11. CITY OF SEA ISLE CITY

This jurisdictional annex to the Cape May County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the City of Sea Isle City with reducing losses from future hazard events. This annex is not guidance of what to do when a disaster occurs; its focus is on actions that can be implemented prior to a disaster to reduce or eliminate damage to property and people. The annex presents a general overview of Sea Isle City, describes who participated in the planning process, assesses Sea Isle City's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

11.1 HAZARD MITIGATION PLANNING TEAM

The City of Sea Isle City identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many City departments. The Office of Emergency Management represented the community on the Cape May County HMP Planning Partnership and supported the local planning process by securing input from persons with specific knowledge to enhance the plan. 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.

Table 11-1 summarizes City officials who participated in the development of the annex and in what capacity. Additional documentation of the City's planning activities through Planning Partnership meetings is included in Volume I.

Table 11-1. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Anthony Garreffi, OEM Coordinator Address: City Hall, 233 John F. Kennedy Blvd, Sea Isle City, NJ, 08243 Phone Number: 609-263-4311 x2307 Email: agarreffi@sicpd.us	Name/Title: Nicholas Giordano, Deputy OEM Coordinator Address: City Hall, 233 John F. Kennedy Blvd, Sea Isle City, NJ, 08243 Phone Number: 609-263-4311 ext. 2300 Email: ngiordano@sicpd.us
National Flood Insurance Program Floodplain Administrator	
Name/Title: Cornelius Byrne, Construction Official, CRS Coordinator and Certified Floodplain Manager Address: City Hall, 233 John F. Kennedy Blvd, Sea Isle City, NJ, 08243 Phone Number: 609-263-1166 Ext 4 Email: nbyrne@seaislecitynj.us	
Additional Contributors	
Name/Title: Nicholas Giordano, Deputy Coordinator Method of Participation: Provided information on the City capabilities and codes and ordinances. Also provided information on hazard history records for the City. Provided information on previous mitigation actions and gave status for each action included in the previous HMP. Provided risk rankings for the hazards of concern identified in this HMP update for the City.	
Name/Title: Mariah Rodia, Technical Assistant to the Construction Official Method of Participation: Provided information for building permits for the City.	
Name/Title: Gregory Basil, Director of Public Works, OEM Method of Participation: Provided information on new action development for the City.	

11.2 COMMUNITY PROFILE

Sea Isle City is a beachfront barrier island community located on Ludlam's Island between Strathmere in Upper Township and Avalon on Seven Mile Island. Sea Isle City boasts five miles of public beach, unparalleled access to the Intracoastal Waterway and back bay marsh ecosystems, a beachfront promenade, and many cultural civic amenities for year-round residents, seasonal visitors, and second-home owners. Sea Isle City is predominantly residential and features vibrant commercial districts and nightlife options.

11.2.1 GOVERNING BODY FORMAT

The City of Sea Isle City, New Jersey, is governed by a Mayor and City Council. The Mayor oversees the executive functions of the city, ensuring that municipal operations run smoothly and efficiently. This includes managing city departments, implementing policies, and representing the city in various capacities.

The City Council is responsible for the legislative functions. This body passes ordinances, approves the budget, and makes decisions on various local matters. The Council consists of members elected by the residents to represent their interests and ensure the smooth functioning of the city.

11.2.2 POPULATION AND SOCIAL VULNERABILITY

According to the U.S. Census, the 2020 population for Sea Isle City was 2,104, a 2.2 percent of the County population.

Research has shown that some populations are at greater risk from hazard events because of decreased resources or physical abilities. These populations can be more susceptible to hazard events based on a number of factors including their physical and financial ability to react or respond during a hazard, and the location and construction quality of their housing. Data from the 2020 U.S. Census indicates that 0.3 percent of the population is 5 years of age or younger, 48.9 percent is 65 years of age or older, 0.6 percent is non-English speaking, 5.4 percent is below the poverty threshold, and 12.5 percent is considered disabled.

11.2.2.1 ALICE IN CAPE MAY COUNTY

ALICE is an acronym for Asset Limited, Income Constrained, Employed – households that earn more than the Federal Poverty Level, but less than the basic cost of living for the County. While conditions have improved for some households, many continue to struggle, especially as wages fail to keep pace with the rising cost of household essentials (housing, child care, food, transportation, health care, and a basic smartphone plan). Households below the ALICE Threshold – ALICE households plus those in poverty – can't afford the essentials.

According to 2021 Point-in-Time-Data from ALICE, 26% of the 48,860 households in Cape May County are ALICE households (on par with the state average of 26%). The median household income in Cape May is $78,657, and the County sees a labor force participation rate of 57%. Cape May County faces low household income compared to the state average of $89,296, along with a low labor participation rate of 57% compared to the state average of 66%. 8% of Cape May households live in poverty, which falls below the state average of 10%.

11.3 JURISDICTIONAL CAPABILITY ASSESSMENT AND INTEGRATION

Sea Isle City performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Volume I describes the components included in the capability assessment and their significance for hazard mitigation planning. The jurisdictional assessment for this annex includes analyses of the following:

- Planning and regulatory capabilities
- Development and permitting capabilities
- Administrative and technical capabilities
- Fiscal capabilities
- Education and outreach capabilities
- Classification under various community mitigation programs
- Adaptive capacity to withstand hazard events

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into day-to-day local government operations. As part of the hazard mitigation analysis, planning and /policy documents were reviewed and each jurisdiction was surveyed to obtain a better understanding of their progress toward plan integration. Development of an updated mitigation strategy provided an opportunity for Sea Isle City to identify opportunities for integrating mitigation concepts into ongoing City procedures.

11.3.1 PLANNING AND REGULATORY CAPABILITY AND INTEGRATION

Table 1111-2 summarizes the planning and regulatory tools that are available to Sea Isle City.

Table 1111-2. Planning and Regulatory Capability and Integration

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
CODES, ORDINANCES, & REGULATIONS				
Building Code	Yes	Building and Housing, Chapter 10, adopted by the City Council in 1994 and amended through 2019	State and Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The Ordinance contains no specific mitigation actions other than those required in the Uniform Construction Code. Would the City like to revise the Building Code to include additional hazard related mitigation measures? It is a continuing process through the CRS to update to the highest standards.				
Zoning/Land Use Code	Yes	Zoning, Chapter 26, adopted by the City Council	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? Zoning, Chapter 26, adopted by the City Council. Whereas the Governing Body of the City deem it necessary to the promotion of the health, safety, morals and the general welfare of the City, to regulate therein the use and the size and location of buildings, and the size and locations of yards and other open space in relation to buildings, the districts are hereby created wherein the regulations contained in this Chapter shall hereafter govern.				

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Subdivision Code	Yes	Land Subdivision, Chapter 32, adopted by the City Council in 1976 and amended subsequently	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The purpose of this chapter shall be to provide rules, regulations and standards to guide land subdivision in the City in order to promote the public health, safety, convenience and general welfare of the City. It shall be administered to ensure orderly growth and development; the conservation, protection and proper use of land; and adequate provision for circulation, utilities and services. This Chapter contains standard requirements for stormwater controls including that provisions shall be made and shown on a set of plans accompanying the preliminary plat for collection and conveyance of stormwater on, and as required off-site, and for proper connection with an approved system. The Chapter also addresses flood hazards to a limited extent. The City has installed a pumping station to remove storm water from residential areas. The City would like to add additional pumping stations in other low-lying areas to address this problem as well.				
Site Plan Code	Yes	Site Plan Review, Chapter 30, adopted by the City Council as amended through 2014	Local and County	City Council
How has or will this be integrated with the HMP and how does this reduce risk? Applications for site plan review shall be filed with the Planning Board pursuant to the instructions hereinafter set forth. Applications shall be made upon the forms supplied by the Planning Board, which can be obtained from the Secretary of the Planning Board. All information required by the official checklist, a copy of which will be given to applicant, shall be supplied.				
Stormwater Management Code	Yes	Sewer and Water, Chapter 16, adopted by the City Council in 1976 and subsequently amended	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? In addition to controls on sanitary sewer discharges and potable water use, he purpose of this section is to prohibit the spilling, dumping, or disposal of materials other than stormwater to the municipal separate storm sewer system (MS4) operated by the City of Sea Isle City, so as to protect public health, safety and welfare, and to prescribe penalties for failure to comply. The spilling, dumping, or disposal of materials other than stormwater to the municipal separate storm sewer system operated by the City of Sea Isle City is prohibited. The spilling, dumping, or disposal of materials other than stormwater in such a manner as to cause the discharge of pollutants to the municipal separate storm sewer is also prohibited.				
Post-Disaster Recovery/ Reconstruction Code	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Real Estate Disclosure Requirements	Yes	Senate Bill 3110; P. L. 2023, c. 93, July 3, 2023	State	Sellers and Landlords of commercial or residential property

How has or will this be integrated with the HMP and how does this reduce risk?

