



18. BOROUGH OF WOODBINE

This jurisdictional annex to the Cape May County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the Borough of Woodbine 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 Woodbine, describes who participated in the planning process, assesses Woodbine's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

18.1 HAZARD MITIGATION PLANNING TEAM

The Borough of Woodbine identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many Borough departments. The Public Works Director 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 18-1 summarizes Borough officials who participated in the development of the annex and in what capacity. Additional documentation of the Borough's planning activities through Planning Partnership meetings is included in Volume I.

Table 18-1. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Soren Hudyma, Public Works Director Address: 2 South Boyd Street, Cape May Court House, NJ 08210 Phone Number: 856-390-0880 Email: dpw@boroughofwoodbine.net	Name/Title: Laurie Boyd, Municipal Clerk Address: 2 South Boyd Street, Cape May Court House, NJ 08210 Phone Number: 609-861-2153 Email: clerk@boroughofwoodbine.net
National Flood Insurance Program Floodplain Administrator	
Name/Title: Bruce Graham, Borough Engineer Address: 2 South Boyd Street, Cape May Court House, NJ 08210 Phone Number: 609-465-2600 Email: bgraham@vannoteharvey.com	
Additional Contributors	
Name/Title: N/A Method of Participation: N/A	

18.2 COMMUNITY PROFILE

The Borough of Woodbine is located within the northern section of Cape May County, New Jersey. It is bounded on the north and east by the Township of Upper and on the south and west by the Township of Dennis. It is part of the Ocean City Metropolitan Statistical Area.





18.2.1 GOVERNING BODY FORMAT

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

The Borough Council handles the legislative responsibilities. 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 borough.

18.2.2 POPULATION AND SOCIAL VULNERABILITY

According to the U.S. Census, the 2020 population for Woodbine was 2,128, 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 7.0 percent of the population is 5 years of age or younger, 23.3 percent is 65 years of age or older, 5.3 percent is non-English speaking, 30.4 percent is below the poverty threshold, and 35.8 percent is considered disabled.

18.2.2.1 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%.

18.3 JURISDICTIONAL CAPABILITY ASSESSMENT AND INTEGRATION

Woodbine 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 Woodbine to identify opportunities for integrating mitigation concepts into ongoing Borough procedures.

18.3.1 PLANNING AND REGULATORY CAPABILITY AND INTEGRATION

Table 18-2 summarizes the planning and regulatory tools that are available to Woodbine.

Table 18-2. 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 X, adopted by the Borough Council	State and Local	Borough Council
How has or will this be integrated with the HMP and how does this reduce risk? The Borough of Woodbine pursuant to N.J.S.A. 52-27D 110, et seq., and N.J.A.C. 5:23-4.3 hereby relinquishes its jurisdiction for the administration and enforcement of the Uniform Construction Code and hereby transfers jurisdiction for the administration and enforcement of the Uniform Construction Code to the Department of Community Affairs of the State of New Jersey.				
Zoning/Land Use Code	Yes	Zoning, Chapter XXVI, adopted by the Board of Commissioners	Local	Board of Commissioners
How has or will this be integrated with the HMP and how does this reduce risk? A comprehensive ordinance regulating and limiting the uses of land and the users and locations of buildings and structures; regulating and restricting the height and bulk of buildings and structures and determining the areas of yards, courts and other open spaces; regulating and restricting the density of population; dividing the Borough into districts for such purposes; adopting a map of the Borough showing boundaries and the classification of such districts; and prescribing penalties for the violation of its provisions.				
Subdivision Code	Yes	Subdivisions, Chapter XXIV, adopted by the Borough Council	Local	Borough Council
How has or will this be integrated with the HMP and how does this reduce risk? The purpose of this Chapter is to provide rules, regulations and standards to guide land subdivision in the Borough of Woodbine in order to promote the public health, safety, convenience and general welfare of the municipality by helping to assure the orderly growth and development, the conservation, protection and proper use of land and adequate provision for circulation, utilities and services; and to implement the objectives of the Pinelands Protection Act and the Pinelands Comprehensive Management Plan.				



	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
Site Plan Code	Yes	Land Use Procedures, Chapter XXIII, adopted by the Borough Council	Local and County	Borough Council
How has or will this be integrated with the HMP and how does this reduce risk? This Chapter establishes the procedures for review Boards and development approvals, including Site Plans. The Woodbine Planning Board, a nine (9) member Board, has studied the concept of unifying the powers of the Zoning Board of the Borough of Woodbine with those of the Planning Board of the Borough as permitted by N.J.S.A. 40:55D-25(c), amended by P.L. 1994, c. 186, allowing a municipality having a population of less than ten thousand (10,000) to so consolidate the powers of the Zoning and Planning Boards into an existing nine (9) member municipal Planning Board. The Borough has exercised that power and created a unified Board.				
Stormwater Management Code	Yes	Stormwater Control, Chapter XXI, approved by the Borough Council	Local	Borough Council
How has or will this be integrated with the HMP and how does this reduce risk? This section shall be applicable to all site plans and subdivisions for the following major developments that require preliminary or final site plan or subdivision review. Applicants for development shall identify the nonstructural measures incorporated into the design of the project. The applicant shall submit a detailed Land Use Planning and Source Control Plan which provides a description of how the site will be developed to meet the erosion control, groundwater recharge and stormwater runoff quantity and quality standards through use of nonstructural or low impact development techniques and source controls to the maximum extent practicable before relying on structural BMPs. The Land Use Planning and Source Control Plan shall include a detailed narrative and associated illustrative maps and/or plans that specifically address how each of the nine (9) nonstructural strategies identified in Subchapter 5 of the NJDEP Stormwater Management Rules (N.J.A.C. 7:8-5) and set forth in this Chapter (paragraph 4(a)(1) through (9)) will be implemented to the maximum extent practicable.				
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 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? Not all provisions of this law have become effective at the time of the writing of this plan.	Yes	Senate Bill 3110; P. L. 2023, c. 93, July 3, 2023	State	Sellers and Landlords of commercial or residential property
Growth Management How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Environmental Protection Ordinance(s) How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-



