

Change #	Location	Section	Original Language	Updated Language	Date Change Made
21-01	Whereas #3	Whereas Clauses	WHEREAS, the {name of community} was accepted for participation in the National Flood Insurance Program on {date of regular program entry} and the {Community's governing body} desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation;	WHEREAS, the {name of community} was accepted for participation in the National Flood Insurance Program on {date of regular program entry} and the {Community's governing body} desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59, 60, 65 and 70 necessary for such participation;	3/17/2021
21-02	Section 101.8, Paragraph 1	Violations and Penalties for Noncompliance	No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor under N.J.S.A. 40:49-5. Any person who violates this ordinance or fails to comply with any of its requirements shall be subject to one (1) or more of the following: a fine of not more than \$1250 [or optional higher threshold amount up to \$2000 under N.J.S.A 40:49-5], imprisonment for a term not exceeding ninety(90) days or a period of community service not exceeding 90 days, in the discretion of the Municipal Court Judge.	No structure or land shall hereafter be constructed, re-located to, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a violation under N.J.S.A. 40:49-5. Any person who violates this ordinance or fails to comply with any of its requirements shall be subject to one (1) or more of the following: a fine of not more than \$1250 [or optional higher threshold amount up to \$2000 under N.J.S.A 40:49-5], imprisonment for a term not exceeding ninety(90) days or a period of community service not exceeding 90 days.	4/8/2021
21-03	Section 101.8, Paragraph 3	Violations and Penalties for Noncompliance	Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance. The {community governing body} at their discretion, may choose not to impose an additional fine upon a person for a repeated violation of this ordinance and may waive the additional fine by ordinance or resolution.	Any person who is convicted of violating an ordinance within one year of the date of a previous violation of the same ordinance and who was fined for the previous violation, shall be sentenced by a court to an additional fine as a repeat offender. The additional fine imposed by the court upon a person for a repeated offense shall not be less than the minimum or exceed the maximum fine fixed for a violation of the ordinance, but shall be calculated separately from the fine imposed for the violation of the ordinance.	4/8/2021
21-04	Section 101.8, Paragraph 4	Violations and Penalties for Noncompliance	Any person convicted of the violation of any ordinance may, in the discretion of the court by which he was convicted, and in default of the payment of any fine imposed therefore, be imprisoned in the county jail or place of detention provided by the municipality, for any term not exceeding 90 days, or be required to perform community service for a period not exceeding 90 days.		4/8/2021

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	Section 102.3 (2)	Establishing the Local Design Flood Elevation (LD FE)	For any undelineated watercourse (where mapping or studies described in 102.2 (1) and (2) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:	For any undelineated watercourse (where mapping or studies described in 102.2 (1) and (2) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:	8/20/2021
21-05	Section 104.2 (2)	Application for permit	Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitely locate the site.	(1) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.	8/20/2021
21-06	Section 107.2	Historic structures	A variance is authorized to be issued for the repair or rehabilitation of a historic structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the historic structure is eligible for the exception in the section in Chapter 12 of the Existing Building Code applicable to historic structures in flood hazard areas, and the variance is the minimum necessary to preserve the historic character and design of the structure.	A variance to the substantial improvement section of this ordinance is authorized provided that -the repair or rehabilitation of a historic structure is completed according to N.J.A.C. 5:23-6.33, Section 1612 of the International Building Code and R322 of the International Residential Code , the repair or rehabilitation will not preclude the structure's continued designation as a historic structure, the structure meets the definition of the historic structure as described by these ordinances and the variance is the minimum necessary to preserve the historic character and design of the structure.	8/20/2021
