



GENOVA BURNS  
GIANTOMASI WEBSTER  
ATTORNEYS-AT-LAW

**FEMA Releases Preliminary Work Maps for  
Hudson, Monmouth, Ocean, and Atlantic Counties**

By: [William F. Harrison, Esq.](#), [Erin K. Phalon, Esq.](#), and Jordan S. Hollander\*

The Federal Emergency Management Agency (FEMA) recently released preliminary work maps for four New Jersey counties impacted by Superstorm Sandy. These counties are Hudson, Monmouth, Ocean, and Atlantic. These preliminary work maps will replace the Advisory Base Flood Elevation maps which were released in 2012 as the highest available flood elevation data.

FEMA made significant changes since the release of the previous versions of the maps. The new maps may be accessed through FEMA [here](#). The new maps significantly reduce the number of properties that are in the “V” zone. The “V” zone includes more at-risk areas, which are subject to flooding as well as 3-foot breaking waves. Homes in the “V” zone must adhere to more-rigorous construction requirements, such as building at a higher elevation, due to the heightened risk. Residents whose homes sustained damage totaling 50 percent or more of the home’s pre-storm market value must comply with the revised maps.

FEMA was not able to estimate the number of structures removed from “V” zones under the new map in the four counties. However, FEMA did provide the percentage of acreage removed from the high-risk flood zone and “V” zone acreage shrank by the following amounts: Hudson County, 76 percent; Atlantic County, 80 percent; Monmouth County, 46 percent; Ocean County, 45 percent. According to FEMA, these new preliminary work maps are not likely to change significantly and the remaining preliminary maps for coastal New Jersey are expected to be released on a rolling basis over the next several months.

In response to the flood impacts of storms like Superstorm Sandy, the New Jersey Department of Environmental Protection (NJDEP) adopted amendments to the Flood Hazard Area Control Act (FHACA) rules. The amendments require the use of the highest available State or Federal flood elevation data to determine a given site’s flood hazard area design flood elevation. As new FEMA and State mapping for communities throughout New Jersey are released, they will become effective as the highest available flood elevation data. We previously wrote about the amendments to FHACA rules [here](#).

For more information contact [Environmental Law Practice Group](#) attorneys [William F. Harrison, Esq.](#), [Jennifer Mazawey, Esq.](#), and [George L. Garcia, Esq.](#) at 973-533-0777 or via email at [wharrison@genovaburns.com](mailto:wharrison@genovaburns.com), [jmazawey@genovaburns.com](mailto:jmazawey@genovaburns.com), or [ggarcia@genovaburns.com](mailto:ggarcia@genovaburns.com).

\*Jordan S. Hollander is a summer associate with Genova Burns Giantomasi Webster.

This publication provides general information and should not be used or taken as legal advice for specific situations that depends on the evaluation of precise factual circumstances. The views expressed in these articles reflect those of the authors and not necessarily the views of GBGW. This publication is based on the most current information at the time it was written. Since it is possible that the laws or other circumstances may have changed since publication, please call GBGW to discuss any action you may be considering as a result of reading this publication.