	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 XXII, adopted by the Borough Council on July 20, 2017	Federal, State, County and Local	Borough 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 by provisions designed to: • Protect human life and health; • Minimize expenditure of public money for costly flood control projects; • Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public • Minimize prolonged business interruptions; • Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, bridges located in areas of special flood hazard; • Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas; • Ensure that potential buyers are notified that property is in an area of special flood hazard; and • Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. In order to accomplish its purposes, this chapter includes methods and provisions for: • 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; • Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction; • Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters; • 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.				
Wellhead Protection	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Emergency Management Ordinance	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
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	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Capital Improvement Plan	Yes	Capital Budget and Capital Improvement Program, 2019	Local	Borough Council
How has or will this be integrated with the HMP and how does this reduce risk? The Borough is only undertaking the capital projects that will maintain the services and condition of the Borough's facilities. The 2019 Capital Projects include; various improvements and infrastructure, public facility upgrades and open space.				



	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
Disaster Debris Management Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Floodplain Management or Watershed Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Stormwater Management Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Open Space Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Urban Water Management Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Habitat Conservation Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Economic Development Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Community Wildfire Protection Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Community Forest Management Plan How has or will this be integrated with the HMP and how does this reduce risk? The purpose of the Community Forestry Management Plan is to continue to promote a safe, manageable, and productive community forest and shade tree resource for the Borough of Woodbine, continuing the efforts of the first five-year plan. Goals and Objectives: • Enhancement and Safety of the Tree Resource • Maintain Safety of Residents and Visitors • Diversify the Tree Species Composition along The Borough's Streets and Roadways • Ensure the Health of the Borough's Community Forest • Proactive Program to Ensure Quick Response After a Natural Disaster • Continue to Promote Stewardship Among the Citizens of Woodbine	Yes	Community Forestry Management Plan, dated October 28, 2004	Local	Borough Council
Transportation Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Agriculture Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-



	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 How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Tourism Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Business/ Downtown Development Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Other How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
RESPONSE/RECOVERY PLANNING				
Emergency Operations Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Continuity of Operations Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Substantial Damage Response Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Threat and Hazard Identification and Risk Assessment How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Post-Disaster Recovery Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Public Health Plan How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-
Other How has or will this be integrated with the HMP and how does this reduce risk?	No	-	-	-

18.3.2 DEVELOPMENT AND PERMITTING CAPABILITY

Table 18-3 summarizes the capabilities of Woodbine to oversee and track development.


Table 18-3. 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	Planning and Zoning
Are permits tracked by hazard area? (For example, floodplain development permits.)	Yes	The permits are tracked by hazard area.
Do you have a buildable land inventory? If you have a buildable land inventory, please describe	No	The Borough is 90 percent built out
Describe the level of buildout in your jurisdiction.	N/A	The Borough is 90 percent built out

18.3.3 ADMINISTRATIVE AND TECHNICAL CAPABILITY

Table 18-4 summarizes potential staff and personnel resources available to Woodbine and their current responsibilities that contribute to hazard mitigation.

Table 18-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
ADMINISTRATIVE CAPABILITY		
Planning Board	Yes	Planning and Zoning
Zoning Board of Adjustment	No	
Planning Department	Yes	Planning
Mitigation Planning Committee	No	-
Environmental Board/Commission	No	-
Open Space Board/Committee	No	-
Economic Development Commission/Committee	No	-
Public Works/Highway Department	Yes	Public Works
Construction/Building/Code Enforcement Department	Yes	Zoning
Emergency Management/Public Safety Department	Yes	OEM
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	Public Works
Mutual aid agreements	Yes	Volunteer Fire Department with surrounding departments
Human Resources Manual - Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?	No	-



Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
Other	No	-
TECHNICAL/STAFFING CAPABILITY		
Planners or engineers with knowledge of land development and land management practices	Yes	Under contract, Pennoni
Engineers or professionals trained in building or infrastructure construction practices	Yes	Under contract, Pennoni
Planners or engineers with an understanding of natural hazards	Yes	Under contract, Pennoni
Staff with expertise or training in benefit/cost analysis	No	-
Professionals trained in conducting damage assessments	No	-
Personnel skilled or trained in GIS and/or Hazus applications	No	-
Staff that work with socially vulnerable populations or underserved communities	No	-
Environmental scientists familiar with natural hazards	No	-
Surveyors	Yes	Under Contract, Pennoni
Emergency manager	Yes	
Grant writers	Yes	Triad Consultants
Resilience Officer	No	-
Other (this could include stormwater engineer, environmental specialist, etc.)	No	-

18.3.4 FISCAL CAPABILITY

Table 18-5 summarizes financial resources available to Woodbine.

