

**ORDINANCE #8 OF 2014**

**AN ORDINANCE OF THE BOROUGH OF  
TUCKERTON, COUNTY OF OCEAN STATE OF  
NEW JERSEY, AMENDING AND  
SUPPLEMENTING CHAPTER 166 OF THE  
BOROUGH CODE, ENTITLED "FLOODPLAIN  
MANAGEMENT".**

**BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Tuckerton, County of Ocean, State of New Jersey, as follows:

SECTION 1. Section 166-7 of Article 1 (Flood Damage Prevention) of Chapter 166 (Floodplain Management) of the Borough Code of the Borough of Tuckerton, entitled "Basis for establishing the areas of special flood hazard." is hereby amended and supplemented to provide as follows:

- A. The areas of special flood hazard for the Borough of Tuckerton, Community No. 340395, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:
  - 1. A scientific and engineering report, "Flood Insurance Study, Ocean County, New Jersey (all jurisdictions)," dated March 28, 2014.
  - 2. Flood Insurance Rate Map for Ocean County, New Jersey (all jurisdictions) as shown on index and panel(s) 0576, 0577, 0578 and 0581 whose effective date is March 28, 2014.
- B. The above documents are hereby adopted and declared to be a part of this article. The Flood Insurance Study and maps are on file at Borough Hall, 420 E. Main Street, Tuckerton, New Jersey 08087.

SECTION 2. Section 166-17 of Article 1 (Flood Damage Prevention) of Chapter 166 (Floodplain Management) of the Borough Code of the Borough of Tuckerton, entitled "Specific Standards." is hereby replaced with the following:

§166-17. Specific Standards.

In all areas of special flood hazards except Coastal High Hazard Areas, where base flood elevation data have been provided as set forth in § 166-7 or in § 166-14B, the following standards are required:

- A. Residential construction.
  - 1. In A1-30 or AE Zones, new construction and substantial improvement of any residential

structure shall have the lowest floor, including basement, elevated to or above base flood elevation and required Freeboard as per §166-17D.

2. Require within any AO Zone on the municipality's FIRM that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two feet if no depth number is specified) or applicable freeboard, whichever is greater. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
3. New construction and substantial improvement of any residential structure in a zone other than those covered in sections one and two above, shall have the lowest floor, including basement, elevated to or above base flood elevation.

B. Nonresidential construction.

- (1) In A1-30 or AE Zones all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, attendant utilities and sanitary facilities elevated to the level of the base flood elevation and applicable freeboard; or
  - (a) Be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
  - (b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
  - (c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in § 166-14C(2).
- (2) Require within any AO Zone on the municipality's FIRM that all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two feet if no depth number is specified) or applicable freeboard requirement, whichever is greater. And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
- (3) New construction and substantial improvement of any residential structure in a zone other than those covered in sections one and two above, shall have the lowest floor, including basement, elevated to or above base flood elevation, or
  - (a) Be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

(b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

(c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in § 166-14C(2).

C. Manufactured homes.

- (1) Manufactured homes shall be anchored in accordance with § 166-16A(2).
- (2) All manufactured homes to be placed or substantially improved within an area of special flood hazard shall be elevated on a permanent foundation such that the top of the lowest floor is at or above the base flood elevation, plus any applicable freeboard.

D. Additional freeboard requirements.

In all zones and for all construction set forth in this section, all new construction or substantial improvement of any residential, commercial, industrial or other nonresidential structure or manufactured home shall have the lowest floor, including basement, elevated to at least the depth number, specified in feet, plus three (3) feet of freeboard, above the highest adjacent grade and provide adequate drainage paths around structures on slopes, to guide floodwaters around and away from the proposed structures. New construction shall be elevated on pilings or columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the piling or column), together with all electrical, heating, ventilation, plumbing and air-conditioning equipment and other services facilities (including ductwork), is elevated to three (3) feet or more above the base flood elevation (three-foot freeboard). All portions of the building below the freeboard level must be constructed using flood-damage-resistant materials.

**SECTION 3.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 4.** This ordinance shall take effect immediately upon its enactment after a second reading and publication as required by law.

## **NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Borough Council on first reading at a meeting of the Borough Council of the Borough of Tuckerton held on the 5<sup>th</sup> day of August, 2014, and will be considered for second reading and final passage at a meeting of the Borough Council to be held on the 2<sup>nd</sup> day of September, 2014, at 7:00pm at the Municipal Building located at 140 East Main Street, Tuckerton, New Jersey, at which time and place, any persons desiring to be heard upon the same will be given the opportunity to be so heard.

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**JENNY GLEGHORN, RMC**

Borough Clerk, Borough of Tuckerton