For leases, the law amends the New Jersey Truth-in-Renting Act, N.J.S.A. 46:8-43 et seq., to require every landlord to notify in writing each of the landlord's tenants, prior to lease signing or renewal, whether the property is located in the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area ("100-year floodplain") or Moderate Risk Flood Hazard Area ("500-year floodplain") and if the landlord has actual knowledge that the rental premises or any portion of the parking areas of the real property containing the rental premises has been subjected to flooding. The law does not apply to (1) landlords who lease commercial space or residential dwellings for less than one month, (2) residential dwellings in a premises containing not more than two units, (3) owner-occupied premises containing not more than three units, or (4) hotels, motels, or other guest houses serving transient or seasonal guests for a period of less than 120 days.

The model notice is to contain the heading "Flood Risk" and questions for the landlord to answer regarding the landlord's actual knowledge of past flooding of the property. The questions regarding the property being in a FEMA Special or Moderate Risk Flood Hazard Area shall not contain the option for "unknown." To determine how the questions are to be answered, FEMA's current flood insurance rate maps for the leased premises area must be consulted. The landlord will be required to answer whether the rental premises or any portions of the parking areas of the real property containing the rental premises ever experienced any flood damage, water seepage, or pooled water due to a natural flood event and, if so, the number of times that has occurred.

The notice to residential tenants must also indicate that flood insurance may be available to renters through FEMA's National Flood Insurance Program to cover their personal property and contents in the event of a flood and that standard renter's insurance does not typically cover flood damage.

For sales, the law also amends the New Jersey Consumer Fraud Act, N.J.S.A. 56:8-1 et seq., to require sellers of real property to disclose, on the property condition disclosure statement, whether the property is located in the FEMA Special or Moderate Risk Flood Hazard Area and any actual knowledge of the seller concerning flood risks of the property to the purchaser before the purchaser becomes obligated under any contract for the purchase of the property.

The disclosure statement must contain the heading "Flood Risk" and ask the seller the following questions:

- Is any or all of the property in the Special Flood Hazard Area ("100-year floodplain") or a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps?
- Is the property subject to any requirement under federal law to obtain and maintain flood insurance on the property? Properties in the Special Flood Hazard Area with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.
- Have you ever received assistance from, or are you aware of any previous owners receiving assistance from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage on the property? For properties that have received flood disaster assistance, the requirement to obtain flood insurance passes down to all future owners.
- Is there flood insurance on the property? A standard homeowner's insurance policy typically does not cover flood damage.
- Is there a FEMA elevation certificate available for the property? If so, it must be shared with the buyer. An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer, that provides critical information about the flood risk of the property and is used by flood insurance providers to determine the appropriate insurance rating for the property.
- Have you ever filed a claim for flood damage to the property with any insurance provider? If the claim was approved, what was the amount received?
- Has the property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? If so, how many times?

Growth Management	No	-	-	-

How has or will this be integrated with the HMP and how does this reduce risk?

Environmental Protection Ordinance(s)	No	-	-	-

How has or will this be integrated with the HMP and how does this reduce risk?

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Flood Damage Prevention Ordinance	Yes	Flood Damage Prevention, Chapter 14, adopted by the City Council in 1976 and amended through 2019	Federal, State, County and Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? 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. The flood hazard areas of the City are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage also contribute to the flood loss.				
Wellhead Protection	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Emergency Management Ordinance	Yes	2-9B Office of Emergency Management, 2017	Local	Office of Emergency Management
How has or will this be integrated with the HMP and how does this reduce risk? This ordinance establishes the local office of emergency management and to ensure the complete and efficient utilization of all the City's facilities to combat disasters.				
Climate Change Ordinance	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Other	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
PLANNING DOCUMENTS				
General/Comprehensive Plan	Yes	Master Plan Re-Examination Report, adopted by the City Planning Board on August 14,2017	Local	Planning Board
How has or will this be integrated with the HMP and how does this reduce risk? The Master Plan includes, among other elements, a comprehensive flood control plan in partnership with the County to address flooding issues in the City.				
Capital Improvement Plan	Yes	Capital Plan 2020-2024, adopted by City Council on November 26, 2019	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? This is a 5-year Capital Plan in the form of a line item budget. Funding in 2020 for hazard related improvements include, lagoon dredging, mobi-mats, street end stabilization, storm drainage improvement/correction program, and pump stations; flood mitigation(design/construct).				
Disaster Debris Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Floodplain Management or Watershed Plan	Yes	Floodplain Management Plan dated June 2017	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The City of Sea Isle City's past successes and future strategic planning, policy changes, programs, projects and other activities will produce a far better prepared community for coastal storms and flooding and their impacts of hazards on the City of Sea Isle City. Goals of the Plan include; reducing flood damage, including damage to life and property; reducing stormwater impacts to protect human health, safety, and property; and protecting and improving habitat and water quality to sustain native animals and plants. The plan would coordinate existing ongoing plans and programs so that high priority initiatives and projects to mitigate possible disaster impacts would be funded and implemented. The City of Sea Isle City has a history of proactive, progressive planning and program implementation and is desirous of further enhancing this history by developing this FMP.				
Stormwater Management Plan	Yes	Stormwater Management Plan, dated March 2005	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? This plan contains all the required elements described in N.J.A.C. 7:8 Stormwater Management Rules. The plan addresses groundwater recharge, stormwater quantity, and stormwater quality impacts by incorporating stormwater design and performance standards for new major development, defined as projects that disturb one or more acre of land. To achieve the goals of this plan, it outlines specific stormwater design and performance standards for new development. Additionally, the plan proposes stormwater management controls to address impacts from existing development.				
Open Space Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Urban Water Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Habitat Conservation Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Economic Development Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Community Wildfire Protection Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Community Forest Management Plan	Yes	Community Forestry Management Plan, 2018 – 2020, adopted by the City Council, March 13, 2018	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The Community Forestry Management Plan (CFMP) of City of Sea Isle City (City) was initially created to establish programs that recognize the unique nature of the municipality's tree resources and to plan future programs that will continue to protect and enhance these resources. The City established goals and objectives compatible with the forestry planning process vision to provide community forest and tree streetscapes for the benefit of its residents and visitors in addition to the wildlife that rely on these important natural resources.				
Transportation Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Agriculture Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Climate Action/ Resilience/Sustainability Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Tourism Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Business/ Downtown Development Plan	Yes	Master Plan Re-Examination Report, adopted by the City Planning Board on August 14,2017	Local	Planning Board
How has or will this be integrated with the HMP and how does this reduce risk? The Master Plan contains economic development elements. More specifically it formalizes the designation of a person who will work directly with the business community and the Chamber of Commerce to achieve common goals for the City.				
Other	Yes	Stormwater Pollution Prevention Plan, Original Plan March 31, 2005 and updated June 2020	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? To control stormwater from new development and redevelopment projects they are subject to the residential site improvement standards for stormwater management (including the NJDEP Stormwater Management rules, N.J.A.C. 7:8. The Plan also addresses public education, labeling of storm drains, mapping of outfalls, illicit connections, storm drain retrofitting and street sweeping and erosion control, consistent with the State's requirements.				
RESPONSE/RECOVERY PLANNING				
Emergency Operations Plan	Yes	Sea Isle City Emergency Operations Plan	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The City OEM works closely with the County OEM to ensure comprehensive planning and effective response to emergency operations. The plan includes guidelines for various types of emergencies, such as natural disasters, terrorism incidents, and other critical situations. It also outlines procedures for communication, resource allocation, and coordination among different agencies				
Continuity of Operations Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Substantial Damage Response Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Threat and Hazard Identification and Risk Assessment	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Post-Disaster Recovery Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Public Health Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Other	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				

11.3.2 DEVELOPMENT AND PERMITTING CAPABILITY

Table 11-3 summarizes the capabilities of Sea Isle City to oversee and track development.

Table 11-3. Development and Permitting Capability

	Yes/No	Comment
Do you issue development permits? • If you issue development permits, what department is responsible? • If you do not issue development permits, what is your process for tracking new development?	Yes	Construction Department
Are permits tracked by hazard area? (For example, floodplain development permits.)	Yes	SFHA
Do you have a buildable land inventory? • If you have a buildable land inventory, please describe	Yes	Have inventory of residential/commercial as well as all buildable lots
Describe the level of buildout in your jurisdiction.	N/A	The City is 85% built out with some remaining greenspace.