Table 18-5. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use? (Yes/No)
Community Development Block Grants (CDBG, CDBG-DR)	Yes – Currently Using
Capital improvement project funding	Yes
Authority to levy taxes for specific purposes	Yes – Have Not Used
User fees for water, sewer, gas, or electric service	Yes
Impact fees for homebuyers or developers of new development/homes	No
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes – Have Not Used
Incur debt through special tax bonds	Yes – Never Used



Financial Resources	Accessible or Eligible to Use? (Yes/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	No
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	No

18.3.5 EDUCATION AND OUTREACH CAPABILITY

Table 18-6 summarizes the education and outreach resources available to Woodbine.

Table 18-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment
Public information officer or communications office	Yes	Mayors Office
Personnel skilled or trained in website development	Yes	IT Department
Hazard mitigation information available on your website	Yes	Borough website
Social media for hazard mitigation education and outreach	No	-
Citizen boards or commissions that address issues related to hazard mitigation	No	-
Warning systems for hazard events	Yes	TextMyGov system
Natural disaster/safety programs in place for schools	No	-
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	Mayors office / OEM

18.3.6 COMMUNITY CLASSIFICATIONS

Table 18-7 summarizes classifications for community programs available to Woodbine.

Table 18-7. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Community Rating System (CRS)	No	-	-
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-
Public Protection (ISO Fire Protection Classes 1 to 10)	No	-	-
National Weather Service StormReady Certification	No	-	-
Firewise Communities classification	No	-	-
New Jersey Sustainable Jersey Community	Yes	Bronze	December 21, 2018



Program	Participating? (Yes/No)	Classification	Date Classified
Other: Organizations with mitigation focus (advocacy group, non-government)	No	-	-

N/A = Not applicable

— = Unavailable

18.3.7 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 18-8 summarizes the adaptive capacity for each identified hazard of concern and the Borough’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 18-8. 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

18.4 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 18-1 is responsible for maintaining this information.

18.4.1 NFIP STATISTICS

Table 18-9 summarizes the NFIP policy and claim statistics for Woodbine.

**Table 18-9. Woodbine NFIP Summary of Policy and Claim Statistics**

# Policies	3
# Claims (Losses)	0
Total Loss Payments	\$0.00
# Repetitive Loss Properties (NFIP definition)	0
# Repetitive Loss Properties (FMA definition)	0
# Severe Repetitive Loss Properties (NFIP definition)	0
# Severe Repetitive Loss Properties (FMA definition)	0

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

18.4.2 FLOOD VULNERABILITY SUMMARY

Table 18-10 provides a summary of the NFIP program in Woodbine.

Table 18-10. NFIP Summary

NFIP Topic	Comments
Flood Vulnerability Summary	
Describe areas prone to flooding in your jurisdiction.	None, not at this time.
Do you maintain a list of properties that have been damaged by flooding?	No, not at this time.
Do you maintain a list of property owners interested in flood mitigation?	No, not at this time.
How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?	Unknown, at this time.
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?	Contract support with Pennoni / County
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	None, not at this time.
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? If there are mitigation properties, how were the projects funded?	None, not at this time.
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	Yes they address the flooding issue within the Borough.



NFIP Topic	Comments
NFIP Compliance	
What local department is responsible for floodplain management?	Zoning Department
Are any certified floodplain managers on staff in your jurisdiction?	No, not at this time.
Do you have access to resources to determine possible future flooding conditions from climate change?	No, not at this time.
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?	Yes, floodplain management training
Provide an explanation of NFIP administration services you provide (e.g., permit review, GIS, education/outreach, inspections, engineering capability)	None, at this time.
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	N/A
What are the barriers to running an effective NFIP program in the community, if any?	Lack of capability and capacity for floodplain management tasks
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, state the violations.	No, not at this time.
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	August 1, 1995
What is the local law number or municipal code of your flood damage prevention ordinance?	Chapter 12 Flood Damage Prevention
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?	Meets the NFIP requirements.
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?	No, not at this time.

18.5 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 18-11 through Table 18-13.



Table 18-11. 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	0	0	0	0
2021				
Total Permits	0	0	0	0
Permits within SFHA	0	0	0	0
2022				
Total Permits	0	0	0	0
Permits within SFHA	0	0	0	0
2023				
Total Permits	0	0	0	0
Permits within SFHA	0	0	0	0
2024				
Total Permits	0	0	0	0
Permits within SFHA	0	0	0	0

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

Table 18-12. 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 identified.					

* Only location-specific hazard zones or vulnerabilities identified.



Table 18-13. 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 identified.					

18.6 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 Woodbine's risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

18.6.1 HAZARD AREA

Hazard area maps provided below illustrate the probable hazard areas impacted within the Borough are shown in Figure 18 through Figure 18-13. 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 Woodbine has significant exposure. The maps show the location of potential new development, where available.

