



9.4 BOROUGH OF CAPE MAY POINT

This section presents the jurisdictional annex for the Borough of Cape May Point. The annex includes a general overview of the Borough of Cape May Point; an assessment of the Borough of Cape May Point’s risk, vulnerability, and mitigation capabilities; and a prioritized action plan to implement prior to a disaster to reduce future losses and achieve greater resilience to natural hazards.

9.4.1 Staff and Local Stakeholder Involvement in Annex Development

The Borough of Cape May Point followed the planning process described in Section 3 (Planning Process). This annex was developed over the course of several months with input from many jurisdiction representatives. All departments were asked to contribute to the annex development through reviewing and contributing to the capability assessment, reporting on the status of previously identified actions, and participating in action identification and prioritization. The coronavirus pandemic resulted in a strain on local resources that limited some participation, but every effort was made to connect with staff and stakeholders and gain diverse input. Due to safety precautions, all meetings were held virtually. The following table summarizes who participated and in what capacity. Additional documentation on the municipality’s planning process through Planning Partnership meetings is included in Section 3 (Planning Process) and Appendix C (Meeting Documentation).

Table 9.4-1. Hazard Mitigation Planning Team and Contributors

Primary Point of Contact		Alternate Point of Contact
Name / Title: Ed Grant, Borough Administrator Address: PO Box 490 Cape May Point, NJ 08212 Phone Number: (609) 884-8468x25 Email: egrant@capemaypoint.org		Name / Title: Anita vanHeeswyk, Deputy Mayor, Commissioner Revenue and Finance Address: PO Box 490 Cape May Point, NJ 08212 Phone Number: (609) 884-8468x17 Email: avanheeswyk@capemaypoint.org
NFIP Floodplain Administrator		
Name / Title: Lou Belasco, Floodplain Administrator Address: PO Box 490 Cape May Point, NJ 08212 Phone Number: (609) 884-8468 Email: cmpfloodinfo@gmail.com		
Name	Title	Method of Participation
Ed Grant	Borough Administrator	Primary Point of Contact
Anita vanHeeswyk	Deputy Mayor, Commissioner Revenue and Finance	Alternate Point of Contact, provided information and data, contributed to mitigation strategy, reviewed draft annex and provided feedback
Lou Belasco	Floodplain Administrator	NFIP Floodplain Administrator, provided information and data, reviewed and signed off on annex
Robert Moffatt	Mayor	Reviewed and signed off on annex
Jim Craft	Fiscal/CFO	Reviewed and signed off on annex
Bill Gibson	Emergency Manager, Public Works Director	Reviewed and signed off on annex
Robert Shepanski	Fire Department	Reviewed and signed off on annex
Bruce Graham	Engineer	Reviewed and signed off on annex



9.4.2 Jurisdiction Profile

Cape May Point is a Borough at the southwestern tip of Cape May Peninsula in Cape May County, New Jersey, where the Delaware Bay meets the Atlantic Ocean. It is bounded on the north by the Township of Lower, on the east by portions of the Township of Lower and the Borough of West Cape May and the City of Cape May, on the south by the Atlantic Ocean and Delaware Bay, and on the west by the Delaware Bay. It is part of the Ocean City Metropolitan Statistical Area. Cape May Point is home to the Cape May Light.



According to the U.S. Census, the 2010 population for the Borough of Cape May Point was 291. The estimated 2018 population was 188, a 35.4 percent decrease from the 2010 Census. Data from the 2018 U.S. Census American Community Survey indicate that 0 percent of the population is 5 years of age or younger and 64.9 percent is 65 years of age or older. Communities must deploy a support system that enables all populations to safely reach shelters or to quickly evacuate a hazard area.

9.4.3 Growth/Development Trends

Understanding how past, current, and projected development patterns have or are likely to increase or decrease risk in hazard areas is a key component to understanding a jurisdiction’s overall risk to its hazards of concern. Table 9.4-2 summarizes recent and expected future development trends, including major residential/commercial development and major infrastructure development. Figure 9.4-1 at the end of this annex illustrates the geographically-delineated hazard areas and the location of potential new development.

Table 9.4-2. Recent and Expected Future Development

Type of Development	2015		2016		2017		2018		2019	
Number of Building Permits for New Construction Issued Since the Previous HMP										
	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA
Single and Two-Family Units	8	6	3	3	6	5	8	8	8	8
Multi-Family	0	0	0	0	0	0	0	0	0	0
Other (commercial, mixed-use, etc.)	0	0	0	0	0	0	0	0	0	0
Property or Development Name	Type of Development		# of Units / Structures		Location (address and/or block and lot)		Known Hazard Zone(s)*		Description / Status of Development	
Recent Major Development and Infrastructure from 2015 to Present										
None identified										
Known or Anticipated Major Development and Infrastructure in the Next Five (5) Years										
None anticipated										

* Only location-specific hazard zones or vulnerabilities identified.



9.4.4 Capability Assessment

The Borough of Cape May Point performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Section 6 (Capability Assessment) describes the components included in the capability assessment and their significance for hazard mitigation planning. This section summarizes the following findings of the assessment:

- An assessment of legal and regulatory capabilities.
- Development and permitting capabilities.
- An assessment of fiscal capabilities.
- An assessment of education and outreach capabilities.
- Information on National Flood Insurance Program (NFIP) compliance.
- Classification under various community mitigation programs.
- The community’s adaptive capacity for the impacts of climate change.

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into the day-to-day local government operations. As part of this planning effort, planning/policy documents were reviewed, and each jurisdiction was surveyed to obtain a better understanding of their progress in plan integration. Areas with current mitigation integration are summarized in Capability Assessment (Section 9.4.4). The Borough of Cape May Point identified specific integration activities that will be incorporated into municipal procedures are included in the updated mitigation strategy.

PLANNING, LEGAL AND REGULATORY CAPABILITY

The table below summarizes the legal and regulatory tools that are available to the Borough of Cape May Point and where hazard mitigation has been integrated.

Table 9.4-3. Planning, Legal and Regulatory Capability

	Do you have this? (Yes/No)	Authority that enforces (Federal, State, Regional, County, Local)	Is this State Mandated?	Have aspects of this been integrated into your mitigation plan?	
				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
Codes, Ordinances, & Requirements					
Building Code	Yes	State & Local	Yes	Yes	-
<i>Comment:</i>					
<ul style="list-style-type: none"> • State mandated on local level under NJAC 5:23-3.14. International Building Code – New Jersey Edition, 2018, NJAC 5:24-3.14 Adopted 9/3/2019 (with NJ edits dated March 14, 2020 coming soon) • Construction Codes, Uniform, Chapter 75, Adopted by the Board of Commissioners. There is hereby established in the Borough of Cape May Point a State Uniform Construction Code enforcing agency to be known as the Department of Construction Inspection. The Construction Official shall be the chief administrator of the enforcing agency. Although a separate permit is required to build in the SFHA. • The Ordinance contains no specific mitigation actions other than those required in the Uniform Construction Code. 					
Zoning Code	Yes	State & Local	Yes – if municipality has a Planning Board	Yes	-
<i>Comment:</i>					
<ul style="list-style-type: none"> • State permissive on local level. Per State of NJ Municipal Land Use Law (MLUL) L. 1975, s. 2, eff Aug 1, 1976, 40-55D-62: 49. Power to zone, requires all jurisdictions to have current zoning and other land development ordinances after the planning board has adopted the land use element and master plan. • Zoning, Chapter 150, Adopted by the Board of Commissioners, 1988 with subsequent amendments. • Mitigation aspects of this Chapter include: 					





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				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
	<ul style="list-style-type: none"> All utility service connections to all new construction or, substantial improvement as defined in Article II of Chapter 90, Flood and Storm Zones, shall be underground. No structural expansion or alteration which creates any nonconformity or extends or expands any existing nonconformity shall be permitted unless a variance has been granted, except that raising an entire structure to comply with the flood ordinance is permitted so long as the structure is not otherwise expanded or relocated. It is the intent that the Beach Zone to protect the Borough's important beach resources from development and use that is inconsistent with their natural character or which could have an adverse impact on them. <p>Would the Borough be interested in adding other mitigating aspects to this Chapter that more clearly indicate Floodplain Management as supported by Zoning?</p>				
Subdivisions	Yes	County & Local	Yes – if municipality has a Planning Board	Yes	-
<p>Comment:</p> <ul style="list-style-type: none"> P.L.1975, c.291 (C.40:55D-47): 40:55D-37. Grant of power; referral of proposed ordinance; county planning board approval a. The governing body may by ordinance require approval of subdivision plats by resolution of the planning board as a condition for the filing of such plats with the county recording officer and approval of site plans by resolution of the planning board as a condition for the issuance of a permit for any development, except that subdivision or individual lot applications for detached one or two dwelling-unit buildings shall be exempt from such site plan review and approval; provided that the resolution of the board of adjustment shall substitute for that of the planning board whenever the board of adjustment has jurisdiction over a subdivision or site plan pursuant to subsection 63b. of this act . Dictated by the Municipal Land Use Law. NJ Statute 40:27-6.2 – the board of freeholders of any county having a county planning board shall provide for the review of all subdivisions of land within the county by said county planning board and for the approval of those subdivisions affecting county road or drainage facilities as set forth and limited hereinafter in this section. Subdivision of Land, Chapter 149, adopted by the Board of Commissioners in 1988, revised through 2013. The purpose of this chapter is to provide rules, regulations and standards to regulate the division or subdivision of lots within the Borough. The Ordinance contains basic land subdivision requirements. 					
Stormwater Management	Yes	State & Local	Yes	Yes	-
<p>Comment:</p> <ul style="list-style-type: none"> See Title 7 of the NJ Administrative Code, N.J.A.C. 7:8 Stormwater Control, Chapter 129, adopted by the Board of Commissioners in 2006. It is the purpose of this Chapter that flood control, groundwater recharge, and pollutant reduction through nonstructural or low impact techniques shall be explored before relying on structural BMPs. Structural BMPs should be integrated with nonstructural stormwater management strategies and proper maintenance plans. Nonstructural strategies include bath environmentally sensitive site design and source controls that prevent pollutants from being placed on the site or from being exposed to stormwater. As Mitigation measures it is required by this Chapter that in timing of stormwater runoff will not increase flood damage at or downstream of the site. It is also required that post-construction stormwater runoff into tidal flood hazard areas if the increased volume of stormwater runoff will not increase flood damages below the point of discharge; or in tidal flood hazard areas, stormwater runoff quantity analysis in accordance with paragraphs this Chapter shall only be applied if the increased volume of stormwater runoff could increase flood damages below the point of discharge. Structural stormwater management measures shall be designed to take into account the existing site conditions, including, for example, environmentally critical areas, wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability and texture; drainage are and drainage patterns. 					
Post-Disaster Recovery	No	N/A	No	-	-
<p>Comment:</p>					
Real Estate Disclosure	Yes	State, Division of Consumer Affairs	Yes	Yes	-



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				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
<p>Comment: N.J.A.C. 13:45A-29.1 - Before signing a contract of sale, all purchasers must receive a New Jersey Public Offering Statement (POS) approved by the New Jersey Real Estate Commission. The POS provides information such as estimated completion dates for improvements, fees for services and amenities, the type of title and ownership interest being offered, its proximity to hospitals, schools, fire and police, as well as any hazards, risks or nuisances in or around the subdivision.</p> <ul style="list-style-type: none"> Real Estate disclosure of flood hazards could become an Ordinance Requirement for Real Estate Agents and/or a written policy for disclosing a property's Flood information. Also, providing flood insurance information for impacted properties could be an additional requirement. It should be noted that Section 90-1.3 of the Borough's Flood Damage Prevention Ordinance 'Statement of Purpose' has a provision to ensure that potential buyers are notified that property is in an area of special flood hazard. 					
Growth Management	Yes	Yes	Yes	Yes	-
<p>Comment:</p> <ul style="list-style-type: none"> State Mandated on a municipal level. See Zoning Ordinance; Also - Plan Endorsement Process via the State Development & Redevelopment Plan provides for the delineation of Growth Areas and Environs; Use of the endorsed plans in the implementation of state environmental regulations makes the Plan Endorsement process a growth management strategy. Zoned R1 (single family only). Strict FAR (floor area ratio) 					
Site Plan Review	No	-	Yes – if municipality has a Planning Board	-	-
<p>Comment:</p> <ul style="list-style-type: none"> Dictated by the Municipal Land Use Law which sets forth minimum requirements for plans, etc., timeframes for development review. NJ Statute 40:27-6.2: The board of freeholders of any county having a county planning board shall provide for the review of all subdivisions of land within the county by said county planning board and for the approval of those subdivisions affecting county road or drainage facilities as set forth and limited hereinafter in this section. 40:27-6.10 In order that county planning boards shall have a complete file of the planning and zoning ordinances of all municipalities in the county, each municipal clerk shall file with the county planning board a copy of the planning and zoning ordinances of the municipality in effect on the effective date of this act and shall notify the county planning board of the introduction of any revision or amendment of such an ordinance which affects lands adjoining county roads or other county lands, or lands lying within 200 feet of a municipal boundary, or proposed facilities or public lands shown on the county master plan or official county map. Such notice shall be given to the county planning board at least 10 days prior to the public hearing thereon by personal delivery or by certified mail of a copy of the official notice of the public hearing together with a copy of the proposed ordinance. Cape May Point has no parcels large enough for subdivisions. 					
Environmental Protection	Yes	State & Local	No	Yes	-
<p>Comment:</p> <ul style="list-style-type: none"> Stormwater Control, Chapter 129, contains a section requiring an Environmental Site Analysis as follows; A written and graphic description of the natural and manmade features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department Landscape Project or Natural Heritage Database established under N.J.S.A. 13:15-15.147 through 15.150, particularly <i>Helonias bullata</i> (swamp pink) and/or <i>Clemmys muhlenbergi</i> (bog turtle). There is also a fairly active Environmental Commission in the Borough, established under Chapter 14. 					
Flood Damage Prevention	Yes	State & Local	Yes	Yes	-
<p>Comment:</p> <p>The NJ State Law Flood Area Control Act (N.J.S.A. 58:16A-52) and the National Flood Control Act of 1968 (NFIP) are state and federal acts to support minimization of flood losses. They do not require local adoption but as enforced by the NJDEP, the floodplain ordinances of each municipality must be reviewed for compliance with these regulations. In addition, participation in the NFIP requires a floodplain ordinance. Regulations for the Flood Control Hazards Act were adopted in 2007 and amended effective June 20, 2016.</p> <ul style="list-style-type: none"> Flood Damage Prevention, Chapter 90, adopted by the Board of Commissioners in 1988 & amended through 2017. It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to: a. .Protect human life and health b. Minimize expenditure of public money for costly flood control projects ;c Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; d. Minimize prolonged business interruptions. 					