11.3.3 ADMINISTRATIVE AND TECHNICAL CAPABILITY

Table 11-4 summarizes potential staff and personnel resources available to Sea Isle City and their current responsibilities that contribute to hazard mitigation.

Table 11-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
ADMINISTRATIVE CAPABILITY		
Planning Board	Yes	Planning/Zoning
Zoning Board of Adjustment	Yes	Planning/Zoning
Planning Department	Yes	Planning/Zoning
Mitigation Planning Committee	Yes	Administration
Environmental Board/Commission	Yes	Administration
Open Space Board/Committee	Yes	Administration
Economic Development Commission/Committee	Yes	Administration

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
Public Works/Highway Department	Yes	Public works department
Construction/Building/Code Enforcement Department	Yes	Construction Office
Emergency Management/Public Safety Department	Yes	Chief Anthony Garreffi, OEM Coordinator Detective Sergeant Nicholas Giordano, Deputy OEM Coordinator
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	All Departments
Mutual aid agreements	Yes	Administration
Human Resources Manual - Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?	No	-
Other	No	-
TECHNICAL/STAFFING CAPABILITY		
Planners or engineers with knowledge of land development and land management practices	Yes	Planning/Zoning
Engineers or professionals trained in building or infrastructure construction practices	Yes	Administration
Planners or engineers with an understanding of natural hazards	Yes	Administration
Staff with expertise or training in benefit/cost analysis	Yes	Administration
Professionals trained in conducting damage assessments	No	-
Personnel skilled or trained in GIS and/or Hazus applications	Yes	Administration
Staff that work with socially vulnerable populations or underserved communities	No	-
Environmental scientists familiar with natural hazards	Yes	Stockton University
Surveyors	Yes	City Engineer
Emergency manager	Yes	Public Safety
Grant writers	Yes	Administration
Resilience Officer	Yes	Police Department
Other (this could include stormwater engineer, environmental specialist, etc.)	No	-

11.3.4 FISCAL CAPABILITY

Table 11-5 summarizes financial resources available to Sea Isle City.

Table 11-5. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use? (Yes/No)
Community Development Block Grants (CDBG, CDBG-DR)	Yes
Capital improvement project funding	Yes
Authority to levy taxes for specific purposes	No
User fees for water, sewer, gas, or electric service	Yes
Impact fees for homebuyers or developers of new development/homes	Yes
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other federal or state funding programs	Yes
Open Space Acquisition funding programs	Yes
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	No

11.3.5 EDUCATION AND OUTREACH CAPABILITY

Table 11-6 summarizes the education and outreach resources available to Sea Isle City.

Table 11-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment
Public information officer or communications office	Yes	Public works department
Personnel skilled or trained in website development	Yes	Public works department
Hazard mitigation information available on your website	Yes	On the City's website, links to resources.
Social media for hazard mitigation education and outreach	Yes	Through the City's website. Links to mitigation monies available.
Citizen boards or commissions that address issues related to hazard mitigation	No	-
Warning systems for hazard events	Yes	Reverse 911 through Nixle. Email alerts through the City. Facebook notifications from the Police Department. Electronic and static signage.
Natural disaster/safety programs in place for schools	No	No schools in district
Organizations that conduct outreach to socially vulnerable populations and underserved populations	No	-
Public outreach mechanisms / programs to inform citizens on natural hazards, risk, and ways to protect themselves during such events	Yes	Nixle

11.3.6 COMMUNITY CLASSIFICATIONS

Table 11-7 summarizes classifications for community programs available to Sea Isle City.

Table 11-7. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Community Rating System (CRS)	Yes	3	May 1, 2018
Building Code Effectiveness Grading Schedule (BCEGS)	Yes	3/3	June 2012
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	5	October 2015
National Weather Service StormReady Certification	No	-	-
Firewise Communities classification	No	-	-
New Jersey Sustainable Jersey Community	Yes	Bronze	December 31, 2019
Other: Organizations with mitigation focus (advocacy group, non-government)	No	-	-

N/A = Not applicable

— = Unavailable

11.3.7 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 2022). Each jurisdiction has a unique combination of capabilities to adjust to, protect from, and withstand a future hazard event, future conditions, and changing risk. Table 11-8 summarizes the adaptive capacity for each identified hazard of concern and the City's capability to address related actions using the following classifications:

- Strong: Capacity exists and is in use.
- Moderate: Capacity might exist; but is not used or could use some improvement.
- Weak: Capacity does not exist or could use substantial improvement

Table 11-8. Adaptive Capacity

Hazard	Adaptive Capacity - Strong/Moderate/Weak
Dam Failure	Moderate
Drought	Moderate
Earthquake	Moderate
Extreme Temperature	Moderate
Flood	Moderate
Severe Weather	Moderate
Severe Winter Weather	Moderate
Wildfire	Moderate

11.4 NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

This section provides specific information on the management and regulation of the regulatory floodplain, including current and future compliance with the National Flood Insurance Program (NFIP). The floodplain administrator listed in Table 11-1 is responsible for maintaining this information.

11.4.1 NFIP STATISTICS

Table 11-9 summarizes the NFIP policy and claim statistics for Sea Isle City.

Table 11-9. Sea Isle NFIP Summary of Policy and Claim Statistics

# Policies	3,754
# Claims (Losses)	2,970
Total Loss Payments	$37,405,153.26
# Repetitive Loss Properties (NFIP definition)	194
# Repetitive Loss Properties (FMA definition)	9
# Severe Repetitive Loss Properties (NFIP definition)	27
# Severe Repetitive Loss Properties (FMA definition)	61

NFIP Definition of Repetitive Loss: The NFIP defines a repetitive loss property as any insurable building for which two or more claims of more than $1,000 were paid by the NFIP within any rolling 10-year period since 1978.

FMA Definition of Repetitive Loss: FEMA's Flood Mitigation Assistance (FMA) program defines a repetitive loss property as any insurable building that has incurred flood-related damage on two occasions, in which the cost of the repair, on average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event.

Definition of Severe Repetitive Loss: A residential property covered under an NFIP flood insurance policy and: (a) That has at least four NFIP claim payments over $5,000 each, and the cumulative amount of such claims payments exceeds $20,000; or (b) For which at least two separate claims payments have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building. At least two of the claims must have occurred within any 10-year period, more than 10 days apart.

Source: FEMA, 2024

11.4.2 FLOOD VULNERABILITY SUMMARY

Table 11-10 provides a summary of the NFIP program in Sea Isle City.

Table 11-10. NFIP Summary

NFIP Topic	Comments
Flood Vulnerability Summary	
Describe areas prone to flooding in your jurisdiction.	The entire City is prone to flooding.
Do you maintain a list of properties that have been damaged by flooding?	Yes, the City maintains a list of properties that have been damaged by flooding.
Do you maintain a list of property owners interested in flood mitigation?	Yes, the City maintains a list of property owners interested in flood mitigation.

NFIP Topic	Comments
How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?	The City keep a list in partnership with Ocean City for joint applications for grants.
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what projects are underway.	No, not at this time.
How do you make Substantial Damage determinations?	50% rule in local ordinance and NFIP
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	Less than 3 were declared in recent events.
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? If there are mitigation properties, how were the projects funded?	The City had multiple properties that were torn down and approximately 5 elevated homes, funded by both grant and private money.
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	Yes, the flood maps adequately address flood risk within the City.
NFIP Compliance	
What local department is responsible for floodplain management?	Construction office is responsible for floodplain management.
Are any certified floodplain managers on staff in your jurisdiction?	Yes, the City has certified floodplain managers on staff.
Do you have access to resources to determine possible future flooding conditions from climate change?	Yes, the City has access to climate change resources.
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?	No, not at this time.
Provide an explanation of NFIP administration services you provide (e.g., permit review, GIS, education/outreach, inspections, engineering capability)	The City provides flood information on the City website.
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	Local ordinance with NFIP criteria.
What are the barriers to running an effective NFIP program in the community, if any?	The City has a well established CRS program with a class 3 rating.
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, state the violations.	Supposed list from NFIP.
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	The City will be re-cycling CRS in October 2025.
What is the local law number or municipal code of your flood damage prevention ordinance?	Chapter 14.
What is the date that your flood damage prevention ordinance was last amended?	06-13-2023 ord 1698.
Does your floodplain management program meet or exceed minimum requirements? If exceeds, in what ways?	Yes, the floodplain management program exceeds the minimum requirements.

NFIP Topic	Comments
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	No, not at this time.
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	Yes, the City is already a class 3 in CRS.