Figure 18-3. Woodbine Sea Level Rise and FEMA Flood Hazard Area Extent and Location Map

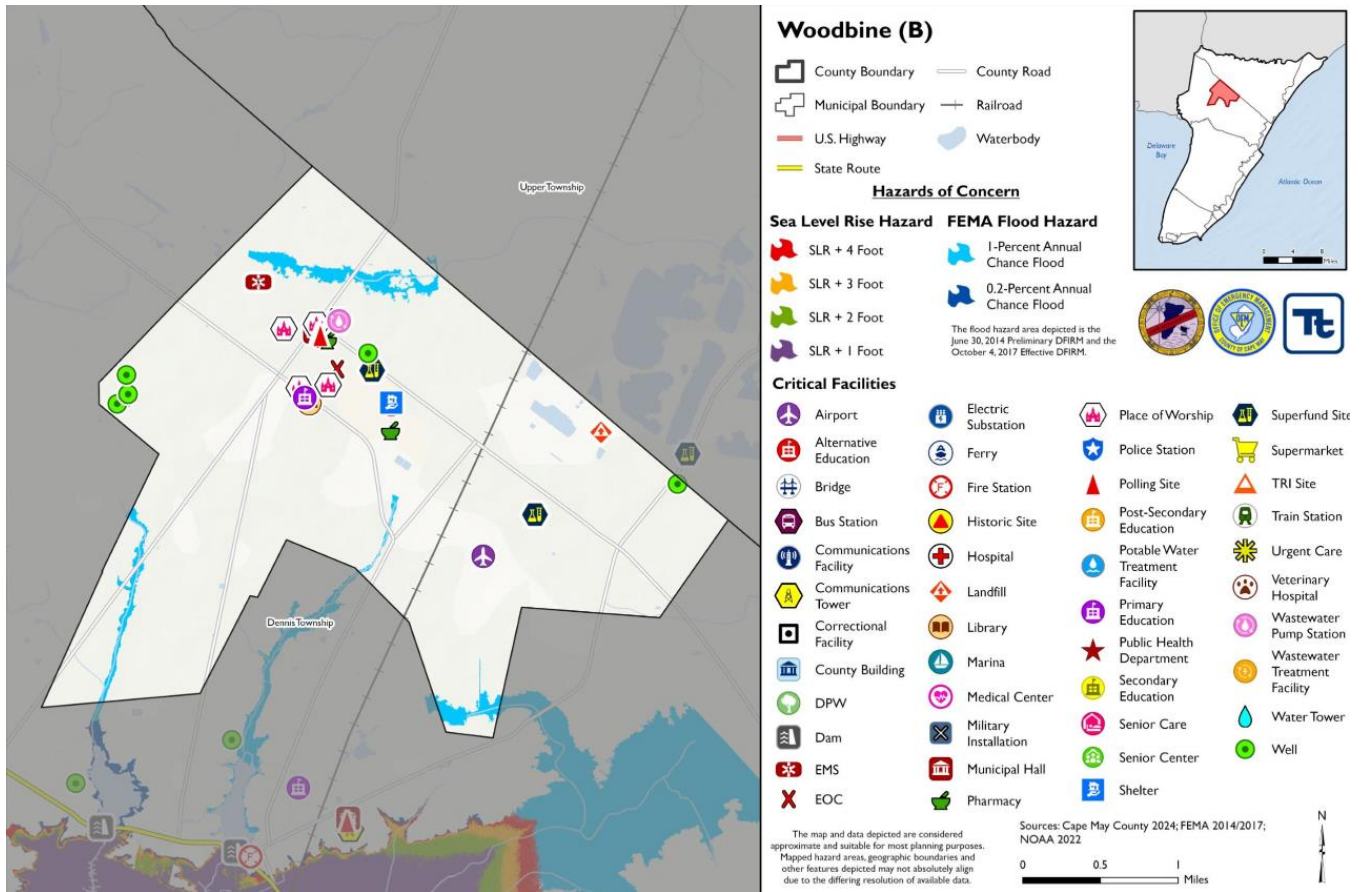