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				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
<ul style="list-style-type: none"> In order to accomplish its purposes, this ordinance includes methods and provisions for: a. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; b. Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction; c. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters; d. Controlling filling, grading, dredging, and other development which may increase flood damage; and, Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas. A Development Permit shall be obtained before construction or development begins, including placement of manufactured homes, within any area of special flood hazard established in subsection 90-3.2. CMP Code Chapter 90-5.2a3 already requires 2 feet of freeboard. 	Yes	State	Yes	Yes	-
Wellhead Protection <i>Comment:</i> Administered by NJ DEP.					
<ul style="list-style-type: none"> Emergency Services, Chapter 12, adopted by the Board of Commissioners in 2008. The County of Cape May consists of sixteen (16) municipalities, eleven (11) of which have municipal police or fire departments operating for or within the Borough of Avalon, City of Cape May, Township of Lower, Township of Middle, City of North Wildwood, City of Ocean City, City of Sea Isle City, Borough of Stone Harbor, Borough of West Wildwood, City of Wildwood or the Borough of Wildwood Crest, which regularly interact and provide assistance to each other in police, medical or fire related emergencies. 	Yes	State & Local	No	Yes	-
Emergency Management <i>Comment:</i>					
<ul style="list-style-type: none"> Water and Sewer Utility, Chapter 146, adopted by the Board of Commissioners in 1988 and amended through 2018. The Borough's Ordinance for regulating potable water use and wastewater discharges is comprehensive and contains mitigating aspects. Any person receiving a supply of water for any purpose from the Water and Sewer Utility of the Borough shall be subject to the rules and regulations established by this chapter. The purpose of this Article is to provide for the maximum possible beneficial public use of the wastewater facilities through regulation of sewer construction, sewer use and wastewater discharges. It shall be unlawful to discharge without an NPDES permit to any natural outlet within the Borough of Cape May Point or in any area under its jurisdiction 	No	-	No	-	2021-Cape May Point-011
Climate Change <i>Comment:</i>					
<ul style="list-style-type: none"> Water and Sewer Utility, Chapter 146, adopted by the Board of Commissioners in 1988 and amended through 2018. The Borough's Ordinance for regulating potable water use and wastewater discharges is comprehensive and contains mitigating aspects. Any person receiving a supply of water for any purpose from the Water and Sewer Utility of the Borough shall be subject to the rules and regulations established by this chapter. The purpose of this Article is to provide for the maximum possible beneficial public use of the wastewater facilities through regulation of sewer construction, sewer use and wastewater discharges. It shall be unlawful to discharge without an NPDES permit to any natural outlet within the Borough of Cape May Point or in any area under its jurisdiction 	No	-	No	-	2021-Cape May Point-011
Disaster Recovery Ordinance <i>Comment:</i>					
<ul style="list-style-type: none"> Water and Sewer Utility, Chapter 146, adopted by the Board of Commissioners in 1988 and amended through 2018. The Borough's Ordinance for regulating potable water use and wastewater discharges is comprehensive and contains mitigating aspects. Any person receiving a supply of water for any purpose from the Water and Sewer Utility of the Borough shall be subject to the rules and regulations established by this chapter. The purpose of this Article is to provide for the maximum possible beneficial public use of the wastewater facilities through regulation of sewer construction, sewer use and wastewater discharges. It shall be unlawful to discharge without an NPDES permit to any natural outlet within the Borough of Cape May Point or in any area under its jurisdiction 	No	-	No	-	2021-Cape May Point-011
Disaster Reconstruction Ordinance <i>Comment:</i>					
<ul style="list-style-type: none"> Water and Sewer Utility, Chapter 146, adopted by the Board of Commissioners in 1988 and amended through 2018. The Borough's Ordinance for regulating potable water use and wastewater discharges is comprehensive and contains mitigating aspects. Any person receiving a supply of water for any purpose from the Water and Sewer Utility of the Borough shall be subject to the rules and regulations established by this chapter. The purpose of this Article is to provide for the maximum possible beneficial public use of the wastewater facilities through regulation of sewer construction, sewer use and wastewater discharges. It shall be unlawful to discharge without an NPDES permit to any natural outlet within the Borough of Cape May Point or in any area under its jurisdiction 	Yes	State & Local	No	Yes	-
Other Sustainability Study <i>Comment:</i>					
Planning Documents					
<ul style="list-style-type: none"> 2018 Revised NJ Statute 40:27-2; the county planning board shall make and adopt a master plan for the physical development of the county. The master plan of a county, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the county planning board's recommendations for the development of the territory covered by the plan, and may include, among other things, the general location, character, and extent of streets or roads, viaducts, bridges, waterway and waterfront developments, parkways, playgrounds, forests, reservations, parks, airports, and other public ways, grounds, places and spaces; the general location and extent of forests, agricultural areas, and open-development areas for purposes of conservation, food and water supply, sanitary and drainage facilities, or the protection of urban development, and such other features as may be 	Yes	State and Local	Yes	Yes	-
Comprehensive / Master Plan <i>Comment:</i>					



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				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
<p><i>important to the development of the county. The county planning board shall encourage the co-operation of the local municipalities within the county in any matters whatsoever which may concern the integrity of the county master plan and to advise the board of chosen freeholders with respect to the formulation of development programs and budgets for capital expenditures. Per State of NJ Municipal Land Use Law (MLUL) L. 1975, s. 2, eff Aug 1, 1976 40:55D-28 provides the required components of a municipal Master Plan and requires that each municipality prepare a master plan and update it every 6 years. Further, all zoning ordinances must be consistent with the Master Plan or will not be benefitted from a presumption of validity.</i></p> <ul style="list-style-type: none"> • <i>Master Plan, adopted by the Borough Planning Board with revisions, August,2008. Master Plan Re-examination Report, adopted by the Borough Planning Board, March 13, 2017.</i> • <i>The 2017 report contains sufficient detail for the Proposed Land Use Districts Map and regulations whereby it may be considered an amendment to the master plan and, as such, serve directly as the basis for changes to the land development ordinance and zoning map. Additionally, the Municipal Public Access Plan (MPAP), the report entitled "Getting to Resilience" and the "Coastal Vulnerability Assessment Report" are hereby incorporated within the Master Plan as technical appendices to inform the other plan elements.</i> • <i>Beach Damage and Saltwater Intrusion is a concern for the Borough. Exposure to coastal storms from the east, south and west threaten the Borough's beaches and dunes, which if breached, create a saltwater intrusion hazard. Goals of the Plan include creating a strategic process of mitigation actions for the Borough to build and strengthen resilience to effects of coastal storm events, including flood hazards and storm surges.</i> 					
Capital Improvement Plan	Yes	Local	No	Yes	-
<i>Comment:</i>					
Disaster Debris Management Plan	No	-	No	-	2021-Cape May Point-010
<i>Comment:</i>					
Floodplain or Watershed Plan	Pending	Local	No	Yes Pending	2021-Cape May Point-009
<i>Comment:</i> A Watershed Management Plan is currently underway for CRS credit by the Stockton Coastal Research Center.					
Stormwater Management Plan	Yes CMP Code Chap 129	Local	Yes	Yes	-
<p><i>Comment:</i></p> <ul style="list-style-type: none"> • <i>The Stormwater Management rules (N.J.A.C. 7:8) rules were published in the February 2, 2004 NJ Register. These rules set forth the required components of regional and municipal stormwater management plans and establish the stormwater management design and performance standards for new (proposed) development. The design and performance standards for new development include groundwater recharge, runoff quantity controls, and runoff quality controls. The rules emphasize, as a primary consideration, the use of nonstructural stormwater management techniques including minimizing disturbance, minimizing impervious surfaces, minimizing the use of stormwater pipes, preserving natural drainage features, etc. The rules also set forth requirements for groundwater recharge, stormwater runoff quantity control, stormwater runoff quality control, and the prohibition of major development to be located within or to discharge runoff from the major development into a 300-foot riparian zone without prior authorization from the Department under the Flood Hazard Area Control Act Rules, N.J.A.C. 7:13.</i> • <i>The 2007 Master Plan contains a Stormwater Element. This Municipal Stormwater Management Plan (MSWMP) documents the strategy for the Borough of Cape May Point to address storm water related impacts. The creation of this plan is required by N.J.A.C. 7:14A-25, Municipal Storm water Regulations and contains all of the required elements described in N.J.A.C. 7:8 Storm water Management Rules. The plan addresses groundwater recharge, storm water quantity, and storm water quality impacts by incorporating storm water design and performance standards for new major development, defined as projects that disturb one or more acre of land. These standards are intended to minimize the adverse impact of storm water runoff on water quality and water quantity and the loss of groundwater recharge that provides base flow in receiving water bodies. The plan describes long-term operation and maintenance measures for existing and future storm water facilities.</i> • <i>As part of the mitigation section of the storm water plan, specific storm water management measures are identified to lessen the impact of existing development.</i> • <i>Administered by Cape May Point Code Enforcement or Cape May Police Department.</i> 					
Stormwater Pollution Prevention Plan	Yes	State and Local	Yes	Yes	-
<p><i>Comment:</i></p> <ul style="list-style-type: none"> • <i>The Phase II New Jersey Pollutant Discharge Elimination System Stormwater Regulation Program (NJPDES) rules (N.J.A.C. 7:14A) were published in the February 2, 2004, NJ Register. These NJPDES rules are intended to address and reduce pollutants</i> 					



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	<p>associated with existing stormwater runoff. The NJPDES rules establish a regulatory program for existing stormwater discharges as required under the Federal Clean Water Act. These NJPDES rules govern the issuance of permits to entities that own or operate small municipal separate storm sewer systems, known as MS4s. Under this program, permits must be secured by municipalities, certain public complexes such as universities and hospitals, and State, interstate and federal agencies that operate or maintain highways. The permit program establishes the Statewide Basic Requirements that must be implemented to reduce nonpoint source pollutant loads from these sources. The Statewide Basic Requirements include measures such as: the adoption of ordinances (litter control, pet waste, wildlife feeding, proper waste disposal, etc.); the development of a municipal stormwater management plan and implementing ordinance(s); requiring certain maintenance activities (such as street sweeping and catch basin cleaning); implementing solids and floatables control; locating discharge points and stenciling catch basins; and a public education component</p> <ul style="list-style-type: none"> As referenced under Stormwater Management Plan above, the Stormwater Element of the Master Plan also addresses Stormwater Pollution Prevention, which contains a number of mitigation measures, such as; To continue the rebuilding and maintenance program for the Lower Cape May County meadows, including the Cape May Point beaches, and protect dunes and beaches from further erosion; Preserve Lake Lily in its restored state, and maintain the lake in a suitable fashion for fish and other wildlife to survive; Preserve and add to the native vegetation of the area; Provide a healthy and wholesome environment for the native and migrating birds, butterflies, marine and terrestrial wildlife; Encourage conservation of potable water; Encourage and preserve "Open Space" where and whenever possible; Maintain the high standard of air quality in Cape May Point; Preserve our discounted flood insurance rate by following Federal and State building requirements. 				
Urban Water Management Plan	No	-	No	-	-
<i>Comment:</i>					
Habitat Conservation Plan	Yes	Local	No	Yes	-
<i>Comment:</i>					
<ul style="list-style-type: none"> The Borough's 2007 Master Plan contains a Conservation Plan. The Conservation Plan, while not a mandatory element of the Master Plan, is one of the most important optional plans authorized under enabling legislature. The Conservation Plan for Cape May Point, New Jersey is provided here for the preservation, conservation, and utilization of the Borough's natural resources. Areas covered include Geology and Soils, Hydrology, Meteorology, Vegetation, and Wildlife. The Plan will provide guidance as to resource planning, and management priorities and strategies. There are areas within Cape May Point that are more vulnerable and arguably more essential to wildlife than other places, and protective measures should concentrate on these sensitive areas. Such areas include all the dunes and the environs of Lake Lily. In order to control the quality of water run-off that drains into the Lake from much of the Borough, homeowners and gardeners throughout the Borough should be encouraged not to use chemical fertilizers. As mitigating measures, the Plan recommends that in order to achieve best conservation practices, the Borough code should be amended in terms of landscaping guidelines, lighting standards, and carrying capacity for native habitat. 					
Economic Development Plan	No	-	No	-	-
<i>Comment:</i>					
Shoreline Management Plan	Yes	Local	Yes – if located in a coastal zone	Yes	-