11.5 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 appreciating a jurisdiction's overall risk to its hazards of concern. Recent and expected future development trends, including major residential/commercial development and major infrastructure development, are summarized in Table 11-11 through Table 11-13.

Table 11-11. Number of Building Permits for New Construction Issued Since the Previous HMP

	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
2020				
Total Permits	0	0	0	0
Permits within SFHA	12	52	0	64
2021				
Total Permits	0	0	0	0
Permits within SFHA	8	48	0	56
2022				
Total Permits	0	0	0	0
Permits within SFHA	6	28	0	34
2023				
Total Permits	0	0	0	0
Permits within SFHA	8	46	4	58
2024				
Total Permits	0	0	0	0
Permits within SFHA	5	42	11	58

SFHA = Special Flood Hazard Area (1% flood event)

Table 11-12. Recent Major Development and Infrastructure from 2017 to Present

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
No recent major development.					

** Only location-specific hazard zones or vulnerabilities identified.*

Table 11-13. Known or Anticipated Major Development and Infrastructure in the Next Five Years

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
No known or anticipated major development.					

11.6 JURISDICTIONAL RISK ASSESSMENT

The hazard profiles in Volume I provide detailed information regarding each planning partner's vulnerability to the identified hazards, including summaries of Sea Isle City's risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

11.6.1 HAZARD AREA

Hazard area maps provided below illustrate the probable hazard areas impacted within the City are shown in Figure 11-1 through Figure 11-23. 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 are provided only for hazards that can be identified clearly using mapping techniques and technologies and for which Sea Isle City has significant exposure. The maps show the location of potential new development, where available.

Figure 11-1. Sea Isle City Sea Level Rise and Flood Hazard Area Extent and Location Map

