



4. CITY OF CAPE MAY 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 Cape May 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 Cape May City, describes who participated in the planning process, assesses Cape May City's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

4.1 HAZARD MITIGATION PLANNING TEAM

The City of Cape May 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 Cape May City Office of Emergency Management represented the community on the Cape May County HMP Planning Partnership and Steering Committee, 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 4-1 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 4-1. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Michael Eck, OEM Coordinator Address: 643 Washington Street, Cape May, NJ 08204 Phone Number: (609) 435-0257 Email: meck@capemaycity.org	Name/Title: Justin Riggs, Deputy OEM Coordinator Address: 643 Washington Street, Cape May, NJ 08204 Phone Number: (609) 425-0474 Email: jriggs@capemaycity.com
National Flood Insurance Program Floodplain Administrator	
Name/Title: Paul Dietrich, City Manager Address: 643 Washington St, Cape May, NJ 08204 Phone Number: (609) 435-2642 Email: pdietrich@capemaycity.org	
Additional Contributors	
Name/Title: Eric Prusinski, Public Works Supervisor Method of Participation: Assisted in worksheet completion and reviewing materials	
Name/Title: Zack Mullock, Mayor Method of Participation: Assisted in worksheet completion and reviewing materials	
Name/Title: Lou Vito, Construction Official Method of Participation: Assisted in worksheet completion and reviewing materials	
Name/Title: Erin Burke, Municipal Clerk Method of Participation: Assisted in worksheet completion and reviewing materials	



Name/Title: Dekon Fashaw, Police Chief

Method of Participation: Assisted in worksheet completion and reviewing materials

4.2 COMMUNITY PROFILE

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

4.2.1 GOVERNING BODY FORMAT

The City of Cape May is governed by the Mayor and City Council. The City Council holds legislative power and is responsible for creating and passing local ordinances and resolutions. The council is also responsible for modification and adoption of City budget and appointing boards and commissions. The City Mayor is responsible for overseeing all council meetings and participates in the voting process but does not have an active executive power. The council may select a Deputy Mayor from the City Council members to serve in the mayor's absence.

4.2.2 POPULATION AND SOCIAL VULNERABILITY

According to the U.S. Census, the 2020 population for Cape May City was 2,768, a 2.9 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 5.0 percent of the population is 5 years of age or younger, 28.0 percent is 65 years of age or older, 1.6 percent is non-English speaking, 5.0 percent is below the poverty threshold, and 6.0 percent is considered disabled.

4.2.2.1 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 City 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%.



4.3 JURISDICTIONAL CAPABILITY ASSESSMENT AND INTEGRATION

Cape May 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 Cape May City to identify opportunities for integrating mitigation concepts into ongoing City procedures.

4.3.1 PLANNING AND REGULATORY CAPABILITY AND INTEGRATION

Table 4-2 summarizes the planning and regulatory tools that are available to Cape May City.

Table 4-2. 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	City Construction Codes, Uniform, Chapter 199, adopted in 1997, amended in 2016	State and Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? State mandated on local level under NJAC 5:23-3.14. International Building Code – New Jersey Edition, 2018, NJAC 5:24-3.14 Adopted September 3, 2019.				



	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
Zoning/Land Use Code	Yes	City Zoning Code, Chapter 525, Adopted by City Council in 1997 & amended in entirety December 2, 2004.	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? State permissive on local level. Per State of NJ Municipal Land Use Law (MLUL) L. 1975, s. 2, eff Aug 1, 1976, 40-55D-62: 49. Power to zone, requires all jurisdictions to have current zoning and other land development ordinances after the planning board has adopted the land use element and master plan.				
Subdivision Code	Yes	Subdivision of Land, Chapter 445, Adopted by City Council in 1997	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 Cape May City in order to promote the public health, safety, convenience and general welfare of the City and to carry out the objectives of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). It shall be administered to insure the orderly growth and development, the conservation, protection and proper use of land and adequate provisions for circulation, utilities and services, and the conservation and environmental protection of all land, water and air resources within the jurisdiction of Cape May City. The Subdivision Ordinance requires a subdivider of any lands having natural features such as watercourses, floodplains, wetlands or sand dune areas shall, as a condition of completeness of his application pursuant to § 445-9, secure and submit to the Secretary of the Planning Board at the time of filing a written determination from all applicable state and federal jurisdictions, as to the exact extent and location of such natural resources.				
Site Plan Code	Yes	Site Plan Review, Chapter 417, May 12, 2004	Local and County	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The board of freeholders of any county having a county planning board shall provide for the review of all subdivisions of land within the county by said county planning board and for the approval of those subdivisions affecting county road or drainage facilities as set forth and limited hereinafter in this section. 40:27-6.10 In order that county planning boards shall have a complete file of the planning and zoning ordinances of all municipalities in the county, each municipal clerk shall file with the county planning board a copy of the planning and zoning ordinances of the municipality in effect on the effective date of this act and shall notify the county planning board of the introduction of any revision or amendment of such an ordinance which affects lands adjoining county roads or other county lands, or lands lying within 200 feet of a municipal boundary, or proposed facilities or public lands shown on the county master plan or official county map. Such notice shall be given to the county planning board at least 10 days prior to the public hearing thereon by personal delivery or by certified mail of a copy of the official notice of the public hearing together with a copy of the proposed ordinance.				
Stormwater Management Code	Yes	Stormwater Management Ordinance, Chapter 437, May 10, 2005	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 article to establish minimum stormwater management requirements and controls for "major development," as defined in § 437-2 of this chapter. In an effort to protect local water quality and human health, for purposes of this Article I of Chapter 437, major development as defined for new, redevelopment projects and infill projects in the City of Cape May is more stringent than as defined in the New Jersey Stormwater Rule (N.J.A.C. 7:8). As an aspect of mitigation, this Chapter requires stormwater management measures for major development shall be developed to meet the erosion control, groundwater recharge, stormwater runoff quantity, and stormwater runoff quality standards in § 437-4 of this chapter. To the maximum extent practicable, these standards shall be met by incorporating nonstructural stormwater management strategies into the design. The standards in this Chapter apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge.				
Post-Disaster Recovery/ Reconstruction Code	Yes	Natural Disasters, Access Limited During, Chapter 331, May 21, 2004	State and Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The Ordinance limits access to the City following a natural disaster. In the event that the City is evacuated due to natural disaster and the Department of Emergency Management, after consulting with the Chief of Police, determines that such disaster has resulted in damage which requires substantial cleanup, including, without limitation, damage to the City's roads, traffic signals and/or public utilities, the Department of Emergency Management may issue an order which allows only City employees and individuals who own property within the City to enter the City, but only after such time as the City has been substantially cleaned up, including, without limitation, the clearing of roads, repair of traffic signals and repair of public utilities.				