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				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
Comment:					
<ul style="list-style-type: none"> NJ Coastal Area Facility Review Act (N.J.S.A. 13:19) or CAFRA regulates almost all development along the coast for activities including construction, relocation, and enlargement of buildings or structures, and excavation, grading, shore protection structures, and site preparation. This law is implemented through NJ's Coastal Zone management Rules N.J.A.C. 7:7E-1 et seq. This regulation does not require a Plan but does regulate most development activities in the Coastal Zone within a certain distance from the Shoreline. Annual Review for 2019 of the Cape May Point NJ Municipal Beaches, dated May 30, 2019. The annual survey of the nine cross section stations on the municipal beach was completed by the Stockton University Coastal Research Center (CRC) on May 1 & 2, 2019. These were compared to previous surveys that were conducted April 2017 and April 2018. The findings included in this report complete the annual review of the municipal beaches just prior to the 2019 beach bathing season. The findings by Cell are as follow: Cells 0 (Lighthouse Ave.) and 1 (Lehigh Ave.) do not have reef structures; the beaches at Lighthouse and Lehigh Avenue gained substantial new sand and remain stable to accretive. Both beaches have steep slopes into deep water with strong tidal currents into and out of Delaware Bay. Cell 2 at Whilldin Avenues, the shoreline position (zero datum) is approximately 90 feet distance from the breakwater structure. Depth of the scour trough landward of the units has decreased to - 7.05 feet NAVD88 with less than 2 feet of the reef structure now exposed above the sea floor around the units. The swimming area remains limited, especially closer to the groins but should be manageable mid-beach this year. The greatest risk is unwitting contact with the barnacle encrusted reef crest generating cuts and abrasions. Wave surge should be far less than when 6-7 feet of height existed between the reef crest and the landward seafloor. The CRC again recommends installing a line of floats indicating the maximum distance for swimming that should be about 20 feet from the breakwater reef. Cell 3 at Coral Avenue, the shoreline position remained relatively constant; the breakwater units in May 2019 were approximately 100 feet from the shoreline position (zero datum). The space between the water's edge and the reefs filled in dramatically as did the offshore region beyond the reef structure. Wave turbulence over the structures should be minimal this season because about 2 feet of reef structure is exposed above the seafloor. The reduction in exposed reef structure above the sand surface reduces the wave turbulence over the reef and makes for safer swimming. Cell 4 (Lake Ave.) has no structures offshore and a relatively flatter nearshore slope. This site remains overall a good option for a swimming beach in Cape May Point this season and the recreational berm is about the same this year. The relatively shallow slope platform in the water between groins make wading and swimmer relatively safer for beach patrons. Cells 5 (Cape Ave.) and 6 (Pearl Ave.) contain the newer submerged breakwater units but they pose minimal risk for swimming in 2019. Both reef structures lie in greater than -8 feet of water approximately 200 hundred feet from the shoreline at low tide. The landward trough filled in at Cell 5 as well, generating a fairly flat area between the reef and the shoreline. The "Double Tee" structure in Cell 6 is buried with additional sand. Swimming near the groins should always be avoided since the units are slightly closer to the beach adjacent to the rocks. Cell 7 at Stites Avenue benefited from a stable berm area enhancing the recreational value of the beach, this paired with the shallow offshore platform will offer a relatively safe option for swimming. The beach is narrower in 2019, but only by 13 feet. Cell 8 at Alexander Avenue has remained at last year's width, but the available recreational area has been substantially improved at this beach since 2005, especially in the seaward dune slope region. The sand lost from Alexander Avenue does not accumulate on the Sunset Beach segment, but adds to the sediment layers on the nearshore Delaware Bay floor instead 					
Community Wildfire Protection Plan	No	-	No	-	-
Comment:					
Community Forest Management Plan	No	-	No	-	-
Comment:					
Transportation Plan	Yes	Local	No	Yes	-
Comment:					
<ul style="list-style-type: none"> Circulation Element, Cape May Master Point Borough Master Plan, adopted by the Borough Planning Board, February 17, 2016. Although an Element of the Master, this Circulation Plan was completed separately. The goal of this element is to preserve Cape May Point's walkable character and shared streets through measures that increase actual and perceived safety for pedestrians, cyclists, drivers, residents, vacationers, and daily visitors. The goals include to: maintain and enhance the multimodal nature of the Borough's streets; Use engineering, enforcement, and education to encourage people to walk or bike and discourage driving to local destinations; Accommodate visitors through policies that promote pedestrians and bicycle use that reduce parking difficulties for them and local residents; Maintain parking and roadway design standards consistent with the character of the Borough and in concert with applicable engineering standards. Bike Walk Cape May, A Plan for both Cape May City and Cape May Point. 2016. The proposed recommendations outline a range of engineering, education, enforcement, and encouragement concepts and strategies to enhance bicycle and pedestrian mobility 					



Table 9.4-3. Planning, Legal and Regulatory Capability

	Do you have this? (Yes/No)	Authority that enforces (Federal, State, Regional, County, Local)	Is this State Mandated?	Have aspects of this been integrated into your mitigation plan?	
				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
<i>throughout the two communities. Prioritized and implemented over time, as funding is available, they will foster higher levels of walking and biking activity, spur economic activity along the commercial corridors, support tourism, and create a more robust network to link residents and tourists with the places they want to go.</i>					
Agriculture Plan	No	-	No	-	-
<i>Comment:</i>					
Climate Action Plan	Yes	Local	No	Yes	-
<i>Comment:</i>					
<ul style="list-style-type: none"> Getting to Resilience Recommendation Report, prepared for the Borough of Cape May and dated January 2016. An example of an immediate outcome of completing the Getting to Resilience process is Cape May Point's application for additional Sustainable Jersey points through the Climate Adaption: Flooding Risk action. A challenging longterm goal would be to increase the integration of flood risk discussion into the Cape May Point's next master plan. Of particular difficulty is planning for sea level rise as it is an area that requires educating residents on the potential impacts over the next 25 to 30 years. Cape May Point should take into consideration the impacts of sea level rise when revising its Master Plan and its Capital Improvements Budget. 					
Tourism Plan	No	-	No	-	-
<i>Comment:</i>					
Business Development Plan	No	-	No	-	-
<i>Comment:</i>					
Other: Dune Maintenance Plan, Landscaping and Vegetation Plan	Yes	Local	No	Yes	-
<i>Comment:</i>					
<ul style="list-style-type: none"> The Dune Maintenance Plan is a five-year plan designed to maintain and improve the natural and beneficial functions of the Borough's dune system. In addition, the plan incorporates public education and information through the use of volunteers and signage within the program. Chapter 150 section 21 of the Borough Code provides information on requirements for Landscaping and Vegetation plans. Native vegetation and pervious surfaces are encouraged and/or required. Such development patterns may help reduce impacts from stormwater flooding. 					
Response/Recovery Planning					
Comprehensive Emergency Management Plan (CEMP) / Emergency Operations Plan (EOP)	Yes	State, County & Local	Yes	Yes	-
<i>Comment:</i>					
<ul style="list-style-type: none"> Each county and municipality in the State shall prepare a written Emergency Operations Plan with all appropriate annexes necessary to implement the plan. Each Emergency Operations Plan shall be adopted no later than one year after the State Emergency Planning Guidelines have been adopted by the State Office of Emergency Management and shall be evaluated at such subsequent scheduled review of the State Emergency Operations Plan. L.1989, c.222, s.19. External Support Function 15 (External Communications), dated February 2017. The purpose of Emergency Support Function (ESF) 15 is developed to assist in the provision of accurate, coordinated, and timely information to affected audiences, including governments, media, the private sector, and the populace, during times of disaster or emergencies, using the National Incident Management System (NIMS). 					
Threat & Hazard Identification & Risk Assessment (THIRA)	Yes	Local	No	Yes	-
<i>Comment:</i>					
<ul style="list-style-type: none"> The Borough of Cape May Point, Municipal Coastal Vulnerability Assessment, dated May, 2016, while not a THIRA by name, identifies the vulnerability of the community's assets to a series of flood hazard scenarios and examines how the flood events will affect the functional capacity of critical buildings, services, infrastructure, businesses, ecological systems, and residents. The Plan includes many short and long term recommendations for addressing the identified vulnerabilities that are mitigation actions some of which are aspects of the HMP. 					
Post-Disaster Recovery Plan	No	-	No	-	-
<i>Comment:</i>					



Table 9.4-3. Planning, Legal and Regulatory Capability

	Do you have this? (Yes/No)	Authority that enforces (Federal, State, Regional, County, Local)	Is this State Mandated?	Have aspects of this been integrated into your mitigation plan?	
				If yes- how? Describe in comments	If no - can it be a mitigation action? If yes, add Mitigation Action #.
Continuity of Operations Plan	No	-	No	-	-
<i>Comment:</i>					
Public Health Plan	Yes CM Co Health Dept.	County State Federal	No	Yes	-
<i>Comment:</i>					
• Cape May Point uses the Cape May County Health Department plans.					
Other	No	-	No	-	-
<i>Comment:</i>					

Table 9.4-4. Development and Permitting Capability

Criterion	Response
Does your jurisdiction issue development permits? - If no, who does? If yes, which department?	Yes, Building
Does your jurisdiction have the ability to track permits by hazard area?	Yes
Does your jurisdiction have a buildable lands inventory? -If yes, please describe briefly. -If no, please quantitatively describe the level of buildout in the jurisdiction.	Yes

ADMINISTRATIVE AND TECHNICAL CAPABILITY

The table below summarizes potential staff and personnel resources available to the Borough of Cape May Point.

Table 9.4-5. Administrative and Technical Capabilities

Staff/Personnel Resource	Available?	Department/Agency/Position
Administrative Capability		
Planning Board	Yes	Revenue and Finance
Mitigation Planning Committee	Yes	CMP OEM
Environmental Board / Commission	Yes	EC under Com., Public Works
Open Space Board / Committee	Yes	EC under Com. Public Safety and Public Affairs
Economic Development Commission / Committee	Yes	Commissioner Revenue and Finance, Administrator, CFO, Auditor
Warning Systems / Services (reverse 911, outdoor warning signals)	Yes	Public Works; CMP Fire Company; Code Red.
Maintenance program to reduce risk	Yes	Public Works completes the following: Keeping storm drains clear, collecting bagged leaves every Tuesday from property owners to keep them from flowing into drains, monitoring Lake Lily and determining when to lower lake levels by pumping so the lake can absorb stormwater from Lighthouse Pond and South Cape May Meadow.
Mutual aid agreements	Yes	Fire, Police, EMS, NJ DEP, CM County OEM,



Staff/Personnel Resource	Available?	Department/Agency/Position
Technical/Staffing Capability		
Planners or engineers with knowledge of land development and land management practices	Yes	Borough Engineer Certified Municipal Planner
Engineers or professionals trained in building or infrastructure construction practices	Yes	Borough Engineer Construction Official
Planners or engineers with an understanding of natural hazards	Yes	Borough Engineer Certified Municipal Planner Certified Floodplain Manager
Staff with training in benefit/cost analysis	Yes	Rev & Fin, CFO, Auditor, Administrator
Staff with training in green infrastructure	Yes	Municipal engineer.
Staff with education/knowledge/training in low impact development	Yes	Certified Municipal Planner
Surveyor	Yes	PW, Borough Engineer
Stormwater engineer	Yes	Borough Engineer Supervisor Public Works
Personnel skilled or trained in GIS applications	Yes	Borough Engineer
Local or state water quality professional	Yes	NJ DEP and local water official
Scientist familiar with natural hazards in local area	Yes	Consultant Dr. Stewart Farrell, Stockton Coastal Research Center
Emergency manager	Yes	Bill Gibson, Public Works Manager/ OEM
Watershed planner	No	-
Environmental specialist	No	-
Grant writers	Yes	Rev & Fin, Administrator
Resilience Officer	No	-
Other	No	-

FISCAL CAPABILITY

The table below summarizes financial resources available to the Borough of Cape May Point.