21-07	Section 108.4	Review Period to Correct Violations	A 30-day period shall be given to the property owner as an opportunity to cure or abate the condition. The property owner shall also be afforded an opportunity for a hearing before a court of competent jurisdiction for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1,250.00 [or optional higher threshold amount up to \$2000.00 under N.J.S.A. 40:49-5] may be imposed if a court has not determined otherwise or, upon reinspection of the property, it is determined that the abatement has not been substantially completed.	A 30-day period shall be given to the property owner as an opportunity to cure or abate the condition. The property owner shall also be afforded an opportunity for a hearing before the court for an independent determination concerning the violation. Subsequent to the expiration of the 30-day period, a fine greater than \$1,250.00 [or optional higher threshold amount up to \$2000.00 under N.J.S.A. 40:49-5] may be imposed if a court has not determined otherwise or, upon reinspection of the property, it is determined that the abatement has not been substantially completed.	4/8/2021
21-08	Section 201.2 FLOOD INSURANCE RATE MAP definition	FLOOD INSURANCE RATE MAP	The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.	The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.	3/17/2021
21-09	Section 201.2 FLOOD INSURANCE STUDY definition	FLOOD INSURANCE STUDY	The official report in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood. IN WRONG LOCATION - original location:	The official report in which the Federal Emergency Management Agency has provided flood profiles, as well as the Flood Insurance Rate Map(s) and the water surface elevation of the base flood. IN WRONG LOCATION - new location:	3/17/2001
21-10	Section 201.2 NEW CONSTRUCTION definition	NEW CONSTRUCTION	ORDINARY MAINTENANCE AND MINOR WORK NEW CONSTRUCTION RECREATIONAL VEHICLE	MARKET VALUE NEW CONSTRUCTION NON-RESIDENTIAL	3/17/2021

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21-11	Section 201.2 ORDINARY MAINTENANCE AND MINOR WORK definition	ORDINARY MAINTENANCE AND MINOR WORK	<p>This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work</p>	<p>This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. Improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work</p>	8/20/2021
21-12	Section 102.3 (2)	Establishing the Local Design Flood Elevation (LDFE)	<p>2) For any undelineated watercourse (where mapping or studies described in 102.2 (1) and (2) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:</p> <p>a. A copy of an unexpired NJDEP Flood Hazard Area Verification plus additional feet of freeboard to comply with this ordinance; or</p> <p>b. A determination of the Flood Hazard Area Design Flood Elevation using Method 5 or Method 6 (as described in N.J.A.C. 7:13) which includes one foot or [higher standard feet] of freeboard and is sealed and submitted according to Section 105.2-3</p>	<p>2) For any undelineated watercourse (where mapping or studies described in 102.2 (1) and (2) above are not available) that has a contributory drainage area of 50 acres or more, the applicants must provide one of the following to determine the Local Design Flood Elevation:</p> <p>a. A copy of an unexpired NJDEP Flood Hazard Area Verification plus one foot or higher standard feet of freeboard and any additional freeboard as required by ASCE 24-14; or</p> <p>b. A determination of the Flood Hazard Area Design Flood Elevation using Method 5 or Method 6 (as described in N.J.A.C. 7:13) plus one foot or [higher standard feet] of freeboard and any additional freeboard as required by ASCE 24-14. Any determination using these methods must be sealed and submitted according to Section 105.2-3.</p>	8/20/2021
21-13	Section 201.2 SUBSTANTIAL IMPROVEMENT definition	SUBSTANTIAL IMPROVEMENT	<p>Any combination of reconstruction, rehabilitation, addition, or other improvement including those considered ordinary maintenance and minor work of a structure taking place over a number of [years] year period, the cumulative cost of which equals or exceeds fifty (50) [or optional lower number] percent of the market value of the structure before the "start of construction" of the improvement. The period of accumulation includes the first improvement or repair of each structure is permanent subsequent to [date]. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed.</p>	<p>Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place over a number of [years] year period, the cumulative cost of which equals or exceeds 50 percent [or optional lower number] of the market value of the structure before the "start of construction" of the improvement. The period of accumulation includes the first improvement or repair of each structure is permanent subsequent to [date]. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed.</p>	8/20/2021

