



Phone (609) 361-1000  
Fax (609) 494-5421

Attention Residents of Long Beach Township:

This letter pertains to the Contractor Inspection Teams inspecting and making Substantial Damage Determinations. Contractors will be surveying damaged properties to collect data that will assist communities in completing their Substantial Damage Determinations.

The community's Floodplain Ordinance requires that for all structures damaged in the Special Flood Hazard Area, a determination has to be made as to whether or not the building was substantially damaged. In many cases, due to the lack of resources, this task can be overwhelming.

FEMA is offering assistance to complete the collection of the required Substantial Damage Data. The data is obtained through the use of the Substantial Damage Estimator Tool. Contractor Inspection Teams provide the information to the Township Official to finalize the determination and enable the Township Official to provide the property owner with a letter stating whether the residence is or is not Substantially Damaged. FEMA has issued a contract for these data collection visits to be conducted in New Jersey for any community requesting assistance.

Long Beach Township has requested the assistance from FEMA. Two-person teams will be going through the community collecting data. The property owner has the right to refuse entry of the teams.

Thank you for your cooperation and continued support through this difficult time.

Respectfully,

Township of Long Beach

Attached:

- FEMA letter
- Letter carried by two-person teams
- Definition of Substantial Damage and Substantial Improvement

Tax Collector  
Ext. 291

Tax Assessor  
Ext. 290

Public Works  
Ext. 246

Water & Sewer.  
Ext. 231

Building  
Inspector/Zoning  
Ext. 294

Land Use  
Ext. 208, 230

Court  
Ext. 295



SPECIAL ASSISTANCE AVAILABLE, PLEASE CALL 609-361-1000 EXT. 217



# FEMA

## OCEAN COUNTY

Properties within the Borough of Toms River, Borough of Ocean Gate, Long Beach Township, and Borough of Seaside Park sustained significant damage as a result of Hurricane Sandy. Structures within these communities were insured by the National Flood Insurance Program for damage from flooding. Flood Insurance is underwritten by the National Flood Insurance Program, (NFIP), which is administered by the Federal Emergency Management Agency, (FEMA).

As Participating Communities within the National Flood Insurance Program these Communities are required to inspect and make Substantial Damage Determinations on all structures damaged by Hurricane Sandy that are located in the Special Flood Hazard Area.

Contractors will be surveying these damaged properties to collect data that will assist Communities in completing their Substantial Damage Determinations.

This is notification that the Communities previously listed will be visited by Identified Contractor Inspection Teams starting June 3rd, 2013. Teams will have Contractor identification badges and a Community Letter of Introduction confirming his or her authorization to conduct this survey on behalf of FEMA and the Local Community.

The Inspection Teams will need about 15 minutes to observe features about the structure's construction, assess the structure's damage and take photographs of the structure.

We look forward to working with the Communities and their residents in this important data collection effort.

JOSEPH H. MANCINI  
MAYOR  
DIRECTOR OF PUBLIC AFFAIRS & SAFETY

JOSEPH P. LATTANZI  
COMMISSIONER  
DIRECTOR OF REVENUE & FINANCE

RALPH H. BAYARD  
COMMISSIONER  
DIRECTOR OF PUBLIC WORKS, WATER/SEWER



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LYNDA J. WELLS  
MUNICIPAL CLERK

6805 Long Beach Boulevard  
Brant Beach, New Jersey 08008

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[www.longbeachtownship.com](http://www.longbeachtownship.com)

January 31, 2013

Dear Resident:

The carrier of this letter is on official business for Long Beach Township during the hours between 8AM and 6PM.

As a result of the flooding that occurred as a result of Superstorm Sandy, Long Beach Township staff will be inspecting homes throughout the community for evidence of substantial damage. This evaluation is required by our Floodplain Management Ordinance dated August 7, 1987. These inspections apply to all structures within the 100 year floodplain as shown on the FEMA Flood Insurance Rate Map for the community dated September 29, 2006.

The inspectors will require approximately 15 to 20 minutes to inspect for exterior and interior damage. They will record the required information used by Long Beach Township's Construction Department for making substantial damage determinations. After Long Beach Township has completed the determination process, a written determination will be mailed to the owners of the inspected structures.

Please be advised that ALL repairs, reconstruction, and new construction are subject to the provisions of the Long Beach Township's building code and require a permit. Construction activities that occur without a permit are considered to be non-compliant and may result in fines and the removal of the non-compliant construction.

Questions regarding the inspection process may be directed to me or Ron Pingaro of the Long Beach Township Construction Office at 609-361-6655 between the hours of 9AM and 4PM, Monday through Friday. Any concerns on the off hours can be addressed by the Long Beach Township Police Department at 609-494-3322.

JoAnne Tallon, CFM, Floodplain Administrator



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### Definition of Substantial Damage and Substantial Improvement

- **Substantial Damage:**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damage condition would equal or exceed 50% of the replacement cost, as determined by the Tax Assessor's records, of the structure before the damage occurred.

[Added March 12, 1999 by Ord. No. 99-7C; amended July 5, 2002 by Ord. No. 02-08C; September 1, 2006 by Ord. No. 06-24C]

- **Substantial Improvement:**

Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which exceeds 50% of the replacement costs as determined by the Tax Assessor's records of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either:

**A.**

Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which were the minimum necessary to assure safe living conditions; or

**B.**

Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

[Amended December 18, 1992 by Ord. No. 92-27C; March 12, 1999 by Ord. No. 99-7C; October 6, 2000 by Ord. No. 00-12C; July 5, 2002 by Ord. No. 02-08C]