Table 9.4-6. Fiscal Capabilities

Financial Resource	Accessible or Eligible to Use?
Community Development Block Grants (CDBG, CDBG-DR)	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for Specific Purposes	Yes
User Fees for Water, Sewer, Gas or Electric Service	Yes
Incur Debt through General Obligation Bonds	Yes
Incur Debt through Special Tax Bonds	Yes
Incur Debt through Private Activity Bonds	No
Withhold Public Expenditures in Hazard-Prone Areas	No
State-Sponsored Grant Programs	Yes
Development Impact Fees for Homebuyers or Developers	No
Clean Water Act 319 Grants (Nonpoint Source Pollution)	No
Other	Cape May Point Taxpayer Association funds “Dune Days” by providing and planting vegetation on the dunes using donations from the over 800 members.

EDUCATION AND OUTREACH CAPABILITY

The table below summarizes the education and outreach resources available to the Borough of Cape May Point.





Table 9.4-7. Education and Outreach Capabilities

Criterion	Response
Do you have a public information officer or communications office?	Yes, Administrator Edmund Grant
Do you have personnel skilled or trained in website development?	Yes, Clerk Elaine Wallace
Do you have hazard mitigation information available on your website? -If yes, briefly describe.	Yes
Do you use social media for hazard mitigation education and outreach? -If yes, briefly describe.	No
Do you have any citizen boards or commissions that address issues related to hazard mitigation? -If yes, briefly describe.	CRS PPI committee, Multi-Jurisdictional PPI (NJ Coastal Coalition)
Do you have any other programs already in place that could be used to communicate hazard-related information? If yes, briefly describe.	An updated borough website and ability to send out information via email and text to property owners right away. The Borough added new bookcases in the public conference room for FEMA manuals so the public can reference them with ease.

COMMUNITY CLASSIFICATIONS

The table below summarizes the classifications for community programs available to the Borough of Cape May Point.

Table 9.4-8. Community Classifications

Program	Participating?	Classification	Date Classified
Community Rating System	Yes	6	10-01-2013
Building Code Effectiveness Grading Schedule (BCEGS)	Yes	3	April, 2013
Public Protection (Fire ISO Protection Class)	Yes	5	2015
Storm Ready Certification	No	N/A	N/A
Firewise Community Classification	No	N/A	N/A
Sustainable Jersey	Yes	Bronze	December 12, 2017

ADAPTIVE CAPACITY

Adaptive capacity is defined as “the ability of systems, institutions, humans and other organisms to adjust to potential damage, to take advantage of opportunities, or respond to consequences” (IPCC 2014). In other words, it describes a jurisdiction’s current ability to adjust to, protect from, or withstand a hazard event. This term is often discussed in reference to climate change; however, adaptive capacity also includes an understanding of local capacity for adapting to current and future risks and changing conditions. The table below summarizes the adaptive capacity for each hazard and the jurisdiction’s rating.

Table 9.4-9. Adaptive Capacity

Hazard	Adaptive Capacity (Capabilities) - Strong/Moderate/Weak
Climate Change and Sea Level Rise	Moderate
Coastal Erosion	Moderate
Disease Outbreak (new)	Moderate
Drought (new)	Moderate
Flood	Moderate
Hurricane	Moderate
Nor’Easter	Moderate



Hazard	Adaptive Capacity (Capabilities) - Strong/Moderate/Weak
Severe Weather	Moderate
Severe Winter Weather	Strong
Tsunami	Moderate
Wildfire	Moderate

Notes:

Strong = Capacity exists and is in use; Moderate = Capacity may exist, but is not used or could use some improvement;

Weak = Capacity does not exist or could use substantial improvement; Unsure = Not enough information is known to assign a rating.

The Borough has access to resources to determine the possible impacts of climate change upon the municipality through individuals and agencies such as Dr. Stewart Farrell, NJ DEP. NJ Coastal Coalition Lou Belasco (Certified Floodplain Administrator/ Manager). The administration is supportive of integrating climate change in policies or actions. Climate change is already being integrated through actions such as the 2-foot freeboard requirement to account for future flooding conditions.

NATIONAL FLOOD INSURANCE PROGRAM

This section provides specific information on the management and regulation of the regulatory floodplain.

Table 9.4-10. National Flood Insurance Program Compliance

Criterion	Response
What local department is responsible for floodplain management?	Revenue and Finance
Who is your floodplain administrator? (name, department/position)	Lou Belasco, Revenue and Finance, Certified Floodplain Administrator/Manager
Are any certified floodplain managers on staff in your jurisdiction?	Yes
What is the date that your flood damage prevention ordinance was last amended?	2017
Does your floodplain management program meet or exceed minimum requirements? -If exceeds, in what ways?	Yes, 2 feet of freeboard is required
When was the most recent Community Assistance Visit or Community Assistance Contact?	2020
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? -If so, state what they are.	No
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what they are.	No
Do your flood hazard maps adequately address the flood risk within your jurisdiction? -If no, state why.	Yes
Does your floodplain management staff need any assistance or training to support its floodplain management program? - If so, what type of assistance/training is needed?	The floodplain administrator is adequately trained for floodplain management responsibilities.
Does your jurisdiction participate in the Community Rating System (CRS)? -If yes, is your jurisdiction interested in improving its CRS Classification? -If no, is your jurisdiction interested in joining the CRS program?	Yes, Class 6
How many flood insurance policies are in force in your jurisdiction?*	392 total policies
-What is the insurance in force? -What is the premium in force?	
How many total loss claims have been filed in your jurisdiction?*	102 claims
-How many claims are still open or were closed without payment? -What were the total payments for losses?	\$839,631
Do you maintain a list of properties that have been damaged by flooding?	Yes
Do you maintain a list of property owners interested in flood mitigation?	Yes

*According to FEMA statistics as of October 2020





ADDITIONAL AREAS OF EXISTING INTEGRATION

- **Land Use Planning:** The Borough has a municipal planner and an engineer that make recommendations and design for resiliency. The Planning Board and Zoning Boards consider natural hazards when making recommendations to the governing body. The Environmental Commission also has functions related to hazard mitigation.
- **Technical Resources:** The Borough has staff with experience with Benefit-Cost analysis, Substantial Damage estimates, and grant application preparation. Additional contract support is available for grant applications. Borough staff receive training and education in support of natural hazard risk reduction; however, staff would benefit from additional training in flood management.
- **USACE Programs:** The Borough (USACE and New Jersey DEP) continue to stabilize and grow dune height /dune and beach stability measures. USACE, NJDEP, CM County, and the Borough CMP continue to study possible impacts and consequences from sea level rise and Severe Weather on the Higbee Beach Wildlife management area and northern residential areas.
- **Administration:** Staff participate in associations and organizations that support natural hazard risk reduction capabilities such as: NJ Coastal Coalition, NJ Water Association, Code Red; ECN.
- **Operating Budget:** The Borough’s operating budget contains line items for mitigation projects/activities.
- **Capital Improvements Budget:** The Borough’s capital improvements budget contains mitigation-related projects.
- **Sustainable Jersey:** The Borough is bronze certified in the Sustainable Jersey program. The Borough earned points towards certification through animals in the community education, creation of a Green Team, climate adaptation, emergency communications planning, energy tracking and management, upgrade/retrofit of water utilities, a bicycle/pedestrian plan, a natural resource inventory, an environmental commission, a habitat conservation ordinance, prescription drug safety and disposal, and a recycling depot.
- **Climate Adaptation:** The resiliency team at Sustainable Jersey facilitated the Getting to Resilience (GTR) process for Cape May Point in July 2015. Details of the working group are contained in the GTR report. As recommended in the GTR, Cape May Point then conducted a Coastal Vulnerability Assessment (CVA). Using these reports, the borough will be reviewing the current plan and actions to be completed in the future to strengthen what has already been done. It was noted that “the Borough of Cape May Point is a leader in flood risk mitigation and the municipal resilience activities the borough engages in could provide a useful model for other municipalities to follow.” Both reports have been distributed to the Planning Board and the Environmental Commission. Cape May Point’s recently completed Master Plan Re-examination includes both reports as appendices and addresses recommendations for going forward in becoming a more resilient community.
- **Ecosystems Protection:** USACE, NJDEP, CM County, CMP PW, CMP CFO, and Sustainable Jersey are working to develop strategy for addressing potential consequences of sea level rise on the South Cape May Meadows Wetland Complex, including potential funding opportunities. NJ DEP and Borough CMP seek ways to reduce potential flood impacts from changes to the Lighthouse pond hydrology. NJ DEP, Borough CMP, and CMP Taxpayer Association seek long term funding and management strategies to protect dune and beach systems. The Borough CMP identifies also a long-term management strategy for the park monarch garden and irrigation system. The Borough monitor and improve current drainage system “West” by eliminating grasses and algae from Lake Lily with herbicides and grass carp to prevent grass derbies from clogging pumping station filters and grates which prevents lake drainage during high water conditions.



9.4.5 Hazard Event History Specific to the Jurisdiction

Cape May County has a history of hazard events, as detailed in Section 5 (Risk Assessment) of this plan. A summary of historical events is provided in each of the hazard profiles in Section 5.4 (Hazard Profiles) and includes a chronology of events that affected Cape May County and its jurisdictions. The Borough of Cape May Point’s history of federally-declared (as presented by FEMA) and significant hazard events (as presented in NOAA-NCEI) is consistent with that of Cape May County. Table 9.4-11 provides details regarding municipal-specific loss and damages the Borough experienced during hazard events. Information provided in the table below is based on reference material or local sources.

Table 9.4-11. Hazard Event History

Date(s) of Event	Event Type (disaster declaration if applicable)	Cape May County Designated?	Summary of Event	Summary of Local Damages and Losses
January 22, 2016 - January 24, 2016	DR-4264: Severe Winter Weather and Snowstorm	Yes	A major nor'easter, produced record snowfall and blizzard conditions in parts of New Jersey on January 23 rd and 24 th .	Although the county was impacted, the Borough did not receive damages.
January 20, 2020 and continuing	EM-3451, DR-4488: COVID-19 Pandemic	Yes	The coronavirus pandemic resulted in the need for shutdowns and social distancing and mask requirements.	The Borough was subject to masking and social distancing restrictions and business /school closures due to coronavirus.

Source: NOAA NCEI 2020, FEMA 2020

9.4.6 Jurisdiction-Specific Vulnerabilities and Hazard Ranking

The hazard profiles in Section 5 (Risk Assessment) provide detailed information regarding each plan participant’s vulnerability to the identified hazards. A gradient of certainty was developed to summarize the confidence level regarding the input used to populate the hazard ranking. Refer to Section 5.1 (Methodology) and Section 5.3 (Hazard Ranking) for a detailed summary for the Borough of Cape May Point risk assessment results and data used to determine the hazard ranking.

REPETITIVE FLOOD LOSSES

The table below summarizes the repetitive and severe repetitive flood losses in the Borough of Cape May Point.

- Number of repetitive loss (RL) properties: 16
- Number of severe repetitive loss (SRL) properties: 0
- Number of RL/SRL properties that have been mitigated: Numerous properties have been torn down and rebuilt over time. According to FEMA, there have been eight repetitive loss properties that have been mitigated.

Source: NFIP FEMA Region 2, 2020

Note: The number of SRL properties excludes RL properties.

CRITICAL FACILITIES

The table below identifies critical facilities in the community located in the 1-percent and 0.2-percent floodplain.

Table 9.4-12. Potential Flood Losses to Critical Facilities and Lifelines

Name	Type	Exposure	
		1% Event	0.2% Event
CAPE MAY POINT BORO VOLUNTEER FIRE COMPANY #1	Fire Stations	X	X





Name	Type	Exposure	
		1% Event	0.2% Event
Coral Ave Pump Station	Wastewater Treatment Facilities	X	X
Sewage Pump Station	Wastewater Treatment Facilities	X	X
CAPE MAY POINT FIRE HALL	Polling Places	X	X
Cape May Point Municipal Building	Municipal Facilities	X	X
Cape May Point Equipment Building	County Facilities		X
Cape May Point Water Tower complex	Potable Water Facilities		X
Lake Lily Flood Retention and Pump	Wastewater Treatment Facilities	X	X

Source: FEMA DFIRM 2014/2017; Cape May County 2020

Note:

*Identified lifeline

IDENTIFIED ISSUES

The jurisdiction has identified the following vulnerabilities within their community:

- At a minimum, the Municipal Building needs to be floodproofed. A best-case scenario would involve relocation.
- The Borough Maintenance Building is exposed to flooding and needs to be rebuilt to higher standards.
- The Public Works Building lacks backup power and would require a 50kW generator.
- The underground drain from Lake Lily to Lighthouse Pond is in need of upgrade.
- Drainage West from the north end of Lake Lily to the bay has a leak and needs to be repaired or upgraded.
- The Borough has three remaining unmitigated repetitive loss properties.
- Sunset Boulevard is vulnerable to flooding and floodwater blocks access from Cape May Point and portions of Lower Township.
- Repair and upgrade of existing storm drains is needed on several roads within Cape May Point.

