



OFFICIAL FLOOD HAZARD NOTICE

This brochure has been mailed to all property owners located in the City of Linden to inform residents and businesses about flood hazards associated with our rivers, brooks and creeks, and to suggest possible actions you can take to protect yourself from flooding.

FLOOD HAZARD AREAS

The City of Linden is subject to both tidal and riverine flooding along the *Arthur Kill, Rahway River, Morses Creek, Winans Creek, Piles Creek, Marshes Creek, Peach Orchard Brook, West Brook, Jout Brook, Kings Creek* and several unnamed drainage ditches. A detailed map showing the 100-year floodplain is on file in the Linden Engineering Department, 301 North Wood Avenue, Linden (909-474-8470) and at the Linden Public Library, 31 East Henry Street, Linden (908-289-3830). You can also view the map online at the FEMA Flood Map Service Center (<https://msc.fema.gov>).

The 100-year floodplain is the area that will be flooded on the average of once every 100 years. It has a 1% chance of being flooded in any given year. Put another way, it has about a 26% chance of being flooded over the life of a 30-year mortgage. Smaller floods have a greater chance of occurring in any year and can still create a significant flood hazard to people and property close to the waterways.

Also, larger floods can and do occur. Flood waters can rise very fast. The flood hazard includes fast moving waters, sometimes accompanied by tree limbs and other debris.

The worst storm in Linden's history was

Hurricane Doria in 1971. This hurricane inundated approximately 50% of the City causing massive flooding and road closings. There is no guarantee that a similar storm will not come again. Therefore, we must be prepared for any and all future storms.

FLOOD WARNINGS

The City of Linden has developed an emergency evacuation system, in conjunction with Union County and the State of New Jersey, for floods, hurricanes and emergency situations. The Emergency Management Coordinator in conjunction with the Police Chief, Fire Chief or their representatives will decide on partial or total evacuation. Warnings will be disseminated by police vehicles equipped with public address systems, door to door notification, Nixel Union County First Alert, landline phone message, Linden TV and other forms of communication at the time of the incident.

The flood warning system is intended to provide alert and warning of a flood hazard. A **FLOOD WATCH** means that conditions are right for flooding within the watch area. A **FLOOD WARNING** means that flooding has been reported in the warning area or may happen shortly.

FLOOD SAFETY

If you live near a river, brook or creek, you should be concerned about the flood hazard. There are several actions you can take to mitigate the flood hazards, including:

1. Visit the website [www.ready.gov/floods](http://ready.nj.gov/plan-prepare/floods.shtml) or the State of New Jersey website <http://ready.nj.gov/plan-prepare/floods.shtml>

for preparation and safety tips.

2. Plan an escape route to higher ground.
3. During times of heavy rainfall or possible severe thunderstorm, monitor radio and television broadcasts for flood watches, warnings or evacuation notices. Be alert to weather conditions. Periodically check the City of Linden Website (www.linden-nj.org), or Linden TV-36 (Xfinity) or TV-42 (Verizon) for possible flood warnings.
5. If advised by local authorities to evacuate, be prepared to do so. Have your Emergency Preparedness Kit available and all those to be evacuated ready to go. Follow the directions given by local authorities at the time of evacuation.
6. Do not attempt to cross a flooded area on foot or by vehicle - remember *Turn Around Don't Drown*. Just six inches of moving water can knock you down and one foot of moving water can sweep your vehicle away.
7. Keep children and pets away from flood waters, ditches, culverts and storm drains.
9. Be especially cautious at night.

FLOOD INSURANCE

Your homeowner's insurance policy will not cover losses due to flooding. The City of Linden participates in the National Flood Insurance Program which makes flood insurance available to everyone in the City.

For many people, their home and its contents represent their greatest investment. We strongly urge you to buy flood insurance to protect yourself from devastating losses due to flooding.

Information about flood insurance can be obtained from your insurance agent. You do

not have to live in the floodplain to qualify for flood insurance. Property owners can insure their buildings and contents and renters can insure their possessions. Currently a maximum of \$250,000 of building coverage is available for single family residential buildings and condominiums and \$500,000 for commercial structures. The limits on contents are \$100,000 for all residential buildings and \$500,000 for commercial buildings.

Just because your house has not flooded in the recent past does not mean that you are safe. There is a thirty day waiting period before a flood insurance policy takes effect, so you should call your insurance agent now.

NATURAL & BENEFICIAL FUNCTIONS

Floodplains, stream channels, and wetlands are nature's way of controlling flooding. They keep the flood waters from overtopping natural barriers. They also act as a filtering system for the environment and as a wildlife habitat. Therefore, the City along with the New Jersey Department of Environmental Protection requires that they be safeguarded against encroachments. Any filling or litter in these natural land uses can and will contribute to flooding.

PROPERTY PROTECTION MEASURES

All new construction in Linden must be built to the floodplain ordinance regulations. Existing residences, industrial and commercial buildings located in floodplains can be protected by several measures to withstand floods. Depending on the situation, location and availability of funds, the following measures can be used:

1. Install a sump system to dispose of infiltrating water.

2. Strengthen basement walls.
3. Install water resistant materials, such as paints, floors, carpets, doors and windows.
4. Elevate electrical and mechanical equipment in the basement.
5. Flood-proof walls, windows and doors.
6. Construct floodwalls or closures.
7. Elevate structures.
8. Install backwater valves.

The Construction Code Department (908-474-8462) is available for site visits to review flooding, drainage, and sewer problems and providing one-on-one advice to the property owner about protecting a home from flooding. The visit can be to review an existing problem or to provide advice to someone contemplating developing or improving a property.

If flooding is likely, and time permits, move essential items and furniture to the upper floors of your building.

FLOODPLAIN DEVELOPMENT PERMIT REQUIREMENTS

To regulate development in the floodplain, the City of Linden, in conjunction with state and federal agencies, has developed a Storm Water Control and Floodplain Ordinance. The purposes of the ordinance are to protect the public health and safety, prevent construction that would increase flooding and preserve the natural environment. The ordinance is under the jurisdiction of the City Engineering Department.

No developments in the floodplain, whether construction of structures or installation of fill, are permitted without approvals from the City Engineer or Planning Board. The Construction Code Department can then issue the proper permits.

Should illegal floodplain development be observed, you are urged to call the Linden City Engineer (908-474-8470), Linden Construction Code Department (908-474-8458), Linden Police Department (908-474-8500) or the New Jersey Department of Environmental Protection (609-292-2795).

DRAINAGE SYSTEM MAINTENANCE

The various watercourses and storm sewers are necessary to carry stormwater and prevent flooding to properties. To keep the drainage systems flowing freely, the City has prohibited the following activities in the open channels and closed sewers and their vicinity:

1. Dumping any solid waste, garbage, trash, leaves, grass or debris.
2. Dumping untreated sewage or industrial wastes.
3. Storage of pesticides, flammable, explosive and hazardous materials.

Any violations of these regulations should be immediately reported to the Police Department (908-474-8500).

Although the Linden Department of Public Works cleans the catch basins along the curbline of the municipal roadways, prior to a heavy rain event check the catch basin nearest your property and remove any debris as necessary.

This brochure has been prepared by the Linden Engineering Department, 301 North Wood Avenue, Linden, N.J. 07036 (908-474-8470).