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21-14	Section 201.2 ORDINARY MAINTENANCE AND MINOR WORK definition	ORDINARY MAINTENANCE AND MINOR WORK	<p>This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work</p>	<p>This term refers to types of work excluded from construction permitting under N.J.A.C. 5:23 in the March 5, 2018 New Jersey Register. Some of these types of work must be considered in determinations of substantial improvement and substantial damage in regulated floodplains under 44 CFR 59.1. These types of work include but are not limited to replacements of roofing, siding, interior finishes, kitchen cabinets, plumbing fixtures and piping, HVAC and air conditioning equipment, exhaust fans, built in appliances, electrical wiring, etc. Improvements necessary to correct existing violations of State or local health, sanitation, or code enforcement officials which are the minimum necessary to assure safe living conditions and improvements of historic structures as discussed in 44 CFR 59.1 shall not be included in the determination of ordinary maintenance and minor work</p>	3/29/2022
21-15	Section 103.14 (4)	Substantial improvement and substantial damage determinations	<p>Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage. This determination requires the evaluation of previous permits issued for improvements and repairs over a period of [insert number] years prior to the permit application or substantial damage determination as specified in the definition of substantial improvement.</p>	<p>Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage. This determination requires the evaluation of previous permits issued for improvements and repairs over a period of [insert number] years prior to the permit application or substantial damage determination as specified in the definition of substantial improvement. This determination shall also include the evaluation of flood related damages over a 10 year period to determine if the costs of repairs at the times of each flood constitutes a repetitive loss as defined by this ordinance.</p>	3/29/2022
21-16	Section 201.2	Added Definition: REPETITIVE LOSS		<p>REPETITIVE LOSS – any flood-related damage sustained by a structure on two separate occasions during a 10 year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.</p>	3/29/2022
21-17	Section 201.2	SUBSTANTIAL IMPROVEMENT	<p>SUBSTANTIAL IMPROVEMENT – Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place over a [number of years] year period, the cumulative cost of which equals or exceeds 50 percent [or optional lower number] of the market value of the structure before the “start of construction” of the improvement. The period of accumulation includes the first improvement or repair of each structure that is permanent subsequent to [date]. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed.</p>	<p>SUBSTANTIAL IMPROVEMENT – Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place over a [number of years] year period, the cumulative cost of which equals or exceeds 50 percent [or optional lower number] of the market value of the structure before the “start of construction” of the improvement. The period of accumulation includes the first improvement or repair of each structure that is permanent subsequent to [date]. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. This term also includes structures which have incurred “repetitive loss” or “substantial damage”, regardless of the actual repair work performed.</p>	3/29/2022

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21-18	Section 501.3	Foundations	All new, relocated, and replacement manufactured homes, including substantial improvement of existing manufactured homes, shall be placed on permanent, reinforced foundations that are designed in accordance with Section R322 of the Residential Code.	All new, relocated, and replacement manufactured homes, including substantial improvement of existing manufactured homes, shall be placed on foundations as specified by the manufacturer only if the manufacturer’s installation instructions specify that the home has been designed for flood-resistant considerations and provides the conditions of applicability for velocities, depths, or wave action as required by 24 CFR Part 3285-302. The Floodplain Administrator is authorized to determine whether the design meets or exceeds the performance necessary based upon the proposed site location conditions as a precondition of issuing a flood damage prevention permit. If the Floodplain Administrator determines that the home’s performance standards will not withstand the flood loads in the proposed location, the applicant must propose a design certified by a New Jersey licensed design professional and in accordance with 24 CFR 3285.301 (c) and (d) which conforms with ASCE 24, the accepted standard of engineering practice for flood resistant design and construction.	10/7/2022