HAZARD AREA EXTENT AND LOCATION

Hazard area extent and location maps were generated for the Borough of Cape May Point that illustrate the probable areas impacted within the municipality. These maps are based on the best available data at the time of the preparation of this plan and are adequate for planning purposes. Maps have been generated only for those hazards that can be clearly identified using mapping techniques and technologies and for which the Borough of Cape May Point has significant exposure. A map of the Borough of Cape May Point hazard area extent and location is provided on the following page. This map indicates the location of the regulatory floodplain, as well as identified critical facilities within the municipality.

HAZARD RANKING

This section includes the community specific identification of the primary hazard concerns based on identified problems, impacts and the results of the risk assessment as presented in Section 5 (Risk Assessment). The ranking process involves an assessment of the likelihood of occurrence for each hazard; its potential impacts on people, property, and the economy; community capability and changing future climate conditions. This input supports the mitigation action development to target those hazards with highest level of concern.

As discussed in Section 5.3 (Hazard Ranking), each plan participant may have differing degrees of risk exposure and vulnerability compared to Cape May County as a whole. Therefore, each jurisdiction ranked the degree of risk to each hazard as it pertains to their community factoring in their capabilities to withstand impacts and rebound after the event. The table below summarizes the hazard rankings of potential natural hazards for the Borough of Cape May Point. The Borough of Cape May Point has reviewed the Cape May County hazard



ranking table and has provided input to its individual results to reflect the relative risk of the hazards of concern to the community.

During the review of the hazard ranking, the Borough indicated the following:

- The Borough agreed with the calculated hazard rankings.

Table 9.4-13. Borough of Cape May Point Hazard Ranking Input

Climate Change and Sea Level Rise	Coastal Erosion	Disease Outbreak	Drought	Flood	Hurricane
Medium	Medium	Medium	Medium	High	High

Nor'Easter	Severe Weather	Severe Winter Weather	Tsunami	Wildfire
High	High	High	Medium	Low

9.4.7 Mitigation Strategy and Prioritization

This section discusses past mitigations actions and status, describes proposed hazard mitigation initiatives, and provides action prioritization.

PAST MITIGATION INITIATIVE STATUS

The following table summarizes the jurisdiction’s progress on their mitigation strategy identified in the 2015 HMP. Actions that are carried forward as part of this plan update are included in the following subsection in its own table with prioritization. Previous actions that are now on-going programs and capabilities are indicated as such in the following table and can also be found under ‘Capability Assessment’ presented previously in this annex.

Table 9.4-14. Status of Previous HMP Mitigation Actions

2015 Action Number	Action Description	Responsible Party	Status (In Progress, No Progress, Ongoing Capability, or Completed)	Include in the 2021 HMP Update? Check if Yes	Enter 2021 HMP Action #
CMP-1a	Property Mitigation Support – Retrofit	Borough (likely through NFIP Floodplain Administrator)	In Progress	X	2021-Cape May Point-005
CMP-1b	Property Mitigation Support – Acquisition/Relocation	Borough	In progress	X	2021-Cape May Point-005
CMP-2	Strive to maintain compliance with, and good-standing in the National Flood Insurance program, including continued active participation in CRS and continuing to work toward a higher class rating.	Borough (through NFIP Floodplain Administrator)	Ongoing Capability		
CMP-3	Continue to support the implementation, monitoring, maintenance, and updating of this Plan, as defined in Section 7.0 through regularly	Borough (through mitigation planning point of contacts)	Ongoing Capability		



Table 9.4-14. Status of Previous HMP Mitigation Actions

2015 Action Number	Action Description	Responsible Party	Status (In Progress, No Progress, Ongoing Capability, or Completed)	Include in the 2021 HMP Update?	
				Check if Yes	Enter 2021 HMP Action #
	scheduled meetings with all agencies within the borough.				
CMP-4	Continue to develop, enhance, and implement existing emergency plans.	Municipal Emergency Manager with support from County OEM and NJOEM	Ongoing Capability		
CMP-5	Create/enhance/ maintain mutual aid agreements with neighboring communities.	Borough	Ongoing Capability		
CMP-6	Support County-wide initiatives identified in Section 9.1 of the County Annex.	Local departments (as applicable for specific initiative)	Ongoing Capability		
CMP-7	Continue to stabilize and grow dune height /dune and beach stability measures.	Borough – USACE, NJ DEP	Ongoing Capability		
CMP-8	Improve current drainage system “East” by installing a “Duck Bill” valve to prevent reverse flow from the State Park into Lake Lily and further extending the pipe.	Borough – USACE, NJ DEP	Complete		
CMP-9	Clear away sand from system “East” as needed.	CMP Public Works	In Progress, USACE conducting as part of CMP-8 completion. Considered maintenance		
CMP-10	As needed, monitor and improve current drainage system “West” by eliminating grasses and algae from Lake Lily with herbicides and grass carp to prevent grass derbies from clogging pumping station filters and grates which prevents lake drainage during high water conditions	Borough	Ongoing Capability		
CMP-11	Work directly with residents of the community located in a classic wildland-urban interface next to Cape May State Park to become a National Fire Protection Association (NFPA) “Firewise” community.	Local Fire Chiefs working with County Fire Coordinator and identified residents	Ongoing Capability		
CMP-12	Connect three French drains on Harvard Ave to the main storm drain line that goes from Harvard Ave to Medium Lake Lily. (Project led by CMP Department of Public	CMP DPW	No Progress	X	2021-Cape May Point-006



Table 9.4-14. Status of Previous HMP Mitigation Actions

2015 Action Number	Action Description	Responsible Party	Status (In Progress, No Progress, Ongoing Capability, or Completed)	Include in the 2021 HMP Update?	
				Check if Yes	Enter 2021 HMP Action #
	works, funded locally, 0 percent complete)				
CMP-13	Valve to be installed at the south eastern outlet of Lake Lily to better control flow of water into Lake Lily from flooding from Lighthouse Pond and also at other times to prevent loss of water at Lake Lily in the late spring and summer in order to keep the lake at a depth that is the healthiest. (Project led by NJ DEP and CMP Department of Public Works, FEMA grant was applied for but not likely to be obtained, 0 percent complete)	CMP DPW and NJDEP	No Progress	X	2021-Cape May Point-008
CMP-14	Develop strategy for addressing potential consequences of sea level rise on the South Cape May Meadows Wetland Complex, including potential funding opportunities.	USACE, NJDEP, CM County, CMP PW, CMP CFO, Sustainable Jersey	Ongoing Capability		
CMP-15	Continue to study possible impacts and consequences from sea level rise and Severe Weather on the Higbee Beach Wildlife management area and northern residential areas.	USACE, NJDEP, CM County, Borough CMP	Ongoing Capability		
CMP-16	Seek ways to reduce potential flood impacts from changes to the Lighthouse pond hydrology.	NJ DEP, Borough CMP	Ongoing Capability		
CMP-17	Seek long term funding and management strategies to protect dune and beach systems.	NJ DEP, Borough CMP, CMP Taxpayer Association	Ongoing Capability		
CMP-18	Introduce redundancy into the Lake Lily pump system or develop alternates to continuous pumping.	Borough CMP	No progress	X	2021-Cape May Point-008
CMP-19	Retrofit or elevate the fire station.	Borough CMP	No Progress	X	2021-Cape May Point-002
CMP-20	Work with the U.S Postal Service to identify resiliency options for the Cape May Point post office.	Borough, working with USPS	No Progress		
CMP-21	Identify a funding source/long-term management strategy for the park monarch garden and irrigation system.	Borough CMP	Ongoing Capability		



Table 9.4-14. Status of Previous HMP Mitigation Actions

2015 Action Number	Action Description	Responsible Party	Status (In Progress, No Progress, Ongoing Capability, or Completed)	Include in the 2021 HMP Update?	Enter 2021 HMP Action #
				Check if Yes	
CMP-22	Replace current bulkhead at Lake Lily.	Borough CMP	Completed		

In addition to the above progress, the Borough of Cape May Point identified the following mitigation projects/activities that were completed but not identified in the 2015 HMP mitigation strategy:

- Borough staff were involved in the response and subsequent education and enforcement activities tied to the coronavirus pandemic.

PROPOSED HAZARD MITIGATION INITIATIVES FOR THE PLAN UPDATE

The Borough of Cape May Point participated in a risk assessment workshop in September 2020 in which detailed information was provided about assets exposed and vulnerable to the identified hazards of concern. The Borough of Cape May Point participated in a mitigation action workshop in October 2020 and was provided a Mitigation Toolbox that included a mitigation catalog developed specifically for Cape May County and its hazards of concerns; challenges and opportunities identified during the capability and risk assessments; and the following FEMA publications to use as a resource as part of their comprehensive review of all possible activities and mitigation measures to address their hazards: FEMA 551 *Selecting Appropriate Mitigation Measures for Floodprone Structures* (March 2007) and FEMA *Mitigation Ideas – A Resource for Reducing Risk to Natural Hazards* (January 2013). Section 6 (Mitigation Strategy) and Appendix F (Mitigation Strategy Supplement) provide a more complete description of the Mitigation Toolbox and its resources.

Table 9.4-15 summarizes the comprehensive-range of specific mitigation initiatives the Borough of Cape May Point would like to pursue in the future to reduce the effects of hazards. Some of these initiatives might be previous actions carried forward for this HMP update. Initiatives are dependent upon available funding (grants and local match availability) and can be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities. Both the 4 FEMA mitigation action categories and the 6 CRS mitigation action categories are listed in the table below to further demonstrate the wide-range of activities and mitigation measures selected.

As discussed in Section 6 (Mitigation Strategy), 14 evaluation/prioritization criteria are used to complete the prioritization of mitigation initiatives. For each new mitigation action, a numeric rank is assigned (-1, 0, or 1) for each of the 14 evaluation criteria to assist with prioritizing actions as *High*, *Medium*, or *Low*. The table below summarizes the evaluation of each mitigation initiative, listed by action number.

Table 9.4-16 provides a summary of the prioritization of all proposed mitigation initiatives for this HMP update



Table 9.4-15. Proposed Hazard Mitigation Initiatives

Initiative Number	Mitigation Initiative Name	Description of the Problem and Solution	New or Existing Assets?	Hazard(s) to be Mitigated	Goals Met	Lead and Support Agencies	Potential Funding Sources	Estimated Benefits	Estimated Cost	Timeline	Priority	Mitigation Category	CRS Category
2021-Cape May Point-001	Emergency Services Building for DPW and OEM Office	Problem: The Emergency Services Building (801 Lighthouse Ave, CMP) is not structurally sound and it contains nearly all of the equipment PW and Water/Sewer own and needs in case of storms as well as the OEM office “all at ground level”.	Existing	All Hazards	1, 3, 4	Borough of Cape May Point Public Works and OEM	HMGP, BRIC, Community Facilities Grant Program, Municipal budget	Reduce flood damage, protect health and safety of citizens	\$5M	Within 5 years	High	SIP	PP, ES
		Solution: The Borough will rebuild the building to hurricane proof standards, including a second floor OEM office and Water/Sewer office.											
2021-Cape May Point-002 (former CMP-19)	Municipal Building and Fire Station Flood Protection	Problem: The Cape May Point Fire Station and the Municipal Building are exposed to flooding. Critical facilities need to be protected from potential flood damages to ensure continuity of operations.	Existing	Flood	1, 3, 4	Engineer, Administration, Fire Department	HMGP, BRIC, Community Facilities Grant Program, Assistance for Firefighters Grant Program, Municipal budget	Fire Station and Municipal Building protected from flood damage, continuity of operations	TBD by feasibility assessment, medium for floodproofing, high for relocation	Within 5 years	High	SIP	PP
		Solution: The Borough will conduct a feasibility assessment to determine if relocation of the Fire Station and the Municipal Building to a single municipal complex site that is protected from flooding is possible. The potential municipal complex would host the Municipal Building and Fire Station. If establishment of the municipal complex is not possible, the Borough will work to floodproof the Fire Station and the Municipal Building.											
2021-Cape May Point-003	Public Works Maintenance Building Backup Power	Problem: The Public Works Maintenance Building lacks a backup power source	Existing	All Hazards	1, 3, 4	Engineer, Public Works	FEMA HMGP and BRIC, USDA Community Facilities Grant Program, Emergency Management Performance Grants	Ensures continuity of operations of Public Works Maintenance Building	\$50,000	Within 5 years	High	SIP	ES
		Solution: The Engineer will research what size generator is needed to power the Public Works Maintenance Building. The Borough will then purchase and install the selected generator and necessary electrical components to supply backup power to											





