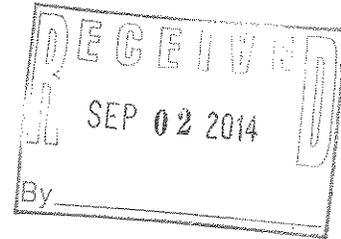




FEMA



August 29, 2014

The Honorable John Birkner Jr.
Mayor, Borough of Westwood
Westwood Borough Hall
101 Washington Avenue
Westwood, New Jersey 07675

Prelim-EAP
Community Name: Borough of Westwood,
Bergen County,
New Jersey
Community No.: 340081

Dear Mayor Birkner:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map(s) (FIRM(s)) for your jurisdiction and a consolidated Flood Insurance Study (FIS) report for Bergen County, New Jersey and Incorporated Areas for your review and comment. The enclosed FIS report for Bergen County describes the flood hazard information updates made to the FIRM(s) and current effective FIS report and the source information used for those updates.

We are sending Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA has posted digital copies of the revised FIS report materials and FIRMs with supporting database on the following page of the Map Service Center: <https://hazards.fema.gov/femaportal/prelimdownload/>. We will contact you shortly to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss the revised flood hazard information, ordinance adoption, and address questions and concerns. In the meantime, we encourage you to circulate the enclosed information as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIS report and FIRM(s) so that they will have the opportunity to review them thoroughly before the formal community coordination meeting. The review period provides community officials and citizens with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names in the FIS report or on the FIRM(s). Comments may be sent to the following persons and addresses:

Mr. Michael Moriarty
Director, Mitigation Division
FEMA Region II
Jacob K. Javits Federal Office Building
26 Federal Plaza, Room 1337
New York, New York 10278

Mr. John Moyle
State National Flood Insurance Program (NFIP) Coordinator
New Jersey Department of Environmental Protection (NJDEP)
P.O. Box 419
Trenton, New Jersey 08625

Mr. J. Andrew Martin, CFM
Regional Support Center (RSC) Coordinator
Dewberry
560 Broadway, Suite 304
New York, New York 10012

Please submit comments (digital format such as word.docx, or shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIS report and FIRM(s) become effective.

To assist your community in maintaining local FIRM(s), we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the FIRMs become effective.

Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on a FIRM; (2) LOMCs for which results could not be shown on a FIRM because of scale limitations or because the LOMC issued determined that the lots or structures involved were outside the Special Flood Hazard Areas (SFHA) as shown on the FIRM; (3) LOMCs for which results have not been included on a FIRM because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the FIRM(s) and will become effective one day after the FIRM(s) become effective.

Your community should be aware that recently approved LOMCs, specifically LOMRs, may have been issued for your community. The LOMR process is dynamic and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary FIRMs which includes incorporating the effects of "mappable" LOMRs issued since the last map effective date, a specific cutoff was established. FEMA will address any approved LOMRs issued after the cutoff date when the final SOMA is distributed. If your community has concerns regarding a specific case, please submit the LOMR case number, as well as any appropriate documentation, to our FEMA Regional Office at FEMA Region II, 26 Federal Plaza, New York, New York 10278-0002 before the end of the comment or appeal periods discussed below to assist us in keeping the map up to date.

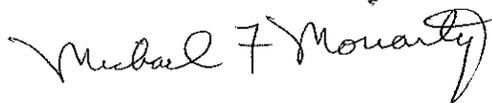
After the CCO Meeting, we will initiate a statutory 90-day appeal period for communities within whose jurisdiction changes to SFHAs have been identified within Bergen County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations, base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM(s). If your community is identified as requiring an appeal period, we will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the *Federal Register* and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the 90-day review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIS report and FIRMs. The new FIS report and FIRM(s) for your community will become effective approximately 7 to 10 months later. Before the effective date, you will

be notified in writing of the official FIS report /FIRMs' effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIS report or FIRM(s). If you or other community officials have any questions regarding floodplain ordinances, you may raise them with your State NFIP Coordinator or you may discuss those issues with our FEMA Regional Office. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM(s) for your community and a consolidated Bergen County FIS report and digital copies of map and report products.

Your community's comments on the Preliminary FIS report and FIRM panels are an important part of our review process, and we will consider them carefully before we publish the FIS report and FIRM(s) in their final form. If you have any questions regarding the Preliminary copies of the FIS report or FIRM(s), please contact Mr. Paul Weberg, FEMA Project Engineer, at (212) 680-3638. If you have general questions about mapping issues, please call our FEMA Map Information eXchange (FMIX), toll free, at (877) 336-2627 (877- FEMA MAP) or e-mail our FMIX staff at FEMAMapSpecialist@riskmapcds.com.

Sincerely,



Michael Moriarty
Director
Mitigation Division
FEMA Region II

Enclosures:

Preliminary FIRM Panels
Preliminary FIS report (digital)
Preliminary SOMA
CD containing the Preliminary materials
Flood Hazard Mapping Fact Sheet
Floodplain Management Bulletin 1-98, *Use of Flood Insurance Study (FIS) Data as Available Data*

cc: Mr. Armand S. Marini, Borough of Westwood, Construction Official
Mr. Paul Weberg, FEMA Region II
Mr. John Moyle, NJDEP
Mr. J. Andrew Martin, CFM, RSC II Lead Coordinator/Project Manager