 sf of gross floor area of food sales
Bravo/Tropical Supermarket - 62 Main Street

3:3 Borough Retail Gasoline and Diesel Fuel stations
Old Bridge Turnpike and Main Street

3:4 Borough Retail Gasoline and Diesel Fuel stations
Old Bridge Turnpike and North End Drive

3:5 Borough Retail Gasoline and Diesel Fuel stations
Reid Street and William Street


Borough of South River
Critical Infrastructure Facilities Map &
Flood Hazard Area Map
2:9 Wireless Communications Monopole
2:2 William Street Sewer Pumping Station
2:7 Wireless Communications Monopole
CAUSEWAY STREET
3:5 Retail Gasoline & Diesel Fuel station
REID STREET
2:1 Jackson Street Sewer Pumping Station: (Rebuilt 2015)
MAIN STREET
BOROUGH OF SAYREVILLE
WHITEHEAD AVENUE
BOROUGH OF SOUTH RIVER
Banking Facilities:
PNC Bank – 55 Main Street
Bank of America – 25 Main Street
Provident Bank – 6 Jackson Street
N
W
E
S

Element VI: Concept Restoration Framework for Green Infrastructure

Pre-storm Planning Construct

Before Superstorm Sandy, development in the Borough of South River was guided by a 2011 Comprehensive Master Plan and 2012 Land Use Ordinance. These land use policies of the Borough have been formulated around the eventual construction of a "Hurricane and Storm Damage" protection surge barrier spanning the South River for a length of 320 feet, with a clear opening of 80 feet, and two (2) combined levees containing ±10,712 linear feet long with floodwalls (1,655 feet long) constructed along the east and west bank of the South River in the Boroughs of Sayreville and South River. Interior drainage facilities and pump stations are also included in the design. This flood control project has been fully designed and approved by the Army Corps of Engineers via the Water Resources Development Act of 2007, however, no construction has occurred as the United States Congress has yet to fund the project. Part of that project included proposed areas for constructed wetlands and storm-water management.

Although the overall surge barrier plan may no longer be a realistic element of the USACOE plan, this report recommends that the Borough seek to have the wetlands restoration and storm-water management elements of that plan re-integrated into a revised plan for floodplain restoration and green infrastructure for the newly created open space. The framework of this plan is outlined below.

Floodplain Restoration Goals

This plan intends to provide a concept framework for floodplain restoration planning, which should be the long term-goal of the Borough in the areas which have been subject to property buyouts. Overall goals should include:

- To establish a complex, naturally functioning, floodplain along the banks of the South River waterway
- To establish dynamically stable flood channels and riparian buffers along the waterway
- To restore native plant species and the removal of non-native or invasive species
- To restore fully-functioning wetlands where appropriate, with removal of legacy fill and sediments which block soil permeability
- To provide connections to the Boroughs existing storm-water management and storm drainage system
- To provide for a setback levee generally parallel to Whitehead Avenue to allow the river to meander to its natural extent
- To provide opportunities for green infrastructure and natural drainage systems

Public Participation and Comment

This Strategic Recovery Planning Report has been prepared in accordance with the regulations governing the CDBG-R and NJDCA SRPR process. Independent of these requirements, it is a well-established principal of participatory democracy and community planning that significant changes in land use policy be made available for public comment and be informed by public participation in the final decision-making process. It is therefore recommended that this report to be made publically available and be the subject of a public hearing before the South River Borough Council. Although not proposed as a formal Master Plan amendment at this time, the South River Planning Board may wish to make specific recommendations to the Borough Council relative to the findings of this report. Comments should also be solicited relative to rebuilding strategies, code and ordinance solutions, green building and environmental sustainability options and long-term viability of borough-wide infrastructure. Following public comments, the Borough Council may consider adopting this report as a framework document.

Certification

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-1, et seq. and N.J.A.C. 13:41-1.1, et seq.

Very truly yours,

Henry Bignell, PP
For the Firm

and

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For the Firm

HB/TB
cc: Frederick C. Carr, CM, Borough Administrator
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