Table 9.4-15. Proposed Hazard Mitigation Initiatives

Initiative Number	Mitigation Initiative Name	Description of the Problem and Solution	New or Existing Assets?	Hazard(s) to be Mitigated	Goals Met	Lead and Support Agencies	Potential Funding Sources	Estimated Benefits	Estimated Cost	Timeline	Priority	Mitigation Category	CRS Category
		the Public Works Maintenance Building.					(EMPG) Program, Municipal Budget						
2021-Cape May Point-004	Drainage West	<p>Problem: Drainage West (drainage pipe) from the north end of Lake Lily to the bay has a leak and needs to be repaired or upgraded. This is the pipe that allows the Borough to drain the lake into the bay. Failure of the pipe would result in the lake being unable to be drained and greatly increase flood risk.</p> <p>Solution: The Borough will survey the pipe and determine if repair or replacement is necessary. Assuming replacement is necessary, the Borough will repair the leak.</p>	Existing	Flood, Severe Weather	1, 3	Engineer	HMGP, BRIC, municipal budget	Drainage maintained	Medium	2 years	High	SIP	SP
2021-Cape May Point-005 (former CMP-1a and CMP-1b)	Repetitive Loss Mitigation	<p>Problem: The Borough has 16 remaining unmitigated repetitive loss properties.</p> <p>Solution: The Borough will conduct outreach to the three RL/SRL property owners and provide information on mitigation alternatives. After preferred mitigation measures are identified, collect required property-owner information and develop a FEMA grant application and BCA to obtain funding to implement acquisition/purchase/moving/elevating residential homes in the flood prone areas that experience frequent flooding (high risk areas).</p>	Existing	Flood, Severe Weather	1	NFIP Floodplain Administrator, supported by homeowners	FEMA HMGP and FMA, BRIC, local cost share by residents	Eliminates flood damage to homes and residents, creates open space for the municipality increasing flood storage.	\$2 M	3 years	High	SIP	PP
2021-Cape May Point-006 (former CMP-12)	Harvard Avenue French Drains	<p>Problem: The area around Harvard Ave has poor stormwater drainage.</p> <p>Solution: The Borough will connect three French drains on Harvard Ave to the main storm drain line that goes from Harvard Ave to Medium Lake Lily.</p>	Existing	Severe Weather, Flood	1	Public Works	Municipal Budget	Reduction in stormwater flooding	Medium	2 years	High	SIP	SP





Table 9.4-15. Proposed Hazard Mitigation Initiatives

Initiative Number	Mitigation Initiative Name	Description of the Problem and Solution	New or Existing Assets?	Hazard(s) to be Mitigated	Goals Met	Lead and Support Agencies	Potential Funding Sources	Estimated Benefits	Estimated Cost	Timeline	Priority	Mitigation Category	CRS Category
2021-Cape May Point-007	Sunset Boulevard Flood Study	Problem: Sunset Boulevard is vulnerable to flooding and floodwater blocks access from Cape May Point and portions of Lower Township. The Boulevard is a County Road.	Existing	Severe Weather, Flood	1	Administration, County	Municipal Budget, County	Reduction in flooding	Low	5 years	High	LPR	SP
		Solution: The Borough will encourage and partner with the County on a flood study to determine potential mitigation actions to reduce flood risk.											
2021-Cape May Point-008 (former CMP-13)	Lake Lily to Lighthouse Pond Drain	Problem: The underground drain from Lake Lily to Lighthouse Pond is in need of upgrade. Failure of the pipe would increase flood risk.	Existing	Severe Weather, Flood	1	Engineer, Public Works	HMGP, BRIC, Municipal Budget	Reduction in stormwater flooding	Medium	2 years	High	SIP	SP
		Solution: The Borough will survey the pipe and determine the upgrades that are necessary. The Borough will then complete the necessary upgrades to the drain.											
2021-Cape May Point-009	Watershed Management Plan	Problem: A Watershed Management Plan is needed to help guide watershed management within the Borough.	N/A	Severe Weather, Severe Winter Weather, Hurricane, Nor'Easter, Flood	2, 5	Administration	Municipal budget	Improved watershed management	Medium	1 year	High	LPR	PR
		Solution: A Watershed Management Plan is currently underway for CRS credit by the Stockton Coastal Research Center. The Borough will complete and adopt the Plan.											
2021-Cape May Point-010	Disaster Debris Management Plan	Problem: The Borough lacks a debris management plan.	N/A	All Hazards	4, 6	Administration	Municipal budget	Plan in place for debris management	Staff time	1 year	High	LPR	ES
		Solution: The Borough will develop and adopt a Disaster Debris Management Plan.											
2021-Cape May Point-011	Disaster and Climate Resilience Ordinances	Problem: The Borough does not have ordinances for disaster recovery or climate resilience.	N/A	All Hazards	1, 4	Administration	Municipal budget	Guidance established for resiliency	Staff time	5 years	High	LPR	ES
		Solution: The Administration will review examples of ordinances to address disaster recovery and climate resilience and determine if such ordinances would benefit the Borough.											





Table 9.4-15. Proposed Hazard Mitigation Initiatives

Initiative Number	Mitigation Initiative Name	Description of the Problem and Solution	New or Existing Assets?	Hazard(s) to be Mitigated	Goals Met	Lead and Support Agencies	Potential Funding Sources	Estimated Benefits	Estimated Cost	Timeline	Priority	Mitigation Category	CRS Category
2021-Cape May Point-012	Water Tower Flood Protection	<p>Problem: The Water Tower located on Sunset Boulevard requires additional security and flood protections.</p> <p>Solution: The Borough will design and construct a concrete barrier around the building and water tower, with a flood gate opening and fencing on top of the barrier for security.</p>	Existing	Flood	1, 3, 4	OEM, Public Works	HMGP, BRIC, USDA Community Facilities Grant Program, Municipal budget	Protection of potable water source	High	5 years	High	SIP	PP

Notes:

Acronyms and Abbreviations:

CAV Community Assistance Visit
 CRS Community Rating System
 DPW Department of Public Works
 FEMA Federal Emergency Management Agency
 FPA Floodplain Administrator
 HMA Hazard Mitigation Assistance
 N/A Not applicable
 NFIP National Flood Insurance Program
 OEM Office of Emergency Management

Potential FEMA HMA Funding Sources:

FMA Flood Mitigation Assistance Grant Program
 HMGP Hazard Mitigation Grant Program
 BRIC Building Resilient Infrastructure and Communities Program

Timeline:

The time required for completion of the project upon implementation

Cost:

The estimated cost for implementation.

Benefits:

A description of the estimated benefits, either quantitative and/or qualitative.

Mitigation Category:

- Local Plans and Regulations (LPR) – These actions include government authorities, policies or codes that influence the way land and buildings are being developed and built.
- Structure and Infrastructure Project (SIP) - These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct manmade structures to reduce the impact of hazards.
- Natural Systems Protection (NSP) – These are actions that minimize damage and losses and preserve or restore the functions of natural systems.
- Education and Awareness Programs (EAP) – These are actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. These actions may also include participation in national programs, such as StormReady and Firewise Communities.

CRS Category:

- Preventative Measures (PR) - Government, administrative or regulatory actions, or processes that influence the way land and buildings are developed and built. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.
- Property Protection (PP) - These actions include public activities to reduce hazard losses or actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.
- Public Information (PI) - Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Actions include outreach projects, real estate disclosure, hazard information centers, and educational programs for school-age children and adults.
- Natural Resource Protection (NR) - Actions that minimize hazard loss and preserve or restore the functions of natural systems. Actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
- Structural Flood Control Projects (SP) - Actions that involve the construction of structures to reduce the impact of a hazard. Structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.





- Emergency Services (ES) - Actions that protect people and property during and immediately following a disaster or hazard event. Services include warning systems, emergency response services, and the protection of essential facilities.

Table 9.4-16. Summary of Prioritization of Actions

Initiative Number	Mitigation Initiative Name	Life Safety	Property Protection	Cost Effectiveness	Technical	Political	Legal	Fiscal	Environmental	Social	Administrative	Multi-Hazard	Timeline	Agency Champion	Other Community Objectives	Total	High / Medium / Low
2021-Cape May Point-001	Emergency Services Building for DPW and OEM Office	1	1	1	1	1	1	0	1	1	1	1	0	1	1	12	High ▲
2021-Cape May Point-002 (former CMP-19)	Municipal Building and Fire Station Flood Protection	1	1	1	1	1	1	0	1	1	1	0	0	1	1	11	High
2021-Cape May Point-003	Public Works Maintenance Building Backup Power	1	1	1	1	1	1	0	1	1	1	1	0	1	1	12	High
2021-Cape May Point-004	Drainage West	0	1	1	1	1	1	0	1	1	1	1	1	1	1	12	High
2021-Cape May Point-005 (former CMP-1a and CMP-1b)	Repetitive Loss Mitigation	1	1	1	1	1	1	0	1	0	0	1	0	1	1	10	High
2021-Cape May Point-006 (former CMP-12)	Harvard Avenue French Drains	0	1	1	1	1	1	1	1	1	1	1	0	1	1	12	High
2021-Cape May Point-007	Sunset Boulevard Flood Study	1	1	1	1	1	0	1	1	1	1	1	0	1	1	12	High
2021-Cape May Point-008 (former CMP-13)	Lake Lily to Lighthouse Pond Drain	0	1	1	1	1	1	0	1	1	1	1	1	1	1	12	High
2021-Cape May Point-009	Watershed Management Plan	0	1	1	1	1	1	1	1	1	1	1	1	1	1	13	High
2021-Cape May Point-010	Disaster Debris Management Plan	0	1	1	1	1	1	1	1	1	1	1	1	1	1	13	High
2021-Cape May Point-011	Disaster and Climate Resilience Ordinances	1	1	1	1	1	1	1	1	1	1	1	0	1	1	13	High
2021-Cape May Point-012	Water Tower Flood Protection	1	1	1	1	1	1	0	1	1	1	0	0	1	1	11	High

Notes: Section 6 (Mitigation Strategy) conveys guidance on prioritizing mitigation actions.





Low (0-4), Medium (5-8), High (9-14).



This action has been identified as being of highest importance to the municipality and an action that the municipality would like to complete as soon as funding is received.



Table 9.4-17. Analysis of Mitigation Actions by Hazard and Category

Hazard	Prevention	Property Protection	Public Education and Awareness	Natural Resource Protection	Emergency Services	Structural Projects	Climate Resilient	Community Capacity Building
Climate Change and Sea Level Rise		X			X			
Coastal Erosion		X			X			
Disease Outbreak (new)		X			X			
Drought (new)		X			X			
Flood	X	X			X	X		
Hurricane	X	X			X			
Nor'Easter		X			X			
Severe Weather	X	X			X	X		
Severe Winter Weather	X	X			X			
Tsunami		X			X			
Wildfire		X			X			

Note: Section 6 (Mitigation Strategy) provides for an explanation of the mitigation categories.

