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January 9, 2015

The Honorable Walter J. Davison
Mayor, Borough of Ringwood
60 Margaret King Avenue
Ringwood, New Jersey 07456

Prelim-EAP
Community Name: Borough of Ringwood,
Passaic County,
New Jersey
Community No.: 340407

Dear Mayor Davison:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Passaic County, New Jersey (All Jurisdictions) for your review and comment. The enclosed FIS report for Passaic County describes the flood hazard information updates made to the FIRM and FIS report and the source information used in making the updates. We have revised only those FIRM panels with updated flood hazard information.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) has posted digital copies of the revised FIRM and FIS report materials to the following Website:

<http://www.fema.gov/preliminaryfloodhazarddata>. We will contact you shortly to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, we encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report so that they will have the opportunity to review them thoroughly before the formal community coordination meeting. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRM or in the FIS report. Comments may be sent to the following persons and addresses:

Mr. Michael Moriarty
Director, Mitigation Division
FEMA Region II
290 Broadway, 29th Floor
New York, New York 10278

Mr. John H. Moyle
State National Flood Insurance Program (NFIP) Coordinator
New Jersey Department of Environmental Protection (NJDEP)
P.O. Box 420
Trenton, New Jersey 08625

Ms. Jana Green, CFM
Regional Support Center (RSC) II Coordinator
Dewberry
560 Broadway, Suite 304
New York, New York 10012

Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the FIRM becomes effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area (SFHA) as shown on the FIRM; (3) LOMCs for which results have not been included on the FIRM because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the FIRM becomes effective.

For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the FIRM becomes effective upon request.

Your community should be aware that recently approved LOMCs, specifically LOMRs, may have been issued for your community. The LOMR process is dynamic and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary FIRMs which includes incorporating the effects of "mappable" LOMRs issued since the last map effective date, a specific cutoff was established. FEMA will address any approved LOMRs issued after the cutoff date when the final SOMA is distributed. If your community has concerns regarding a specific case, please submit the LOMR case number, as well as any appropriate documentation, to our FEMA Regional Office at FEMA Region II, 26 Federal Plaza, Suite 1337, New York, New York 10278 before the end of the comment or appeal periods discussed below to assist us in keeping the map up to date.

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within Passaic County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations, base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. If your community is identified as requiring an appeal period, we will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the *Federal Register* and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the 30-day review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS report. The new FIRM and FIS report for your

community will become effective approximately 7 to 10 months later. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional Office or you may discuss those issues with your State NFIP Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the Preliminary copies of the FIRM and FIS report, please contact Mr. Paul Weberg, P.E., FEMA Region II, Risk Analysis Branch at (212) 680-3638 or by email at paul.weberg@fema.dhs.gov. If you have general questions about mapping issues, please call our FEMA Map Information eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMAMapSpecialist@riskmapcds.com.

Sincerely,



Michael Moriarty
 Director
 Mitigation Division
 FEMA Region II

Enclosures:

Preliminary FIRM panels
 Preliminary FIS report
 Preliminary SOMA
 CD containing the Preliminary materials
 Flood Hazard Mapping Fact Sheet
 Floodplain Management Bulletin 1-98, *Use of Flood Insurance Study (FIS) Data as Available Data*
Adoption of Flood Insurance Rate Maps by Participating Communities

cc: Mr. Jeff Yuhas, Ringwood Borough Engineer
 Mr. Paul Weberg, P.E., Senior Engineer, FEMA Region II
 Mr. John H. Moyle, State NFIP Coordinator, NJDEP
 Ms. Jana Green, CFM, RSC II Coordinator

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: RINGWOOD, BOROUGH OF

Community No: 340407

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected by the preparation of the enclosed revised FIRM panel(s).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	19930946D&D	10/04/1989	509 SKYLINE LAKES DRIVE	34031C0134F	34031C0134G
LOMA	NJ 613	09/22/1993	LOT 16, BLOCK 709 44 OLIVE LANE	34031C0134F	34031C0134G
LOMA	00-02-0562A	05/25/2000	LOT 13, BLOCK 20-VVV, SKYLINE LAKES SUBDIVISION 393 CONKLINTOWN ROAD	34031C0134F	34031C0134G
LOMA	08-02-0709A	04/15/2008	LOT 6, BLOCK 20-XX/A, SKYLINE LAKES, 443 CONKLINTOWN ROAD	34031C0134F	34031C0134G
LOMA	08-02-0699A	05/20/2008	BLOCK 838, LOT 15 -- 159 UPPER LAKEVIEW AVENUE	34031C0151F	34031C0151G
LOMA	10-02-1240A	07/20/2010	LOT 2, BLOCK 1-F, SKYLINE LAKES 55 SKYLINE LAKES DRIVE	34031C0134F	34031C0134G
LOMA	10-02-1710A	07/29/2010	44 COLFAX DRIVE	34031C0134F	34031C0134G
LOMA	10-02-1747A	08/12/2010	LOT 24 AND 25, BLOCK 1A, SKYLINE LAKES 431 EAST SKYLINE LAKES DRIVE	34031C0134F	34031C0134G

PRELIMINARY SUMMARY OF MAP ACTIONS

LOMA	12-02-0096A	12/06/2011	LOT 7, BLOCK 18-D, WEST CARLETONDALE 14 WELCH ROAD	34031C0132F	34031C0132G
LOMR-FW	13-02-0827A	08/01/2013	BLOCK 29, LOT 838 -- 101 UPPER LAKEVIEW AVENUE	34031C0151F	34031C0151G

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		