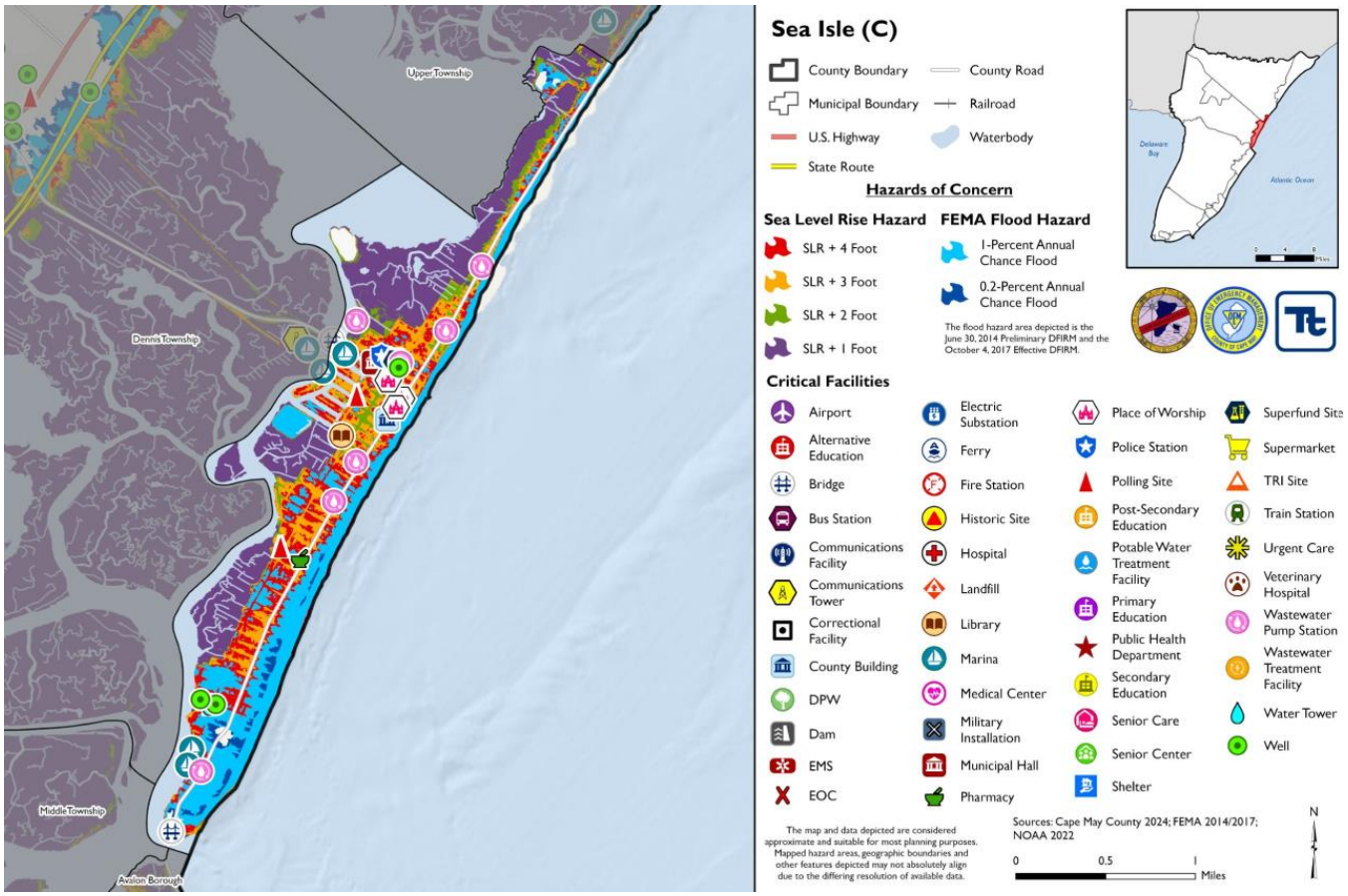


Figure 11-2. Sea Isle City SLOSH Hazard Area Extent and Location Map

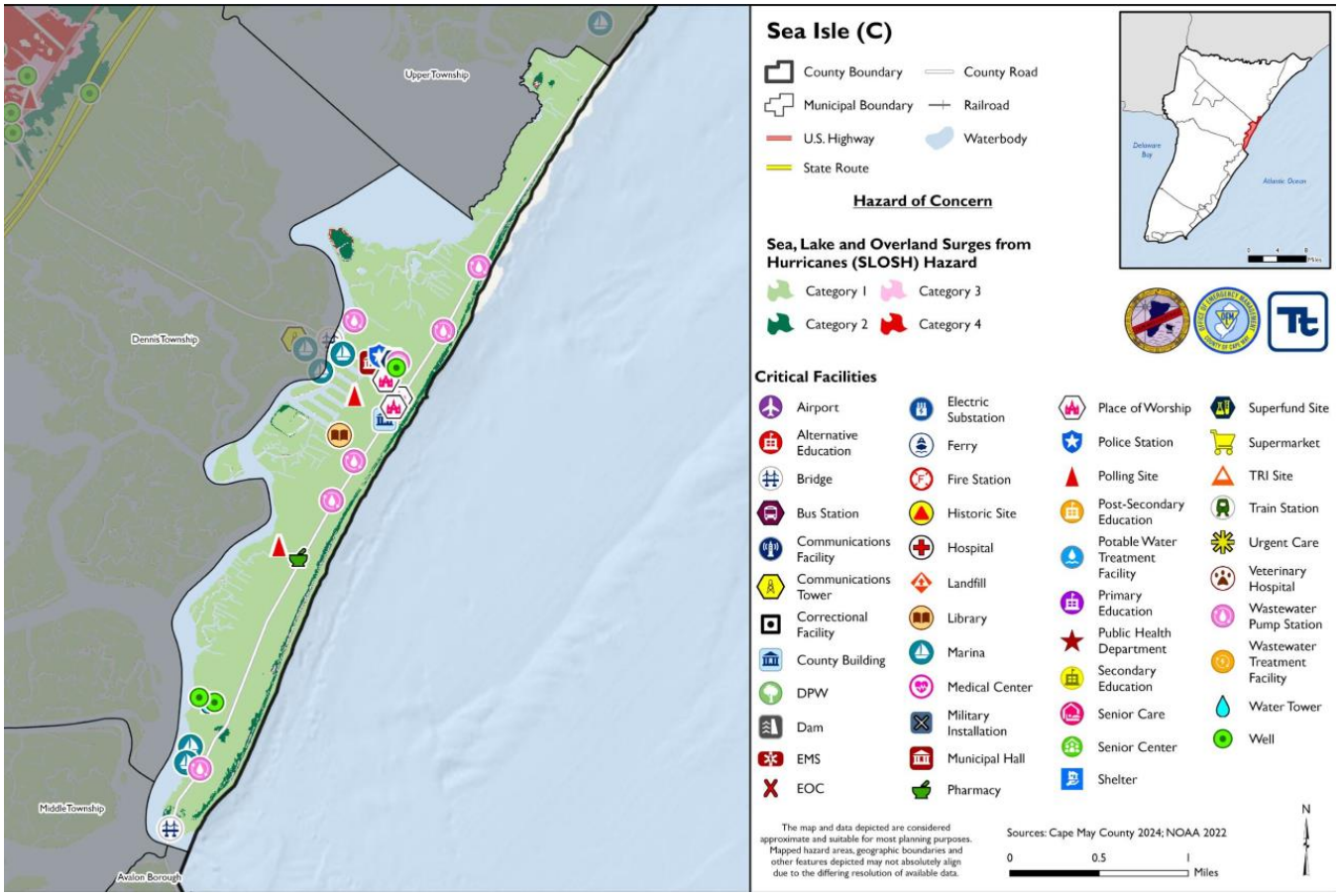
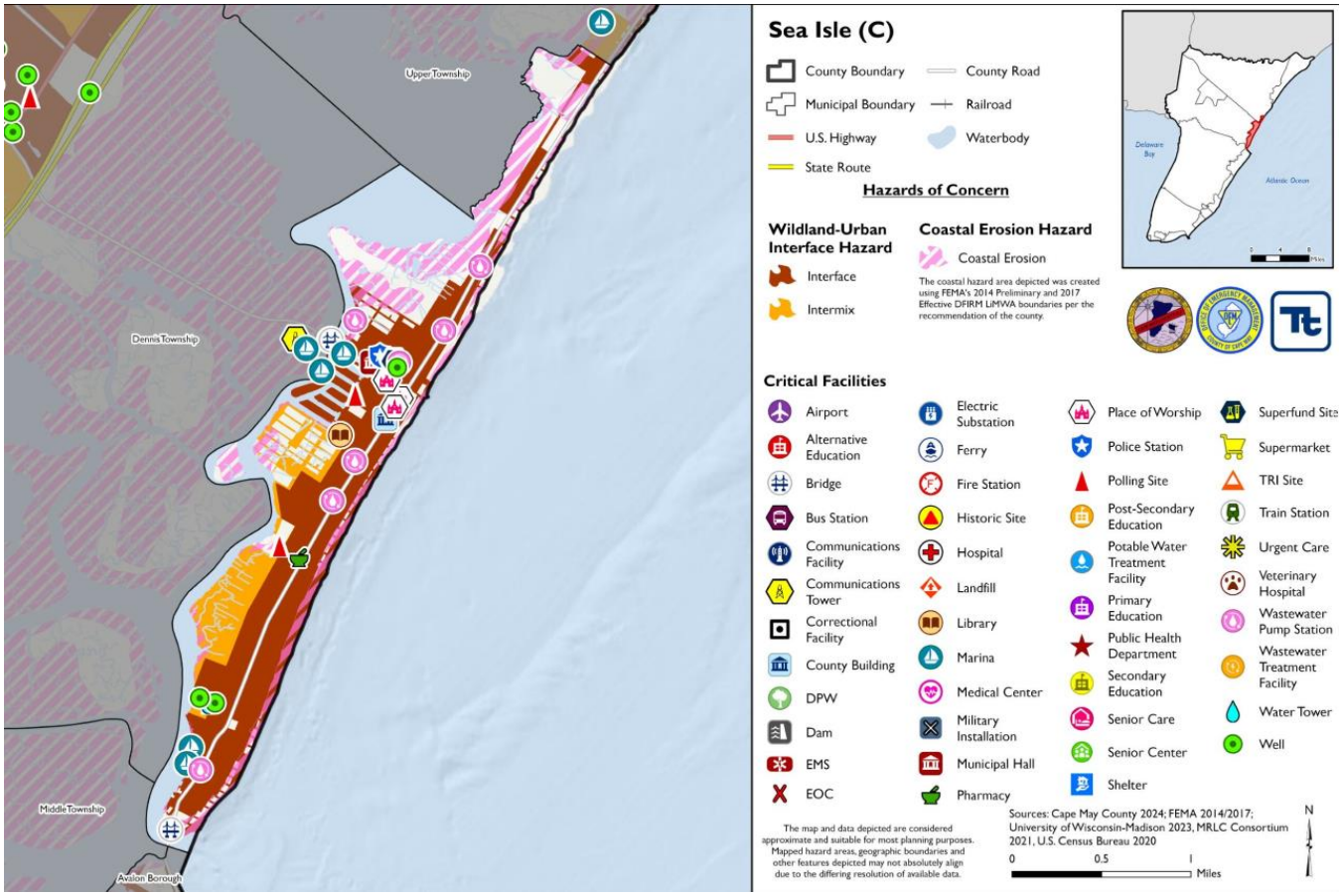


Figure 11-3. Sea Isle City WUI and Coastal Erosion Hazard Area Extent and Location Map



11.6.2 HAZARD EVENT HISTORY

The history of natural and non-natural hazard events in Sea Isle City is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table 11-14 provides details on loss and damage in Sea Isle during hazard events since the last hazard mitigation plan update.

Table 11-14. Hazard Event History in Sea Isle City

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Sea Isle City
February 11, 2021	Severe Winter Weather (4597-DR-NJ)	Yes	Widespread snow fell and accumulate between 3 to 5 inches across the County, with some amounts locally a little higher. The County was eligible for Public Assistance through Federal Declaration.	No record of damages or loss for the City.

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Sea Isle City
September 1-3, 2021	Remnants of Hurricane Ida (EM-3573-NJ, DR-4614-NJ)	Yes	The remnants of Hurricane Ida produced heavy rainfall through the County. The County was eligible for Public Assistance through Federal Declaration.	No record of damages or loss for the City.
January 3, 2021	Severe Winter Weather, Flood	No	A quick moving winter storm impacted Cape May County where a widespread 6 to 12 inches of snow fell. Moderate coastal flooding in the tidal areas of Cape May County occurred around the time of the morning high tide causing numerous road closures.	No record of damages or loss for the City.
April 1, 2023	Severe Weather	No	Thunderstorms produced damaging winds and small to medium-sized hail. Multiple trees downed on Corson Tavern Road and Route 9 in Dennis Township. A structure fire was caused by lightning in Rio Grande.	No record of damages or loss for the City.
September 23, 2023	Severe Weather	No	Tropical Storm Ophelia resulted in a steady onshore flow along the coast, causing widespread tidal flooding. There were numerous road closures. Many homes and other buildings were surrounded by flood waters with some minor property damage occurring.	No record of damages or loss for the City.
January 19, 2024	Severe Winter Weather	No	A winter storm brought widespread light to moderate snowfall accumulations across the region. Snowfall totals ranged largely from around 3 to 4 across much of the zone. The highest snowfall report was from Dennis Township with 4.9.	No record of damages or loss for the City.

EM = Emergency Declaration (FEMA)
FEMA = Federal Emergency Management Agency
DR = Major Disaster Declaration (FEMA)
N/A = Not applicable

11.6.3 HAZARD RANKING AND VULNERABILITIES

The hazard profiles in Volume I have detailed information regarding each planning partner's vulnerability to the identified hazards. The following presents key risk assessment results for Sea Isle City

11.6.3.1 HAZARD RANKING

The participating jurisdictions have differing degrees of vulnerability to the hazards of concern, so each jurisdiction ranked its own degree of risk to each hazard. The community-specific hazard ranking is based on problems and impacts identified by the risk assessment presented in Volume I. The ranking process involves an assessment of the likelihood of occurrence for each hazard; the potential impacts of the hazard on people, property, and the economy; community capabilities to address the hazard; and changing future climate conditions. Sea Isle City reviewed the County hazard ranking and individual results to assess the relative risk of the hazards of concern to the community. During the review of the hazard ranking, the City agreed with the hazard rankings identified in Table 11-15.

Table 11-15 shows Sea Isle's final hazard rankings for identified hazards of concern. Mitigation action development uses the ranking to target hazards with the highest risk.

Table 11-15. Hazard Ranking

Hazard	Rank
Dam Failure	Low
Drought	Medium
Earthquake	Low
Extreme Temperature	Medium
Flood	High
Severe Weather	High
Severe Winter Weather	Medium
Wildfire	High

Note: The scale is based on the hazard rankings established in Volume I, modified as appropriate based on review by the jurisdiction

11.6.3.2 CRITICAL FACILITIES

Table 11-16 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.