RED high ranked hazard

ORANGE medium ranked hazard

YELLOW low ranked hazard



Figure 9.4-1. Borough of Cape May Point Hazard Area Extent and Location Map 1

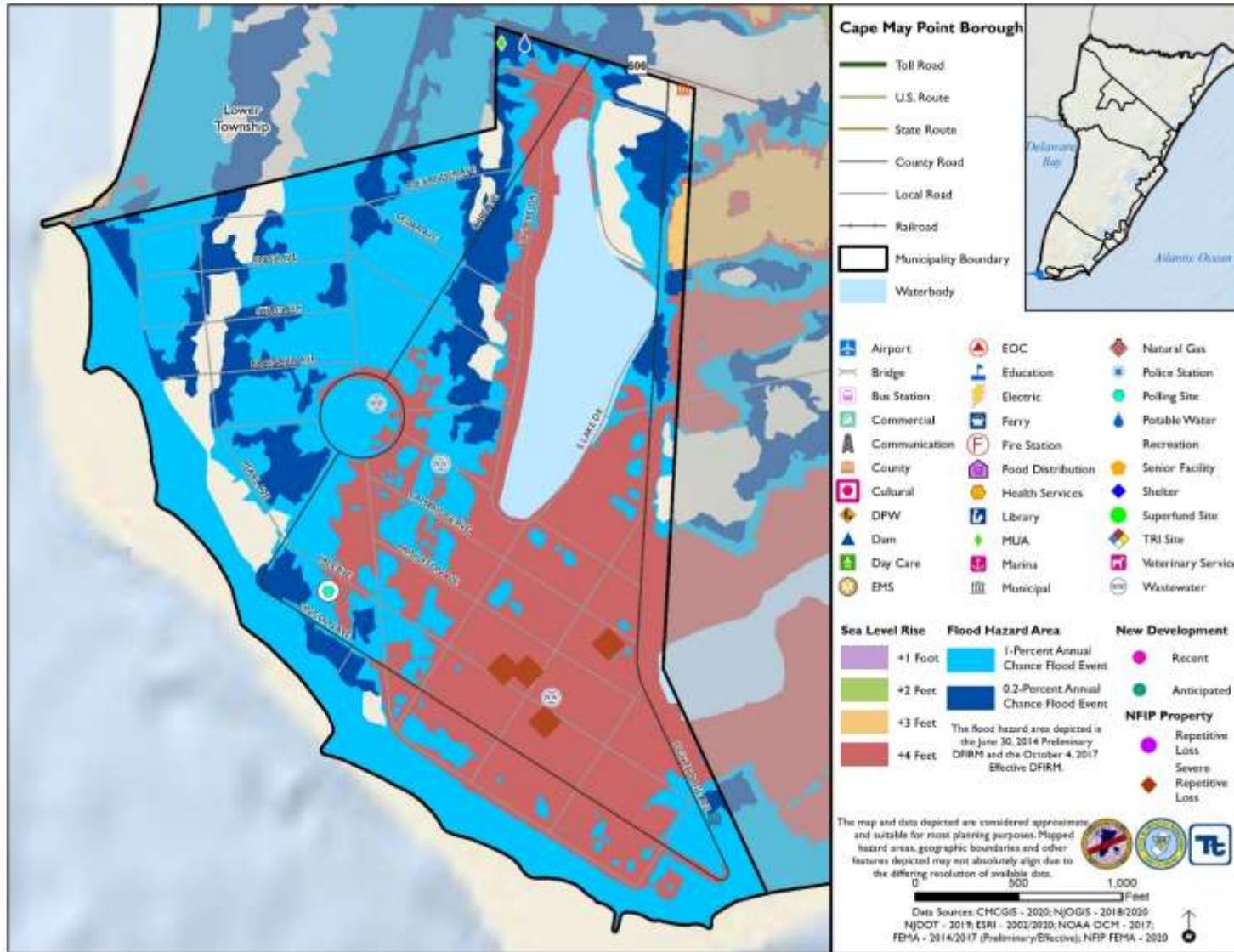




Figure 9.4-2. Borough of Cape May Point Hazard Area Extent and Location Map 2

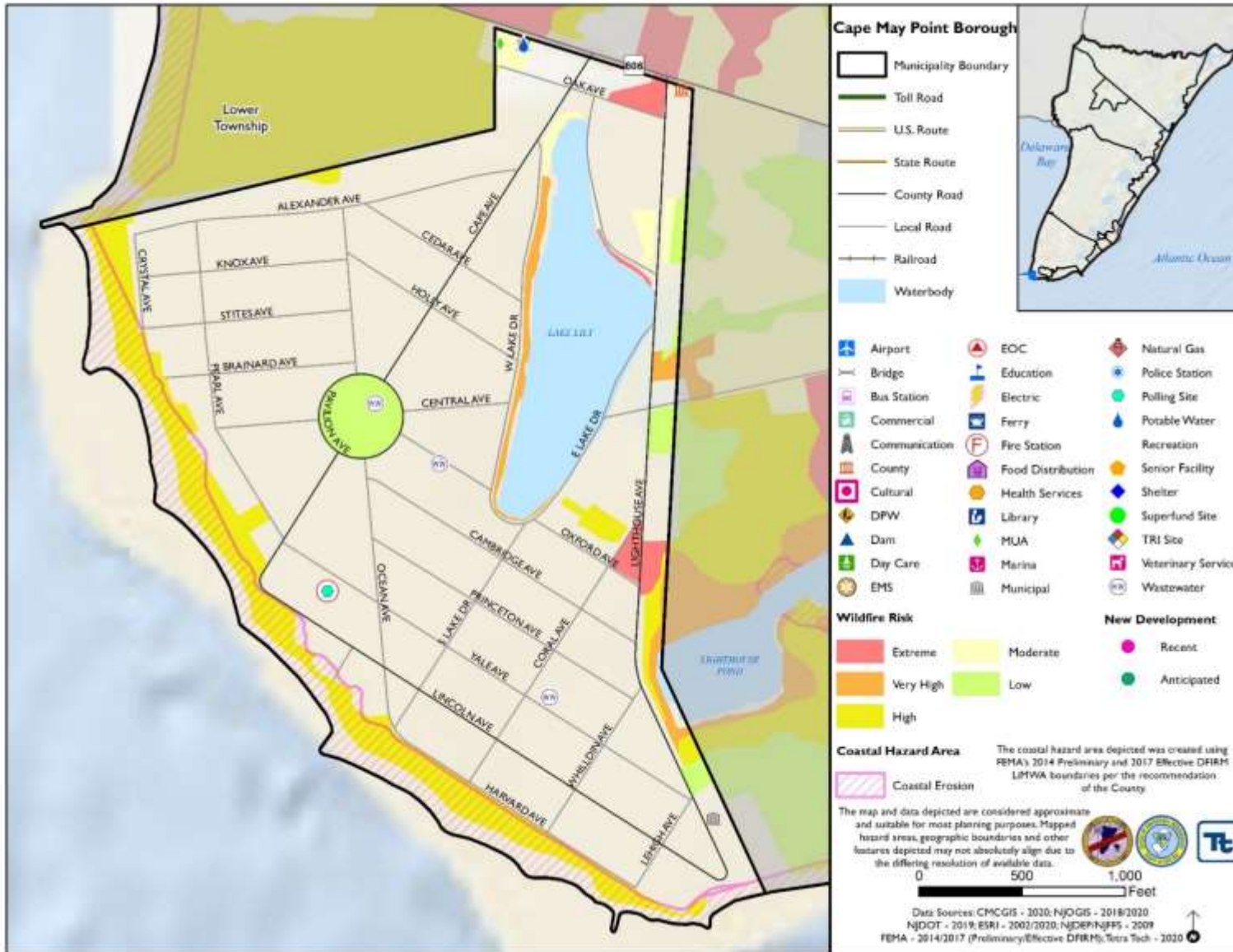
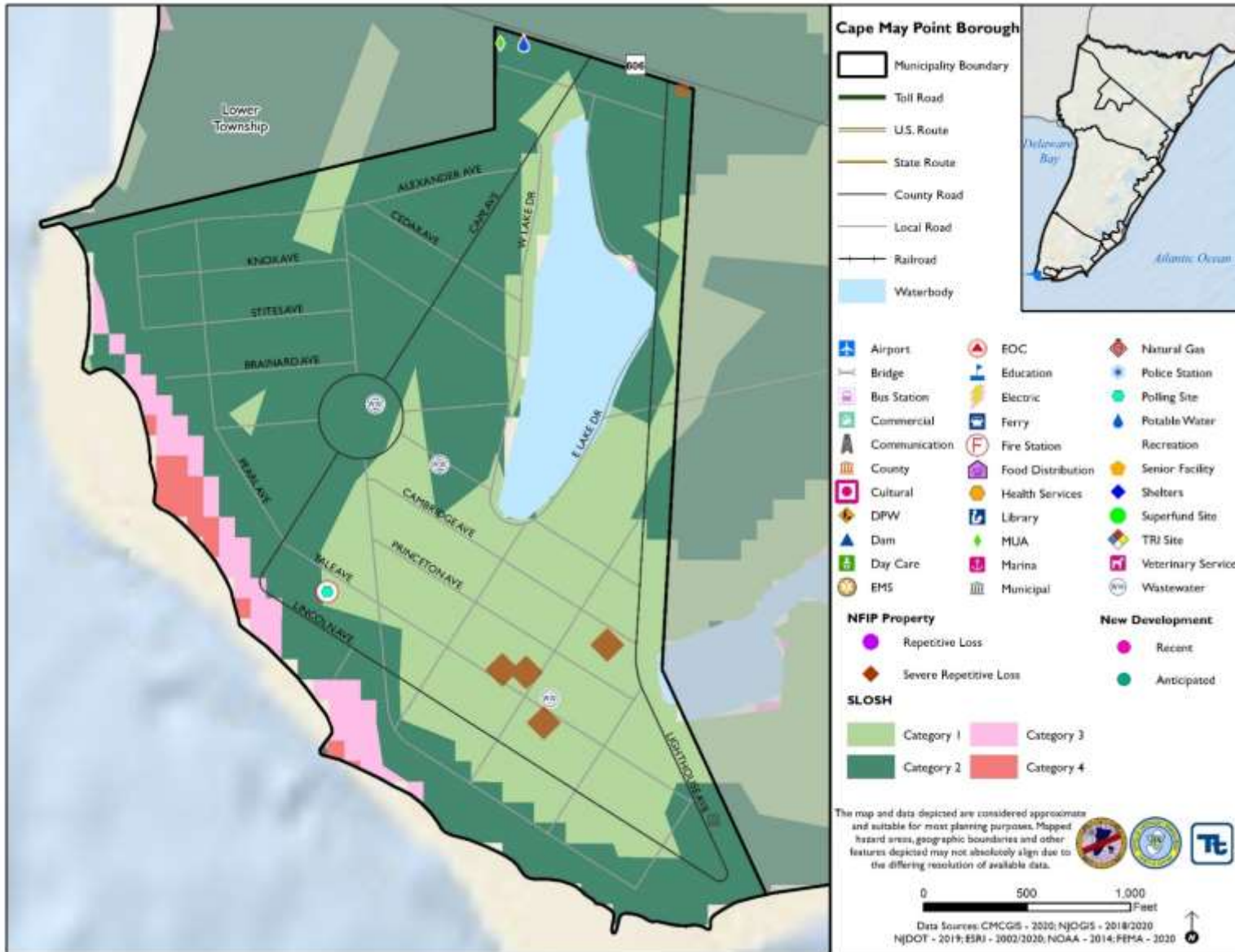




Figure 9.4-3. Borough of Cape May Point Hazard Area Extent and Location Map 3





Action Worksheet			
Project Name:	Emergency Services Building for DPW and OEM office.		
Project Number:	2021-Cape May Point-001		
Risk / Vulnerability			
Hazard(s) of Concern:	All Hazards		
Description of the Problem:	The Emergency Services Building (801 Lighthouse Ave, CMP) is not structurally sound and it contains nearly all of the equipment PW and Water/Sewer own and needs in case of storms as well as the OEM office "all at ground level".		
Action or Project Intended for Implementation			
Description of the Solution:	Rebuild the building to hurricane proof standards, including a second floor OEM office and Water/Sewer office.		
Is this project related to a Critical Facility or Lifeline?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Level of Protection:	100-year flood (1%)	Estimated Benefits (losses avoided):	Reduce flood damage, protect health and safety of citizens
Useful Life:	50 years	Goals Met:	1, 3, 4
Estimated Cost:	\$5,000,000.	Mitigation Action Type:	Structure and Infrastructure Project
Plan for Implementation			
Prioritization:	We have an immediate need.	Desired Timeframe for Implementation:	Within 5 years
Estimated Time Required for Project Implementation:	4 years	Potential Funding Sources:	HMGP, BRIC, Community Facilities Grant Program, Municipal budget
Responsible Organization:	Borough of Cape May Point Public Works and OEM	Local Planning Mechanisms to be Used in Implementation if any:	Hazard mitigation, Emergency management
Three Alternatives Considered (including No Action)			
Alternatives:	Action	Estimated Cost	Evaluation
	No Action	\$0	Current problem continues
	Relocation	\$6,000,000.	It would be on higher ground and be drier.
	Retrofit	\$200,000.	It doesn't address the most critical need.
Progress Report (for plan maintenance)			
Date of Status Report:			
Report of Progress:			
Update Evaluation of the Problem and/or Solution:			



Action Worksheet		
Project Name:	Emergency Services Building for DPW and OEM Office	
Project Number:	2021-Cape May Point-001	
Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Protects continuity of services of OEM
Property Protection	1	Protects DPW, OEM building
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	The Borough has the legal authority to complete the project
Fiscal	0	The project requires funding support
Environmental	1	
Social	1	
Administrative	1	
Multi-Hazard	1	All hazards
Timeline	0	Within 5 years
Agency Champion	1	Borough of Cape May Point Public Works and OEM
Other Community Objectives	1	
Total	12	
Priority (High/Med/Low)	High	



Action Worksheet			
Project Name:	Municipal Building and Fire Station Flood Protection		
Project Number:	2021-Cape May Point-002 (former CMP-19)		
Risk / Vulnerability			
Hazard(s) of Concern:	Flood		
Description of the Problem:	The Cape May Point Fire Station and the Municipal Building are exposed to flooding. Critical facilities need to be protected from potential flood damages to ensure continuity of operations.		
Action or Project Intended for Implementation			
Description of the Solution:	The Borough will conduct a feasibility assessment to determine if relocation of the Fire Station and the Municipal Building to a single municipal complex site that is protected from flooding is possible. The potential municipal complex would host the Municipal Building and Fire Station. If establishment of the municipal complex is not possible, the Borough will work to floodproof the Fire Station and the Municipal Building.		
Is this project related to a Critical Facility or Lifeline?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Level of Protection:	TBD by feasibility assessment	Estimated Benefits (losses avoided):	Reduce flood damage, protect health and safety of citizens
Useful Life:	TBD by feasibility assessment	Goals Met:	1, 3, 4
Estimated Cost:	TBD by feasibility assessment, medium for floodproofing, high for relocation	Mitigation Action Type:	Structure and Infrastructure Project
Plan for Implementation			
Prioritization:	We have an immediate need.	Desired Timeframe for Implementation:	Within 5 years
Estimated Time Required for Project Implementation:	4 years	Potential Funding Sources:	HMGP, BRIC, Community Facilities Grant Program, Assistance for Firefighters Grant Program, Municipal budget
Responsible Organization:	Engineer, Administration, Fire Department	Local Planning Mechanisms to be Used in Implementation if any:	Hazard mitigation, Emergency management
Three Alternatives Considered (including No Action)			
Alternatives:	Action	Estimated Cost	Evaluation
	No Action	\$0	Current problem continues
	Relocation	High	It would be on higher ground and be drier.
	Retrofit	Medium	It doesn't address the most critical need but may be the most cost-effective option available.
Progress Report (for plan maintenance)			
Date of Status Report:			
Report of Progress:			
Update Evaluation of the Problem and/or Solution:			