21-19	Section 601.3	Permanent Placement	Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of Section 801.2 for habitable buildings.	Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of Section 801.2 for habitable buildings and Section 501.3.	10/7/2022
21-20	Section 103.14 (2)	Substantial improvement and substantial damage determinations	(2) Determine and include the costs of all ordinary maintenance and minor work, as discussed in Section 102.2, performed in the floodplain regulated by this ordinance in addition to the costs of those improvements regulated by the Construction Official in substantial damage and substantial improvement calculations.	(2) Determine and include the costs of all ordinary maintenance and minor work, as discussed in Section 101.5 , performed in the floodplain regulated by this ordinance in addition to the costs of those improvements regulated by the Construction Official in substantial damage and substantial improvement calculations.	2/28/2023
21-21	Section 201.2	MARKET VALUE	MARKET VALUE – The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value shall be determined by one of the following methods (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser , or (3) established by a qualified independent appraiser.	MARKET VALUE – The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in these regulations, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value shall be determined by one of the following methods (1) Actual Cash Value (replacement cost depreciated for age and quality of construction), (2) tax assessment value adjusted to approximate market value by a factor provided by the tax assessor's office , or (3) established by a qualified independent appraiser.	5/17/2023

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21-22	Section 102.2	Effective Flood Insurance Study	Effective Flood Insurance Study. Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled {full title of the FIS} dated {effective date of FIS} and the accompanying Flood Insurance Rate Maps (FIRM) identified in Table 102.2(1) whose effective date is {effective date of index map} are hereby adopted by reference.	Effective Flood Insurance Study. Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency in a scientific and engineering report entitled {full title of the FIS} dated {effective date of FIS} and the accompanying Flood Insurance Rate Maps (FIRM) identified in Table 102.2(1) whose top level document (index map) effective date is {effective date of index map} are hereby adopted by reference.	8/24/2023
21-23	Section 102.3 (2)	Establishing the Local Design Flood Elevation (LDFE)	1) For a delineated watercourse, the elevation associated with the Best Available Flood Hazard Data Area determined in Section 102.2, above plus one foot or as described by N.J.A.C. 7:13 [or higher standard feet] of freeboard; or	1) For a delineated watercourse, the highest elevation associated with the Best Available Flood Hazard Data Area determined in Section 102.2, plus freeboard of one foot [or higher standard feet] or the elevation as described by N.J.A.C. 7:13; or	2/15/2024
21-23	Section 201.2	Best Available Flood Hazard Data	BEST AVAILABLE FLOOD HAZARD DATA - The most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.	BEST AVAILABLE FLOOD HAZARD DATA - The flood hazard data that reflects the most stringent flood risk guidance. The Best Available Flood Hazard Data may be depicted on but not limited to State Regulated Flood Hazard Areas, Effective FIS and FIRM, and the most recent of the Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.	5/30/2024
21-23	Section 201.2	Best Available Flood Hazard Data Area	BEST AVAILABLE FLOOD HAZARD DATA AREA- The areal mapped extent associated with the most recent available preliminary flood risk guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.	BEST AVAILABLE FLOOD HAZARD DATA AREA- The area mapped extent associated with the most stringent flood hazard data. The Best Available Flood Hazard Data may be depicted on but not limited to State Regulated Flood Hazard Areas, Effective FIS and FIRM, and the most recent of the Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.	5/30/2024
21-23	Section 201.2	Best Available Flood Hazard Data Elevation	BEST AVAILABLE FLOOD HAZARD DATA ELEVATION - The most recent available preliminary flood elevation guidance FEMA has provided. The Best Available Flood Hazard Data may be depicted on but not limited to Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.	BEST AVAILABLE FLOOD HAZARD DATA ELEVATION – The elevation associated with the most stringent flood hazard data. The Best Available Flood Hazard Data may be depicted on but not limited to State Regulated Flood Hazard Areas, Effective FIS and FIRM, and the most recent of the Advisory Flood Hazard Area Maps, Work Maps, or Preliminary FIS and FIRM.	5/30/2024