

TOWNSHIP OF WEST WINDSOR
Community Development Department
Division of Engineering

MEMORANDUM

TO: Marlena Schmid, Business Administrator

FROM: Francis A. Guzik, PE, CME
Director of Community Development / Township Engineer

COPY: Samuel J. Surtees, Manager, Land Use

SUBJECT: Proposed Ordinance Land Use Code Changes
Part 6 Flood Damage and Prevention

DATE: March 15, 2023

As you are aware, the State NJDEP and FEMA representatives have circulated amended model flood damage and prevention ordinances. FEMA directed that new model ordinances be developed which incorporate the higher State standards found in the Flood Hazard Area Control Act and the Uniform Construction Code. More information can be found in the August 19, 2022 letter from the NJDEP to the Township Clerk. Municipalities throughout the State are required to adopt the new model language or be removed from the National Flood Insurance Program (NFIP).

The State's model language has been reviewed and amended to reflect the Township's formatting and numbering standards, as well as a consolidation of some of the standards to a more user-friendly format for property owners and the staff required to utilize same, once adopted. The Ordinance presented to Township Council for adoption has been reviewed by Township staff, the Township Attorney and the Township Environmental Commission (support attached). Minor comments received have been incorporated therein. The draft has also been reviewed by NJDEP and FEMA representatives, and their comments either incorporated or responded to, accordingly.

Please be advised that this Ordinance does not change any of the flood delineation standards or modify existing flood elevations. It does not revise any of the model rainfalls or storm events utilized to calculate stormwater runoff and flood levels. This Ordinance only affects how that existing flood determination / delineation information is utilized by affected owners and Township staff. It also establishes standards for how owners are to comply in the event they are on an undelineated waterway.

If you have any questions or comments, please do not hesitate to contact me.

Attachment
FG