



BOROUGH OF SEA BRIGHT

MONMOUTH COUNTY, NEW JERSEY

www.seabrightnj.org

BOROUGH OFFICES:
1167 OCEAN AVENUE
SEA BRIGHT, N.J. 07760
TEL: (732) 842-0099
FAX: (732) 741-3116

NOTICE TO RESIDENTS IN FLOOD ZONES

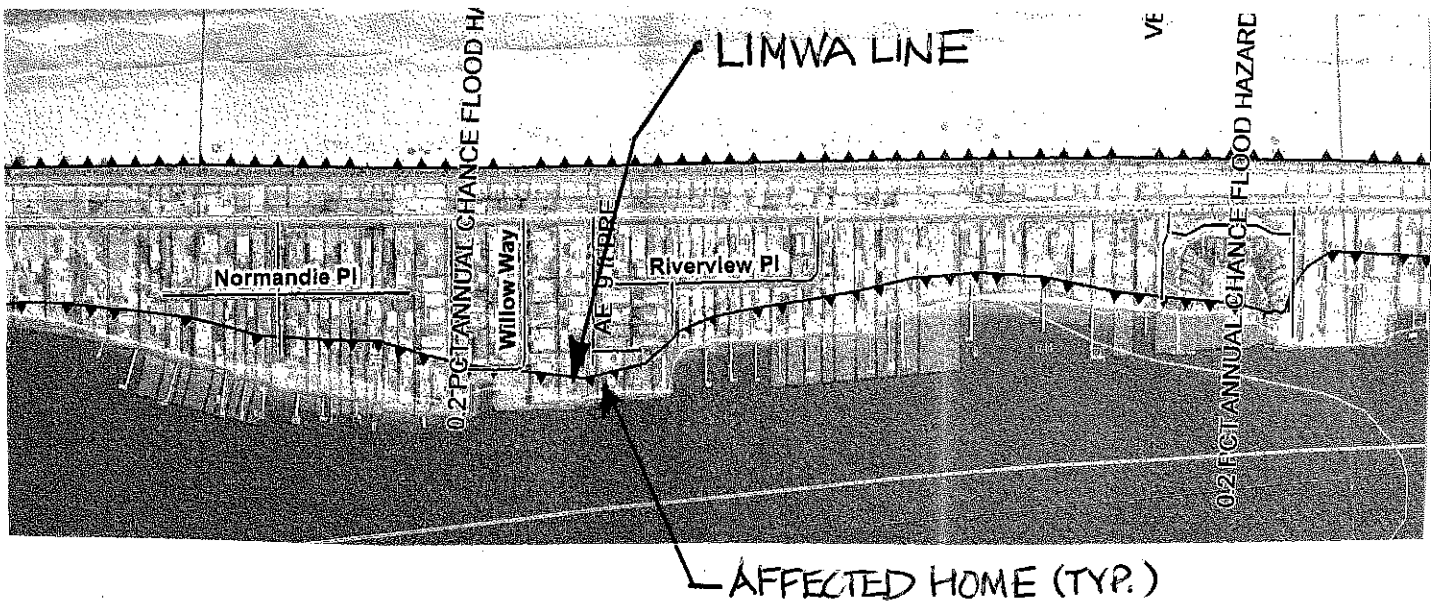
January 19, 2016

Effective March 21, 2016, a portion of homes in Sea Bright will be affected by new regulations released by the NJ Department of Community Affairs, as adopted in the latest NJ Uniform Construction Code (Sept. 21, 2016). You will only be affected if you are currently in process of, or plan to, to seek construction permits to raise or rebuild your home.

Adoption of this new code now requires that certain properties, those located WEST of the LiMWA line (Limit of Moderate Wave Action line), be constructed according to "V" Zone standards, as opposed to the current "A" Zone standards (See illustration below). This construction requirement will be in effect beginning March 21, even if your current zone is designated as AE, AO or Coastal A. **Your zone designation will not be affected, but your construction requirements will change.**

If you are currently in the process of a construction project that would be affected by this change, as long as you have a valid **Building Permit** in effect before this date, you may continue with your project as approved. If you have not sought Building Permits by the effective date, anything issued after that date will be required to adhere to the new standards. **A valid Zoning Permit does not qualify for this exemption.**

You can find out if your property is affected by this change by visiting the FEMA website region2coastal.com. Click on "look up flood risk info by address" on the right side of the page, and type in your address. The LiMWA line will be shown and you will be able to determine if this new regulation will affect your property.



Please seek the advice of your architect or engineer if you are currently in the process of a construction project, or are planning one, to see if this will affect your property. Our Building Department also has some useful information and hand-outs available, provided by FEMA regarding construction requirements for V Zones. You may also contact our Flood Plain Manager, Mary Tangolics, at 732-842-0099 ext. 28 if you have questions or need additional information, or email mtangolics@seabrightnj.org