Figure 18-1. Woodbine SLOSH Hazard Area Extent and Location Map

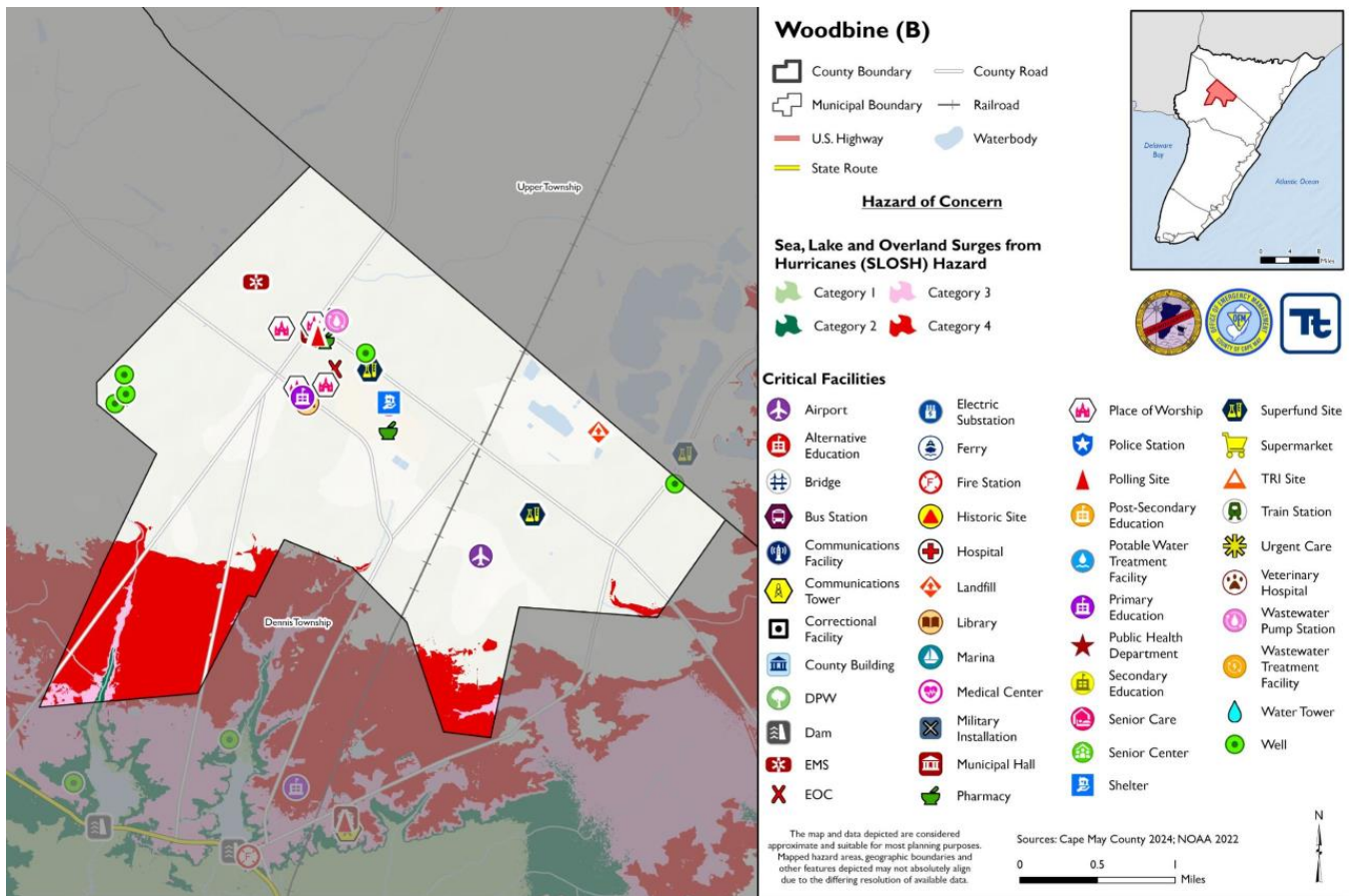
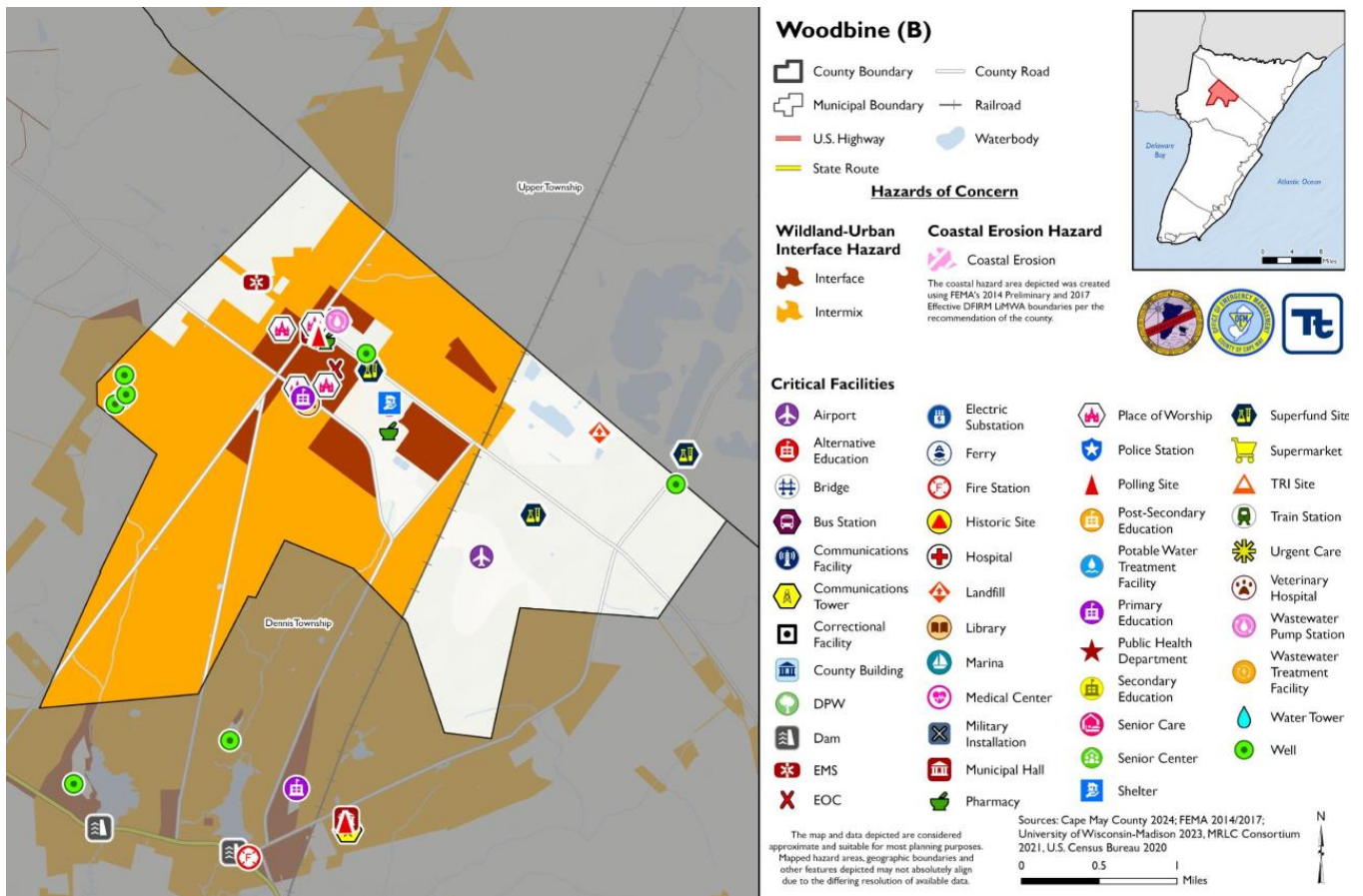