Table 11-16. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
Townsends Inlet Bridge (CMCBC)	Bridge	Y	Y
SEA ISLE CITY FIRE DEPARTMENT	Fire Station	Y	Y
Sunset Pier	Marina	Y	Y
Pier 88	Marina	Y	Y
Sea Isle City Marina	Marina	Y	Y
Sea Isle City Police Department	Police Station	Y	Y
Sea Isle City City Hall	EOC	Y	Y

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
SEA ISLE CITY GAS PLANT	Superfund Site	Y	Y
26TH ST PUMP STATION SEWER	Wastewater Pump Station	Y	Y
34 TH ST PUMP STATION SEWER	Wastewater Pump Station	Y	Y
38TH AND BAY FLOOD PUMP	Wastewater Pump Station	Y	Y
39 TH PUMP STATION SEWER	Wastewater Pump Station	Y	Y
40TH ST WELL#7	Well	Y	Y
50 Th St WELL #9 Pump Station	Wastewater Pump Station	Y	Y
55 ST WELL # 8 PUMP STATION	Wastewater Pump Station	Y	Y
80 TH ST WELL #5	Well	Y	Y
80TH ST WATER TOWER AND PUMP	Water Tower	Y	Y
80TH ST WELL# 6	Well	Y	Y
88th St Pump Station SEWER	Wastewater Pump Station	Y	Y
SEA ISLE CITY AMBULANCE CORPS	EMS	Y	Y
BEACH PATROL HEADQUARTERS	County Building	Y	Y
Sea Isle City	Municipal Hall	Y	Y
Messiah Lutheran Church	Place of Worship	Y	Y
St Joseph's Roman Catholic Church	Place of Worship	Y	Y
Sea Isle City United Methodist Church	Place of Worship	Y	Y
Sea Isle City Library	Library	Y	Y
SEA ISLE CITY LODGE	Polling Site	Y	Y
DEALY FIELD RECREATION BLDG.	Polling Site	Y	Y
PUBLIX - 00239	Pharmacy	Y	Y

Source: Cape May County 2022, 2024; HIFLD 2024; USACE 2024

In addition to critical facilities that are exposed to flooding, there are no dams or high hazard dams located in the City of Sea Isle City.

11.6.4 IDENTIFIED ISSUES

After review of Sea Isle City's hazard event history, hazard rankings, hazard location, and current capabilities, Sea Isle identified the following vulnerabilities within the community:

- Sea Isle City experiences stormwater flooding in the vicinity of the Recreation Center between 43rd Street and 50th Street. The City has completed design for a stormwater mitigation pumping project to decrease the amount of time during which the street is inundated in storm events.
- Central Avenue is a low-lying road running much of the length of Sea Isle City. The Street has particularly low elevations between 35th Street and 46th Street, where flooding can occur when tide levels are just one foot above typical high tides.

- Sea Isle City is constructing a new recreation/civic/municipal facility at the site of its former school. The new building will serve resident needs and will be a critical facility when constructed.
- Sea Isle City and property owners in the City have experienced millions of dollars in flood damage owing to flooding events. The City has a number of buildings that were constructed prior to the enactment of the City's flood damage prevention ordinance, and many of those buildings have not been properly mitigated or flood-proofed. This leaves them at continued risk of flooding.
- The northern portion of the City is vulnerable to coastal erosion and oceanfront flooding. Landis Avenue, the only north-south route in northern Sea Isle City, provides the only land access route to Strathmere in Upper Township. This makes protection of the north end of the City critical.
- Much of Sea Isle City's waterfront is privately owned and privately-owned bulkheads provide much of the shore protection infrastructure located along the back bays. The bulkheads are in a variety of heights and conditions owing to private ownership and maintenance.
- The City lacks a debris management plan.
- The central portion of the City is vulnerable to coastal erosion, bayfront and oceanfront flooding. This makes protection of the central part of the City critical.

11.7 MITIGATION STRATEGY AND PRIORITIZATION

This section discusses the status of mitigation actions from the previous HMP, describes proposed hazard mitigation actions, and prioritizes actions to address over the next five years.

11.7.1 PAST MITIGATION ACTION STATUS

Table 11-17 indicates progress on the City's mitigation strategy identified in the 2017 HMP. Actions that are still recommended but not completed or that are in progress are carried forward and combined with new actions as part of the mitigation strategy for this plan update. Previous actions that are now ongoing programs and capabilities are indicated as such and are presented in the capability assessment earlier in this annex.

11.7.2 ADDITIONAL MITIGATION EFFORTS

In addition to the mitigation actions completed in Table 11-17, Sea Isle City identified the following mitigation efforts completed since the last HMP:

- No mitigation actions have been completed since the last HMP.

Since the adoption of the County's first HMP, Sea Isle City has made significant mitigation progress in the following areas:

- Seeking Grant Funding Opportunities
- Public Outreach

Table 11-17. Status of Previous Mitigation Actions

Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2024 HMP or Discontinue 2. If including action in the 2024 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2020-SeaIsle City-001	Central Ave Stormwater Mitigation	Flood, Severe Weather	Sea Isle City – Engineer and Public Works	Problem: Sea Isle City experiences stormwater flooding in the vicinity of the Recreation Center between 43rd Street and 50th Street. The City has completed design for a stormwater mitigation pumping project to decrease the amount of time during which the street is inundated in storm events. Solution: The City proposes to construct pumping stations at 43rd Street and 46th Street to reduce the length of time that flooding inundates the streets.	1. Ongoing 2. Funding availability	1. Include 2. The City will seek grant funding to complete the Central Ave Stormwater Mitigation project by installing pump stations at 43rd street and 46th street. These pump stations will reduce the length of time that flooding inundates these streets. 3. N/A

Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2024 HMP or Discontinue 2. If including action in the 2024 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2020-SeaIsle City-002	Elevation of Central Avenue from 29th to 31	Flood, Severe Weather	Sea Isle City – Engineer and Public Works	Problem: Central Avenue is a low-lying road running much of the length of Sea Isle City. The Street has particularly low elevations between 35th Street and 46th Street, where flooding can occur when tide levels are just one foot above typical high tides. Solution: The City proposes to elevate portions of Central Avenue in conjunction with utility and drainage work.	1. Ongoing 2. funding challenges	1. Include 2. The City will seek grant funding to elevate portions of Central Avenue in conjunction with utility and drainage work. 3. N/A
2020-SeaIsle City-003	Recreation Center Generator	Dam Failure, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather,	Sea Isle City – Engineer and Public Works	Problem: Sea Isle City is constructing a new recreation/civic/municipal facility at the site of its former school. The new building will serve resident needs and will be a critical facility when constructed. Solution: The City proposes to install a generator at the new recreation center to support continuity of operations.	1. Ongoing 2. Funding challenges	1. Include 2. The City will seek grant funding to install a generator at the new recreation center to support continuity of operations during hazard events. 3. N/A

2020-SeaIsle City-004	Property Mitigation Support – Retrofit	Flood, Severe Weather	City (through NFIP Floodplain Administrator)	Problem: Sea Isle City and property owners in the City have experienced millions of dollars in flood damage owing to flooding events. The City has a number of buildings that were constructed prior to the enactment of the City's flood damage prevention ordinance, and many of those buildings have not been properly mitigated or flood-proofed. This leaves them at continued risk of flooding. Solution: Property Mitigation Support – Retrofit: Where appropriate, support retrofitting (e.g. elevation) of structures located in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority. Identify facilities that are viable candidates for retrofitting based on cost-effectiveness versus relocation. Where retrofitting is determined to be a viable option, consider implementation of that action based on available funding.	1. Ongoing 2. Staff availability and time	1. Include 2. Where appropriate, the City Floodplain Administrator will support retrofitting (e.g. elevation) of structures located in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority. The City Floodplain Administrator will also Identify facilities that are viable candidates for retrofitting based on cost-effectiveness versus relocation. Where retrofitting is determined to be a viable option, consider implementation of that action based on available funding. 3. N/A
2020-SeaIsle City-005	Sea Isle City – North Mitigation Feasibility	Flood, Severe Weather	Sea Isle City-Engineer; NJDEP	Problem: The northern portion of the City is vulnerable to coastal erosion and oceanfront flooding. Landis Avenue, the only	1. In Progress 2. The City is looking to install pumps throughout the jurisdictional boundaries of the city	1. Include 2. The City Engineer will work with NJDEP to install pumps throughout the jurisdictional boundaries of the City in order to combat coastal erosion. 3. N/A

Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2024 HMP or Discontinue 2. If including action in the 2024 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				north-south route in northern Sea Isle City, provides the only land access route to Strathmere in Upper Township. This makes protection of the north end of the City critical. Solution: The City proposes to undertake a feasibility study to determine whether the City's promenade can be extended northward		

Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2024 HMP or Discontinue 2. If including action in the 2024 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2020-SeaIsle City-006	Bulkhead Installation	Flood, Severe Weather	City Engineer, with County and property owner support	Problem: Much of Sea Isle City's waterfront is privately owned and privately-owned bulkheads provide much of the shore protection infrastructure located along the back bays. The bulkheads are in a variety of heights and conditions owing to private ownership and maintenance. Solution: The City proposes to install bulkheads along back bay in Sea Isle City in locations (large areas) that are not protected. The City will support private property owners efforts to install new bulkheads that meet the City's requirements. Outfall repairs will also be undertaken as part of the project.	1. Ongoing 2. Funding challenges	1. Include 2. The City will seek grant funding to install bulkheads along back bay in Sea Isle City in locations (large areas) that are not protected. The City will support private property owners efforts to install new bulkheads that meet the City's requirements. Outfall repairs will also be undertaken as part of the project. 3. N/A
2020-SeaIsle City-007	Disaster Debris Management Plan	Dam Failure, Drought, Earthquake,	Administration	Problem: The City lacks a debris management plan. Solution: The City will develop and adopt a Disaster Debris Management Plan.	1. Ongoing 2. Staff time and availability	1. Include 2. The City Administration will develop and adopt a Disaster Debris Management Plan. 3. N/A

Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2024 HMP or Discontinue 2. If including action in the 2024 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2023-SeaIsleCity-001	Sea Isle City – Mitigation Feasibility	Flood, Severe Weather	Sea Isle City-City Engineer, NJDEP	Problem: The central portion of the City is vulnerable to coastal erosion, bayfront and oceanfront flooding. This makes protection of the central part of the City critical. Solution: The City proposes to undertake a feasibility study to determine whether a pump on 38th Street would decrease flooding to prone areas.	1. Ongoing 2. Staff time and availability	1. Include 2. The City Engineer will work with NJDEP to conduct a feasibility study that will determine whether a pump station on 38th street would decrease flooding to prone areas. 3. N/A

11.7.3 PROPOSED HAZARD MITIGATION ACTIONS FOR THE HMP UPDATE

Sea Isle City participated in the mitigation strategy workshop for this HMP to identify appropriate actions to include in a local hazard mitigation strategy. Its comprehensive consideration of all possible activities to address hazards of concern included review of the following FEMA documents:

- FEMA 551 "Selecting Appropriate Mitigation Measures for Floodprone Structures" (March 2007)
- FEMA "Mitigation Ideas—A Resource for Reducing Risk to Natural Hazards" (January 2013).

The action worksheets included at the end of this annex list the mitigation actions that Sea Isle City would like to pursue in the future to reduce the effects of hazards. The actions are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in City priorities.

Table 11-18 indicates the range of proposed mitigation action categories. The four FEMA mitigation action categories and the six CRS mitigation action categories are listed in the table to further demonstrate the wide range of activities and mitigation measures selected.

Volume I identifies 14 evaluation criteria for prioritizing the mitigation actions. To assist with rating each mitigation action as high, medium, or low priority, a numeric rank is assigned (-1, 0, or 1) for each of the evaluation criteria. Table 11-19 provides a summary of the prioritization of all proposed mitigation actions for the HMP update.

Table 11-18. Analysis of Mitigation Actions by Hazard and Category

Hazard	Actions That Address the Hazard, by Action Category									
	FEMA				CRS					
	LPR	SIP	NSP	EAP	PR	PP	PI	NR	SP	ES
Dam Failure	X	X								X
Drought	X	X								X
Earthquake	X	X								X
Extreme Temperature	X	X								X
Flood	X	X							X	X
Severe Weather	X	X							X	X
Severe Winter Weather	X	X								X
Wildfire	X	X								X
Dam Failure	X	X								X

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 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

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. Such 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. These 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. Such 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 11-19. Summary of Prioritization of Actions

Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Local Objectives	Total	
2025-Sea Isle City-01	Central Ave Stormwater Mitigation Project	1	1	1	1	1	1	1	1	1	1	1	1	1	1	**14**	High
2025-Sea Isle City-02	Central Ave Elevation	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2025-Sea Isle City-03	Recreation Center Generator	1	1	1	1	1	1	0	1	1	1	1	1	1	1	**13**	High
2025-Sea Isle City-04	RL and SRL Property Retrofit	1	1	1	1	0	0	0	1	1	1	1	1	1	1	**11**	High
2025-Sea Isle City-05	Pump Installation	1	1	1	1	1	0	0	1	1	1	1	1	1	0	**11**	High
2025-Sea Isle City-06	Back Bay Bulkhead Installation	1	1	1	1	1	0	0	1	0	1	1	1	1	1	**11**	High
2025-Sea Isle City-07	Disaster Debris Management Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	**14**	High
2025-Sea Isle City-08	Feasibility Study for Pump Station	1	1	1	1	1	0	0	1	1	1	1	1	1	0	**11**	High

Note: Volume I, Section 6 (Mitigation Strategy) conveys guidance on prioritizing mitigation actions. Low (0-6), Medium (7-10), High (11-14).

Action 2025-Sea Isle City-01. Central Ave Stormwater Mitigation Project

Lead Agency:	City Engineer
Supporting Agencies:	Public Works
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Sea Isle City experiences stormwater flooding in the vicinity of the Recreation Center between 43rd Street and 50th Street. The City has completed design for a stormwater mitigation pumping project to decrease the amount of time during which the street is inundated in storm events.
Description of the Solution:	The City will seek grant funding to complete the Central Ave Stormwater Mitigation project by installing pump stations at 43rd street and 46th street. These pump stations will reduce the length of time that flooding inundates these streets.
Estimated Cost:	Medium
Potential Funding Sources:	HMGP
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7, 8
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Vulnerable areas that may otherwise experience a loss of water during heavy rain or flooding will be more likely to retain services.
Impact on Future Development:	Communities with sound and resilient infrastructure encourage commercial and residential development.
Impact on Critical Facilities/Lifelines:	Hydration lifeline is more likely to remain intact.
Impact on Capabilities:	Maintaining operational water services reduces recovery time and costs.
Climate Change Considerations:	Consideration should be taken regarding the increase in heavy rain and flood events as a result of climate change.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Structural Flood Control Project
Priority	High

Alternatives

Action	Evaluation
No Action	Problem persists
Remove the roadway	Loss of critical service to the City and residents.
Remove the recreation center	Loss of critical service to the City and residents.

Action 2025-Sea Isle City-02. Central Ave Elevation

Lead Agency:	City Engineer
Supporting Agencies:	Public Works
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Central Avenue is a low-lying road running much of the length of Sea Isle City. The Street has particularly low elevations between 35th Street and 46th Street, where flooding can occur when tide levels are just one foot above typical high tides.
Description of the Solution:	The City will seek grant funding to elevate portions of Central Avenue in conjunction with utility and drainage work.
Estimated Cost:	Medium
Potential Funding Sources:	HMGP, FMA
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7, 8
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Elevating the road will provide a safe path of ingress and egress for residents of flood prone areas. Emergency vehicles will have the ability to assist residents during a flood event.
Impact on Future Development:	Ensuring safe travel encourages businesses and residents to remain in or move to the area. Economic resiliency is increased by reducing the time needed for businesses to access facilities to reopen following a flood.
Impact on Critical Facilities/Lifelines:	Roadway will be less likely to incur damage from floodwaters and be able to remain open for travel.
Impact on Capabilities:	Economic resiliency is increased by reducing the time needed for businesses to access facilities to reopen following a flood.
Climate Change Considerations:	Consideration should be taken for more frequent flood events as a result of increases in rainfall frequency and severity.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Structural Flood Control Project
Priority	High

Alternatives

Action	Evaluation
No Action	Problem persists
Remove the roadway	Loss of critical service to the City and residents.
Relocate the roadway	Not feasible and there is no available space to develop the roadway.