Action Worksheet		
Project Name:	Municipal Building and Fire Station Flood Protection	
Project Number:	2021-Cape May Point-002 (former CMP-19)	
Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Protects continuity of services of Municipal Building and Fire Station
Property Protection	1	Protects Municipal Building and Fire Station building(s)
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	The Borough has the legal authority to complete the project
Fiscal	0	The project requires funding support
Environmental	1	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	Within 5 years
Agency Champion	1	Engineer, Administration, Fire Department
Other Community Objectives	1	
Total	11	
Priority (High/Med/Low)	High	



Action Worksheet			
Project Name:	Public Works Maintenance Building Backup Power		
Project Number:	2021-Cape May Point-003		
Risk / Vulnerability			
Hazard(s) of Concern:	All Hazards		
Description of the Problem:	Backup power sources are necessary to maintain critical services for critical facilities. The Public Works Maintenance Building lacks a backup power source.		
Action or Project Intended for Implementation			
Description of the Solution:	The Engineer will research what size generator is needed to power the Public Works Maintenance Building. The Borough will then purchase and install the selected generator and necessary electrical components to supply backup power to the Public Works Maintenance Building.		
Is this project related to a Critical Facility?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Level of Protection:	N/A	Estimated Benefits (losses avoided):	Ensures continuity of operations of Public Works Maintenance Building
Useful Life:	20 years	Goals Met:	1, 3, 4
Estimated Cost:	\$50,000	Mitigation Action Type:	Structure and Infrastructure Projects (SIP)
Plan for Implementation			
Prioritization:	High	Desired Timeframe for Implementation:	Within 5 years
Estimated Time Required for Project Implementation:	1 year	Potential Funding Sources:	FEMA HMGP and BRIC, USDA Community Facilities Grant Program, Emergency Management Performance Grants (EMPG) Program, Municipal Budget
Responsible Organization:	Engineer, Public Works	Local Planning Mechanisms to be Used in Implementation if any:	Hazard Mitigation, Emergency Management
Three Alternatives Considered (including No Action)			
Alternatives:	Action	Estimated Cost	Evaluation
	No Action	\$0	Problem continues.
	Install solar panels	\$100,000	Weather dependent; need large amount of space for installation; expensive if repairs needed
	Install wind turbine	\$100,000	Weather dependent; poses a threat to wildlife; expensive repairs if needed
Progress Report (for plan maintenance)			
Date of Status Report:			
Report of Progress:			
Update Evaluation of the Problem and/or Solution:			



Action Worksheet		
Project Name:	Public Works Maintenance Building Backup Power	
Project Number:	2021-Cape May Point-003	
Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Project will protect critical services of Public Works Maintenance Building
Property Protection	1	Project will protect building from power loss.
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	The Borough has the legal authority to complete the project.
Fiscal	0	Project requires funding support.
Environmental	1	
Social	1	
Administrative	1	
Multi-Hazard	1	All Hazards
Timeline	0	Within 5 years
Agency Champion	1	Engineer, Public Works
Other Community Objectives	1	
Total	12	
Priority (High/Med/Low)	High	



Action Worksheet			
Project Name:	Drainage West		
Project Number:	2021-Cape May Point-004		
Risk / Vulnerability			
Hazard(s) of Concern:	Flood, Severe Weather		
Description of the Problem:	Drainage West (drainage pipe) from the north end of Lake Lily to the bay has a leak and needs to be repaired or upgraded. This is the pipe that allows the Borough to drain the lake into the bay. Failure of the pipe would result in the lake being unable to be drained and greatly increase flood risk.		
Action or Project Intended for Implementation			
Description of the Solution:	The Borough will survey the pipe and determine if repair or replacement is necessary. Assuming replacement is necessary, the Borough will repair the leak.		
Is this project related to a Critical Facility?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Level of Protection:	N/A	Estimated Benefits (losses avoided):	Drainage maintained
Useful Life:	50 years	Goals Met:	1, 3
Estimated Cost:	Medium	Mitigation Action Type:	Structure and Infrastructure Projects (SIP)
Plan for Implementation			
Prioritization:	High	Desired Timeframe for Implementation:	1 year
Estimated Time Required for Project Implementation:	1 year	Potential Funding Sources:	FEMA HMGP and BRIC, Municipal Budget
Responsible Organization:	Engineer	Local Planning Mechanisms to be Used in Implementation if any:	Hazard Mitigation, Stormwater Management
Three Alternatives Considered (including No Action)			
Alternatives:	Action	Estimated Cost	Evaluation
	No Action	\$0	Problem continues.
	Remove pipe	High	Greatly increases flood risk
	Replace pipe with drainage basin	High	Not enough space
Progress Report (for plan maintenance)			
Date of Status Report:			
Report of Progress:			
Update Evaluation of the Problem and/or Solution:			



Action Worksheet		
Project Name:	Drainage West	
Project Number:	2021-Cape May Point-004	
Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Project will protect nearby buildings and infrastructure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	The Borough has the legal authority to complete the project.
Fiscal	0	Project requires funding support.
Environmental	1	
Social	1	
Administrative	1	
Multi-Hazard	1	Severe Weather, Flood
Timeline	1	1 year
Agency Champion	1	Engineer
Other Community Objectives	1	
Total	12	
Priority (High/Med/Low)	High	



Action Worksheet			
Project Name:	Repetitive Loss Mitigation		
Project Number:	2021-Cape May Point-005 (former CMP-1a and CMP-1b)		
Risk / Vulnerability			
Hazard(s) of Concern:	Flood, Severe Weather		
Description of the Problem:	The Borough has 16 remaining unmitigated repetitive loss properties.		
Action or Project Intended for Implementation			
Description of the Solution:	The Borough will conduct outreach to the three RL/SRL property owners and provide information on mitigation alternatives. After preferred mitigation measures are identified, collect required property-owner information and develop a FEMA grant application and BCA to obtain funding to implement acquisition/purchase/moving/elevating residential homes in the flood prone areas that experience frequent flooding (high risk areas).		
Is this project related to a Critical Facility or Lifeline?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Level of Protection:	1% annual chance flood event + freeboard (<i>in accordance with flood ordinance</i>)	Estimated Benefits (losses avoided):	Eliminates flood damage to homes and residents, creates open space for the municipality increasing flood storage.
Useful Life:	Acquisition: Lifetime Elevation: 30 years (residential)	Goals Met:	1
Estimated Cost:	\$2M	Mitigation Action Type:	Structure and Infrastructure Project
Plan for Implementation			
Prioritization:	High	Desired Timeframe for Implementation:	6-12 months
Estimated Time Required for Project Implementation:	Three years	Potential Funding Sources:	FEMA HMGP and FMA, BRIC, local cost share by residents
Responsible Organization:	NFIP Floodplain Administrator, supported by homeowners	Local Planning Mechanisms to be Used in Implementation if any:	Hazard Mitigation
Three Alternatives Considered (including No Action)			
Alternatives:	Action	Estimated Cost	Evaluation
	No Action	\$0	Current problem continues
	Elevate homes	\$500,000	When this area floods, the entire area is impacted; elevating homes would not eliminate the problem and still lead to road closures and impassable roads
Elevate roads	\$500,000	Elevated roadways would not protect the homes from flood damages	
Progress Report (for plan maintenance)			
Date of Status Report:			
Report of Progress:			
Update Evaluation of the Problem and/or Solution:			



Action Worksheet		
Project Name:	Repetitive Loss Mitigation	
Project Number:	2021-Cape May Point-005 (former CMP-1a and CMP-1b)	
Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Families moved out of high-risk flood areas.
Property Protection	1	Properties removed from high-risk flood areas.
Cost-Effectiveness	1	Cost-effective project
Technical	1	Technically feasible project
Political	1	
Legal	1	The Borough has the legal authority to conduct the project.
Fiscal	0	Project will require grant funding.
Environmental	1	
Social	0	Project would remove families from the flood prone areas of the Borough.
Administrative	0	
Multi-Hazard	1	Flood, Severe Weather
Timeline	0	
Agency Champion	1	NFIP Floodplain Administrator, supported by homeowners
Other Community Objectives	1	
Total	10	
Priority (High/Med/Low)	High	

Action Worksheet





Project Name:	Lake Lily to Lighthouse Pond Drain		
Project Number:	2021-Cape May Point-008		
Risk / Vulnerability			
Hazard(s) of Concern:	Flood, Severe Weather		
Description of the Problem:	The underground drain from Lake Lily to Lighthouse Pond is in need of upgrade. Failure of the pipe would increase flood risk.		
Action or Project Intended for Implementation			
Description of the Solution:	The Borough will survey the pipe and determine the upgrades that are necessary. The Borough will then complete the necessary upgrades to the drain.		
Is this project related to a Critical Facility?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Level of Protection:	N/A	Estimated Benefits (losses avoided):	Drainage maintained
Useful Life:	50 years	Goals Met:	1
Estimated Cost:	Medium	Mitigation Action Type:	Structure and Infrastructure Projects (SIP)
Plan for Implementation			
Prioritization:	High	Desired Timeframe for Implementation:	2 years
Estimated Time Required for Project Implementation:	1 year	Potential Funding Sources:	FEMA HMGP and BRIC, Municipal Budget
Responsible Organization:	Engineer, Public Works	Local Planning Mechanisms to be Used in Implementation if any:	Hazard Mitigation, Stormwater Management
Three Alternatives Considered (including No Action)			
Alternatives:	Action	Estimated Cost	Evaluation
	No Action	\$0	Problem continues.
	Remove pipe	High	Greatly increases flood risk
	Replace pipe with drainage basin	High	Not enough space
Progress Report (for plan maintenance)			
Date of Status Report:			
Report of Progress:			
Update Evaluation of the Problem and/or Solution:			



Action Worksheet		
Project Name:	Lake Lily to Lighthouse Pond Drain	
Project Number:	2021-Cape May Point-008	
Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	0	
Property Protection	1	Project will protect nearby buildings and infrastructure from flood damage
Cost-Effectiveness	1	
Technical	1	
Political	1	
Legal	1	The Borough has the legal authority to complete the project.
Fiscal	0	Project requires funding support.
Environmental	1	
Social	1	
Administrative	1	
Multi-Hazard	1	Severe Weather, Flood
Timeline	1	2 years
Agency Champion	1	Engineer, Public Works
Other Community Objectives	1	
Total	12	
Priority (High/Med/Low)	High	



Action Worksheet			
Project Name:	Water Tower Flood Protection		
Project Number:	2021-Cape May Point-012		
Risk / Vulnerability			
Hazard(s) of Concern:	Flood		
Description of the Problem:	The Water Tower located on Sunset Boulevard requires additional security and flood protections.		
Action or Project Intended for Implementation			
Description of the Solution:	The Borough will design and construct a concrete barrier around the building and water tower, with a flood gate opening and fencing on top of the barrier for security.		
Is this project related to a Critical Facility or Lifeline?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Level of Protection:	TBD by final design	Estimated Benefits (losses avoided):	Reduction in flood risk
Useful Life:	50 years	Goals Met:	3
Estimated Cost:	High	Mitigation Action Type:	Structure and Infrastructure Projects
Plan for Implementation			
Prioritization:	High	Desired Timeframe for Implementation:	Within 5 years
Estimated Time Required for Project Implementation:	1 year	Potential Funding Sources:	HMGP, BRIC, USDA Community Facilities Grant Program, Municipal budget
Responsible Organization:	Engineering	Local Planning Mechanisms to be Used in Implementation if any:	Hazard mitigation planning
Three Alternatives Considered (including No Action)			
Alternatives:	Action	Estimated Cost	Evaluation
	No Action	\$0	Current problem continues
	Build backup water tower	Very High	Costly
	Relocate water tower	Very High	Costly
Progress Report (for plan maintenance)			
Date of Status Report:			
Report of Progress:			
Update Evaluation of the Problem and/or Solution:			



Action Worksheet		
Project Name:	Water Tower Flood Protection	
Project Number:	2021-Cape May Point-012	
Criteria	Numeric Rank (-1, 0, 1)	Provide brief rationale for numeric rank when appropriate
Life Safety	1	Protects critical services of water tower.
Property Protection	1	Reduction in flooding risk
Cost-Effectiveness	1	
Technical	1	Technically feasible project
Political	1	
Legal	1	The Township has the legal authority to conduct the project.
Fiscal	0	Project will require grant funding.
Environmental	1	
Social	1	
Administrative	1	
Multi-Hazard	0	Flood
Timeline	0	Within 5 years
Agency Champion	1	Engineering
Other Community Objectives	1	
Total	11	
Priority (High/Med/Low)	High	