Figure 18-2. Woodbine WUI and Coastal Erosion Hazard Area Extent and Location Map



18.6.2 HAZARD EVENT HISTORY

The history of natural and non-natural hazard events in Woodbine is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table 18-14 provides details on loss and damage in Woodbine during hazard events since the last hazard mitigation plan update.

Table 18-14. Hazard Event History in Woodbine

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Woodbine
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.	Power outages reported throughout the Borough, with roads closure.



Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Woodbine
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.	Widespread flooding reported at several streets within the Borough; flooded roadways and homes, fallen tree branches, power lines.
January 3, 2022	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.	Power outages reported throughout the Borough, with roads closure.
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.	Hail damage was reported throughout the Borough, claims were under \$50,000.
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.	Minor flooding reported throughout the Borough, with road closures.
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.	Power outages reported throughout the Borough.

EM = Emergency Declaration (FEMA)

FEMA = Federal Emergency Management Agency

DR = Major Disaster Declaration (FEMA)

N/A = Not applicable

18.6.3 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 Woodbine.

18.6.3.1 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. Woodbine 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 Borough indicated the following:

- Dam Failure is no risk.
- Flood is low - Only localized flooding on a few streets, clears up quickly. Never any damages to roadways.

Table 18-15 shows Woodbine's final hazard rankings for identified hazards of concern. Mitigation action development uses the ranking to target hazards with the highest risk.

Table 18-15. Hazard Ranking

Hazard	Rank
Dam Failure	Low
Drought	Medium
Earthquake	Low
Extreme Temperature	Medium
Flood	Low
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

18.6.3.2 CRITICAL FACILITIES

Table 18-16 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.

Table 18-16. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
WOODBINE MUNICIPAL AIRPORT (OBI)	Airport	N	N
No Name	Communications Tower	N	N
WOODBINE VOLUNTEER FIRE DEPARTMENT	Fire Station	N	N
Woodbine Developmental Center	Senior Care	N	N
WOODBINE DEVELOPMENT CENTER	Shelter	N	N
Woodbine	EOC	N	N
Woodbine Secure Sanitary Landfill	Landfill	N	N



Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
WOODBINE PUBLIC SAFETY BUILDING	EMS	N	N
Woodbine	Municipal Hall	N	N
MOUSE TRAP LANES	Well	N	N
CAROL LYN TRAILER RESORT	Well	N	N
CAROL LYN TRAILER RESORT	Well	N	N
CAROL LYN TRAILER RESORT	Well	N	N
CAROL LYN TRAILER RESORT	Well	N	N
WOODBINE MUNICIPAL AIRPORT	Superfund Site	N	N
NJDHS WOODBINE DEVELOPMENTAL CENTER	Superfund Site	N	N
Lincoln Park Well 7	Well	N	N
Woodbine MUA	Wastewater Pump Station	N	N
St Casimir's Roman Catholic Church	Place of Worship	N	N
Jehovah's Witnesses	Place of Worship	N	N
Horne's Temple First Born Church of the Living God	Place of Worship	N	N
King David Mission Seventh Day	Place of Worship	N	N
Woodbine Library	Library	N	N
Woodbine Elementary School	Primary Education	N	N
WOODBINE AMBULANCE CORP	Polling Site	N	N
WOODBINE FIRE HOUSE	Polling Site	N	N
CVS - 2118	Pharmacy	N	N
WEIS MARKETS	Pharmacy	N	N

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 Borough.

18.6.4 IDENTIFIED ISSUES

After review of Woodbine’s hazard event history, hazard rankings, hazard location, and current capabilities, Woodbine identified the following vulnerabilities within the community:

- Borough facilities that may be used for sheltering include the school, airport, municipal building, and EOC/ambulance facility. These facilities require retrofit to ensure they are protected from severe weather events.
- The Borough has wildfire risk but is not a member of the Firewise Community.
- The purpose of the Community Forestry Management Plan is to continue to promote a safe, manageable, and productive community forest and shade tree resource for the Borough of Woodbine, continuing the efforts of the first five-year plan. However, the plan is 15 years out of date.
- Backup power sources are necessary to maintain critical services for critical facilities. The Borough has facilities that lack backup power including the school (ARC-designated shelter), airport, municipal building, EOC/ambulance facility, and water pumping station.



18.7 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.

18.7.1 PAST MITIGATION ACTION STATUS

Table 18-17 indicates progress on the Borough'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.

18.7.2 ADDITIONAL MITIGATION EFFORTS

In addition to the mitigation actions completed in Table 18-17, Woodbine identified the following mitigation efforts completed since the last HMP:

- The Borough Engineer designed stormwater improvements and completed the construction of a one block extension of the existing stormwater pipe in 2024.