Action 2025-Sea Isle City-03. Recreation Center Generator

Lead Agency:	City Engineer	
Supporting Agencies:	Public Works	
Hazards of Concern:	Dam Failure, Drought, Earthquake, Extreme Temperature Flood, Severe Weather, Severe Winter Weather, Wildfire	
Description of the Problem:	Sea Isle City is constructing a new recreation/civic/municipal facility at the site of its former school. The new building will serve resident needs and will be a critical facility when constructed.	
Description of the Solution:	The City will seek grant funding to install a generator at the new recreation center to support continuity of operations during hazard events.	
Estimated Cost:	Medium	
Potential Funding Sources:	USDA Community Facilities Grant Program, Emergency Management Performance Grants (EMPG) Program	
Implementation Timeline:	Medium (<5 years)	
Goals Met:	1, 2, 3, 5, 6, 7, 8	
Benefits:	High (> $100,000)	
Impact on Socially Vulnerable Populations:	Protection of critical facilities provides an opportunity for first responders, utility workers, and emergency managers to stage and deploy resources to vulnerable and hazard prone areas.	
Impact on Future Development:	This action results in protection of a critical facility that could support future development.	
Impact on Critical Facilities/Lifelines:	This action protects public health and safety and ensures continued operation of a critical facility and its essential functions during a power outage.	
Impact on Capabilities:	This action ensures continuity of operations to maintain capabilities.	
Climate Change Considerations:	Climate change is likely to increase severe weather events such as flooding, wind, and extreme temperatures that result in power failures. This action accounts for a likely increase in power failure events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Emergency Services	
Priority	High	
Alternatives	**Action**	**Evaluation**
	No Action	Problem persists
	Microgrid	Costly and difficult to implement.
	Solar panels and battery backup	Solar power is unlikely to be able to provide battery power for extended power failure events.

Action 2025-Sea Isle City-04. RL and SRL Property Retrofit

Lead Agency:	NFIP Floodplain Administrator	
Supporting Agencies:	N/A	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	Sea Isle City and property owners in the City have experienced millions of dollars in flood damage owing to flooding events. The City has a number of buildings that were constructed prior to the enactment of the City's flood damage prevention ordinance, and many of those buildings have not been properly mitigated or flood-proofed. This leaves them at continued risk of flooding.	
Description of the Solution:	Where appropriate, the City Floodplain Administrator will support retrofitting (e.g. elevation) of structures located in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority. The City Floodplain Administrator will also Identify facilities that are viable candidates for retrofitting based on cost-effectiveness versus relocation. Where retrofitting is determined to be a viable option, consider implementation of that action based on available funding.	
Estimated Cost:	High (> $100,000)	
Potential Funding Sources:	FEMA HMA	
Implementation Timeline:	Medium (<5 years)	
Goals Met:	1, 2, 3, 5, 6, 7, 8	
Benefits:	High (> $100,000)	
Impact on Socially Vulnerable Populations:	All residents located in the repetitive loss and severe repetitive loss areas, including those such as the elderly or disabled, will be protected against flooding impacts.	
Impact on Future Development:	Future development for these flood prone areas will be protected and built to withstand future flood impacts.	
Impact on Critical Facilities/Lifelines:	Critical facilities such as roadways in these flood prone areas will be protected against future prolonged inundation and will be able to provide evacuation to residents in time of need.	
Impact on Capabilities:	N/A	
Climate Change Considerations:	As climate changes, flood and severe weather will continue to increase in severity and frequency.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Structural Flood Control Project	
Priority	High	
Alternatives	**Action**	**Evaluation**
	No Action	Problem persists
	Remove structures from floodway	Loss of homes for families
	Relocate structures from floodway	Not any available space to relocate these homes.

Action 2025-Sea Isle City-05. Pump Installation

Lead Agency:	City Engineer
Supporting Agencies:	NJDEP
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	The northern portion of the City is vulnerable to coastal erosion and oceanfront flooding. Landis Avenue, the only north-south route in northern Sea Isle City, provides the only land access route to Strathmere in Upper Township. This makes protection of the north end of the City critical.
Description of the Solution:	The City Engineer will work with NJDEP to install pumps throughout the jurisdictional boundaries of the City in order to combat coastal erosion.
Estimated Cost:	Medium
Potential Funding Sources:	FEMA HMA
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7, 8
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Vulnerable areas that may otherwise experience a loss of water during heavy rain or flooding will be more likely to retain services.
Impact on Future Development:	Communities with sound and resilient infrastructure encourage commercial and residential development.
Impact on Critical Facilities/Lifelines:	Hydration lifeline is more likely to remain intact.
Impact on Capabilities:	Maintaining operational water services reduces recovery time and costs.
Climate Change Considerations:	Consideration should be taken regarding the increase in heavy rain and flood events as a result of climate change.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Structural Flood Control Project
Priority	High

Alternatives

Action	Evaluation
No Action	Problem persists
Install rip rap	Although lessened, the problem still persists. Costly to maintain after storms.
Install levee system	Costly to maintain and there is not enough available space for levee.

Action 2025-Sea Isle City-06. Back Bay Bulkhead Installation

Lead Agency:	City Engineer
Supporting Agencies:	Cape May County, Property owners
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Much of Sea Isle City's waterfront is privately owned and privately-owned bulkheads provide much of the shore protection infrastructure located along the back bays. The bulkheads are in a variety of heights and conditions owing to private ownership and maintenance.
Description of the Solution:	The City will seek grant funding to install bulkheads along back bay in Sea Isle City in locations (large areas) that are not protected. The City will support private property owners efforts to install new bulkheads that meet the City's requirements. Outfall repairs will also be undertaken as part of the project.
Estimated Cost:	Medium
Potential Funding Sources:	FEMA HMA
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7, 8
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Less damage to property and decreased loss of life will occur in hazard prone areas, and lead to reduced recovery costs and flood insurance claims.
Impact on Future Development:	Reduced flood insurance costs will encourage further development and improve overall community resiliency to flooding events. If sea level rise is prevented from infiltrating land, a community may remain in place for a longer period of time until migration is required.
Impact on Critical Facilities/Lifelines:	Ensures transportation routes remain open and accessible to the public for daily use and evacuation needs. Protects existing communications infrastructure from loss due to flooding. Reduces the risk of water systems becoming contaminated and unusable for potable water purposes.
Impact on Capabilities:	Increases community resiliency to flooding events in vulnerable areas that would normally be at high risk of property damage or loss of life and reduces recovery time.
Climate Change Considerations:	Ensure new bulkhead can withstand water capacity at a higher elevation than anticipated as sea levels rise and extreme rain events increase in frequency.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Structural Flood Control Project
Priority	High

Alternatives	**Action**	**Evaluation**
	No Action	Problem persists
	Leave it up to homeowners	May not have consistency with types of bulkheads and the protection they provide
	Remove all bulkheads	The coast will be vulnerable to coastal erosion and there will need to be homeowner buy-in.

Action 2025-Sea Isle City-07. Disaster Debris Management Plan

Lead Agency:	City Administration
Supporting Agencies:	N/A
Hazards of Concern:	Dam Failure, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire
Description of the Problem:	The City lacks a debris management plan.
Description of the Solution:	The City Administration will develop and adopt a Disaster Debris Management Plan.
Estimated Cost:	Staff time
Potential Funding Sources:	Municipal budget
Implementation Timeline:	Within 5 years
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	N/A
Impact on Future Development:	N/A
Impact on Critical Facilities/Lifelines:	N/A
Impact on Capabilities:	The action will result in increased post disaster capabilities.
Climate Change Considerations:	Climate change may result in an increase in the frequency and severity of weather-related disaster events. This action will increase the capabilities to respond to these events.
Mitigation Category	Local Plans and Regulations
CRS Category	Emergency Services
Priority	High

Alternatives

Action	Evaluation
No Action	Problem persists
Rely on federal cleanup	These services may or may not be available
Rely on state cleanup	These services may or may not be available

Action 2025-Sea Isle City-08. Feasibility Study for Pump Station

Lead Agency:	City Engineer
Supporting Agencies:	NJDEP
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	The central portion of the City is vulnerable to coastal erosion, bayfront and oceanfront flooding. This makes protection of the central part of the City critical.
Description of the Solution:	The City Engineer will work with NJDEP to conduct a feasibility study that will determine whether a pump station on 38th street would decrease flooding to prone areas.
Estimated Cost:	Low (< $10,000)
Potential Funding Sources:	Municipal budget
Implementation Timeline:	Short (<1 year)
Goals Met:	1, 2, 3, 5, 6, 7, 8
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Vulnerable areas that may otherwise experience a loss of water during heavy rain or flooding will be more likely to retain services.
Impact on Future Development:	Communities with sound and resilient infrastructure encourage commercial and residential development.
Impact on Critical Facilities/Lifelines:	Hydration lifeline is more likely to remain intact.
Impact on Capabilities:	Maintaining operational water services reduces recovery time and costs.
Climate Change Considerations:	Consideration should be taken regarding the increase in heavy rain and flood events as a result of climate change.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Structural Flood Control Project
Priority	High

Alternatives

Action	Evaluation
No Action	Problem persists
Remove the central area prone to flooding	Not feasible and loss of service
Relocate central area prone to flooding	Not feasible and there is not enough available space to relocate