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

- Stormwater Infrastructure Improvements
- Public Outreach



Table 18-17. 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.
2021- Woodbine- 001	Clay, Heilprin & Webster Stormwater Extension	Flooding, Severe Storm	Borough Engineer	Problem: Stormwater flooding impacts a critical facility (Woodbine Developmental Center) and affects various homes in the location. Solution: The Borough Engineer will design the necessary stormwater improvements. The Borough will then complete construction of a one block extension of the existing stormwater pipe.	1. Completed 2. Project was completed in 2024.	1. Discontinue 2. 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.
2021-Woodbine-002	Harden Critical Facilities	All Natural Hazards	Engineer, Municipal Emergency Manager	Problem: Borough facilities that may be used for sheltering include the school, airport, municipal building, and EOC/ambulance facility. These facilities require retrofit to ensure they are protected from severe weather events. Solution: The Borough will retrofit (harden) Borough facilities that may be used to support sheltering and staging operations. Retrofitting will include ensuring buildings are protected from wind and storm damages.	1. In Progress 2. The project remains in conceptual design with preliminary evaluation for design scope for retrofitting the buildings; the Borough's limited capacity and capability to take on this project has limited project implementation. The Borough is trying to identify additional funding sources for this project for implementation.	1. Include 2. No change 3. N/A
2021-Woodbine-003	Become a Firewise Community	Wildfire	Administration	Problem: The Borough has wildfire risk but is not a member of the Firewise Community. Solution: The Borough will enroll in the Firewise program.	1. No progress 2. The Borough's limited capacity and capability to take on this project has limited project implementation. The Borough is trying to identify additional funding sources for this project for implementation.	1. Include 2. No change 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.
2021-Woodbine-004	Community Forestry Management Plan	Extreme Temperature, Severe Storm, Severe Winter Storm, Wildfire	Administration	Problem: The purpose of the Community Forestry Management Plan is to continue to promote a safe, manageable, and productive community forest and shade tree resource for the Borough of Woodbine, continuing the efforts of the first five-year plan. However, the plan is 15 years out of date. Solution: The Borough will update the Community Forestry Management Plan, including the identification of mitigation actions to protect from the impacts of drought and wildfire.	1. In progress 2. Borough is looking into obtaining contractual support, they have obtained a grant to support this project. The Borough's limited capacity and capability to take on this project has limited project implementation.	1. Include 2.No change 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.
2021-Woodbine-005	Backup Power	All Natural Hazards	Engineer, Municipal Emergency Manager with support from County OEM and NJOEM	Problem: Backup power sources are necessary to maintain critical services for critical facilities. The Borough has facilities that lack backup power including the school (ARC-designated shelter), airport, municipal building, EOC/ambulance facility, and water pumping station. Solution: The Engineer will research what size generator is needed to power each facility. The Borough will then purchase and install the selected generators and necessary electrical components to supply backup power to each facility.	1. In Progress 2. Backup generators have been obtained for municipal building, EOC/ambulance facility and water pumping station. Project has been delayed due to limited capacity and capability such as funding to complete project, scope is still being determine to determine load for critical facilities.	1. Include 2. Remove completed generators. 3. N/A



18.7.3 PROPOSED HAZARD MITIGATION ACTIONS FOR THE HMP UPDATE

Woodbine 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 Woodbine 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 Borough priorities.

Table 18-18 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 18-19 provides a summary of the prioritization of all proposed mitigation actions for the HMP update.


Table 18-18. 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				X	X
Earthquake		X							X	X
Extreme Temperature	X	X			X				X	X
Flood		X							X	X
Severe Weather	X	X			X				X	X
Severe Winter Weather	X	X			X				X	X
Wildfire	X	X			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 18-19. 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-Woodbine-01	Harden Critical Facilities	1	1	1	1	1	0	0	1	1	1	1	1	1	1	12	High
2025-Woodbine-02	Become a Firewise Community	1	1	1	1	1	1	0	1	1	1	1	1	1	1	13	High
2025-Woodbine-03	Community Forestry Management Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14	High
2025-Woodbine-04	Backup Power	1	1	1	1	1	1	0	1	1	1	1	1	1	1	13	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-Woodbine-01. Harden Critical Facilities

Lead Agency:	Engineer	
Supporting Agencies:	Municipal Emergency Manager	
Hazards of Concern:	All Natural Hazards	
Description of the Problem:	Borough facilities that may be used for sheltering include the school, airport, municipal building, and EOC/ambulance facility. These facilities require retrofit to ensure they are protected from severe weather events.	
Description of the Solution:	The Borough will retrofit (harden) Borough facilities that may be used to support sheltering and staging operations. Retrofitting will include ensuring buildings are protected from wind and storm damages. The project remains in conceptual design with preliminary evaluation for design scope for retrofitting the buildings; the Borough's limited capacity and capability to take on this project has limited project implementation. The Borough is trying to identify additional funding sources for this project for implementation.	
Estimated Cost:	Medium	
Potential Funding Sources:	FMA, HMGP, state funding, staff time	
Implementation Timeline:	Medium (1-5 years)	
Goals Met:	1, 2, 3, 4, 5, 6, 7	
Benefits:	High (\$100,000)	
Impact on Socially Vulnerable Populations:	Socially vulnerable populations, such as the elderly or disabled, require shelter and additional assistance during hazard events. This action will ensure they have safe shelter to evacuate too.	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	Shelters and EOC for hazard events are critical facilities for residents during these events.	
Impact on Capabilities:	This will strengthen the EMS and first responder capabilities for the Borough.	
Climate Change Considerations:	Climate change will continue to impact the severity and frequency of natural hazard events. This action will mitigate those future impacts to resident safety.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Project, Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No Action	Problem persists
	Remove EOC building	Not an option, loss of critical service
	Remove shelters	Not an option, loss of critical service



Action 2025-woodbine-02. Become a Firewise Community

Lead Agency:	Administration	
Supporting Agencies:	-	
Hazards of Concern:	Wildfire	
Description of the Problem:	The Borough has wildfire risk but is not a member of the Firewise Community.	
Description of the Solution:	The Borough will enroll in the Firewise program. The Borough's limited capacity and capability to take on this project has limited project implementation. The Borough is trying to identify additional funding sources for this project for implementation.	
Estimated Cost:	Low	
Potential Funding Sources:	Staff time, Annual budget	
Implementation Timeline:	Short (1-2 years)	
Goals Met:	1, 2, 3, 4, 5, 6, 7	
Benefits:	High (\$100,000)	
Impact on Socially Vulnerable Populations:	N/A	
Impact on Future Development:	Future development will be better protected from wildfire risk through the joining of a Firewise Community program.	
Impact on Critical Facilities/Lifelines:	Critical facilities will be better protected from wildfire risk through the joining of a Firewise Community program.	
Impact on Capabilities:	This will strengthen the capabilities of the Fire department for the Borough.	
Climate Change Considerations:	Climate change will continue to impact the severity and frequency of natural hazard events. This action will mitigate those future impacts to resident safety.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Emergency Services, Preventative Measures	
Priority	High	
Alternatives	Action	Evaluation
	No Action	Problem persists
	Seek state Fire Department assistance	Not always reliable and locally specific.
	Seek federal Fire Department assistance	Not always reliable and locally specific.



Action 2025-Woodbine-03. Community Forestry Management Plan

Lead Agency:	Administration	
Supporting Agencies:	-	
Hazards of Concern:	Extreme Temperature, Severe Storm, Severe Winter Storm, Wildfire, Drought	
Description of the Problem:	The purpose of the Community Forestry Management Plan is to continue to promote a safe, manageable, and productive community forest and shade tree resource for the Borough of Woodbine, continuing the efforts of the first five-year plan. However, the plan is 15 years out of date.	
Description of the Solution:	The Borough will update the Community Forestry Management Plan, including the identification of mitigation actions to protect from the impacts of drought and wildfire. Borough is looking into obtaining contractual support, they have obtained a grant to support this project. The Borough's limited capacity and capability to take on this project has limited project implementation.	
Estimated Cost:	Low	
Potential Funding Sources:	FMA, HMGP, Staff time	
Implementation Timeline:	Short (1-2 years)	
Goals Met:	1, 2, 3, 4, 5, 6	
Benefits:	High (\$100,000)	
Impact on Socially Vulnerable Populations:	Socially vulnerable population will be better protected against drought and wildfire which may cause a higher risk for these populations.	
Impact on Future Development:	Future development will be better protected against future wildfire risks.	
Impact on Critical Facilities/Lifelines:	Critical facilities will be better protected against drought and wildfire risks.	
Impact on Capabilities:	This will strengthen the Boroughs capabilities to plan and mitigate these natural hazard events.	
Climate Change Considerations:	Climate change will continue to impact the severity and frequency of natural hazard events. This action will mitigate those future impacts to resident safety.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Emergency Services, Preventative Measures	
Priority	High	
Alternatives	Action	Evaluation
	No Action	Problem persists.
	Rely on state resources	Not locally specific and may not be reliable.
	Rely on federal resources	Not locally specific and may not be reliable.



Action 2025-Woodbine-04. Backup Power

Lead Agency:	Engineer, Municipal Emergency Manager	
Supporting Agencies:	County OEM and NJOEM	
Hazards of Concern:	All Natural Hazards	
Description of the Problem:	Backup power sources are necessary to maintain critical services for critical facilities. The Borough has facilities that lack backup power including the school (ARC-designated shelter), airport, municipal building, EOC/ambulance facility, and water pumping station.	
Description of the Solution:	Backup generators have been obtained for municipal building, EOC/ambulance facility and water pumping station. The Engineer will research best way to connect the generators to these facilities. The project has been delayed due to limited capacity and capability such as funding to complete project, scope is still being determine to determine load for critical facilities.	
Estimated Cost:	Medium	
Potential Funding Sources:	FMA, HMGP, state funding	
Implementation Timeline:	Medium (1-5 years)	
Goals Met:	1, 2, 3, 4, 5, 6, 7	
Benefits:	High (\$100,000)	
Impact on Socially Vulnerable Populations:	Socially vulnerable populations, such as the elderly or disabled, are more at risk to natural hazard events. This action will ensure they are better protected against these natural hazard impacts.	
Impact on Future Development:	Future development will be better protected against natural hazard events.	
Impact on Critical Facilities/Lifelines:	Critical facilities include the EOC and ambulance facility. This action will ensure the mitigation of natural hazards on these facilities.	
Impact on Capabilities:	This action will strengthen EMS and first responder capabilities within the Borough.	
Climate Change Considerations:	Climate change will continue to impact the severity and frequency of natural hazard events. This action will mitigate those future impacts to resident safety.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No Action	Problem persists
	Remove EOC building	Loss of critical service, not an option.
	Remove ambulance building	Loss of critical service, not an option.