	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	-	-	-



	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
Environmental Protection Ordinance(s)	Yes	Beach and Dune Management Plan, CM City Ord. 158-12 Tree/Plant Removal Code 10-111	Local Local	City Council Shade tree Commission
How has or will this be integrated with the HMP and how does this reduce risk? The beach and dune management plan allows for periodic beach replenishment projects in conjunction with the Army Corp or Engineers. Also provides for the planting of native plants to reduce beach erosion. The shade tree commission recommends codes/ordinances to the City regarding environmental concerns such as no				
Flood Damage Prevention Ordinance	Yes	Floodplain Damage Prevention, Chapter 258, 1997 & Amended in its entirety October 17, 2023	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 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 and risk to those individuals who are providing rescue efforts; • 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. Integrated mitigation actions in this Section include methods and provisions for: a. Restricting or prohibiting uses which are potentially dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; b. Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction; c. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters; d. Controlling filling, grading, dredging, and other development which may increase flood damage; and, e. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters 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?				



	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	Yes	Open Space and Recreation Land Acquisition, Development and Maintenance, Chapter 356, adopted by City Council in 2002	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The purpose of this chapter is to establish a minimum annual appropriation for open space and recreation land acquisition and associated costs, which shall include, without limitation, legal, appraisal, survey, engineering and preservation acquisition debt servicing in order to provide a guaranteed source of funds to match Green Acres funding and for the development and maintenance of open space and recreation land.				
PLANNING DOCUMENTS				
General/Comprehensive Plan	Yes	Master Plan, 2019	Local	City Planning Board
How has or will this be integrated with the HMP and how does this reduce risk? The master plan of a county, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the county planning board's recommendations for the development of the territory covered by the plan, and may include, among other things, the general location, character, and extent of streets or roads, viaducts, bridges, waterway and waterfront developments, parkways, playgrounds, forests, reservations, parks, airports, and other public ways, grounds, places and spaces; the general location and extent of forests, agricultural areas, and open-development areas for purposes of conservation, food and water supply, sanitary and drainage facilities, or the protection of urban development, and such other features as may be important to the development of the county. The county planning board shall encourage the co-operation of the local municipalities within the county in any matters whatsoever which may concern the integrity of the county master plan and to advise the board of chosen freeholders with respect to the formulation of development programs and budgets for capital expenditures. Per State of NJ Municipal Land Use Law (MLUL) L. 1975, s. 2, eff Aug 1, 1976 40:55D-28 provides the required components of a municipal Master Plan and requires that each municipality prepare a master plan and update it every 6 years. Further, all zoning ordinances must be consistent with the Master Plan or will not be benefitted from a presumption of validity. Consider the following: - Do infrastructure policies limit extension of existing facilities and services that would encourage development in areas vulnerable to natural hazards? - Does the future land use map clearly identify natural hazard areas? - Do the land use policies discourage development or redevelopment with natural hazard areas? Does the plan provide adequate space for expected future growth in areas located outside natural hazard areas?				
Capital Improvement Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Disaster Debris Management Plan	Yes	Plan (in draft phase)	Local, County	Office of Emergency Management
How has or will this be integrated with the HMP and how does this reduce risk? By creating a designated area for debris drop off, collection and pick up the municipality can more rapidly and efficiently begin recovery operations.				
Floodplain Management or Watershed Plan	Yes	Floodplain Management Plan Annual Progress Report, October 25, 2024	Local	City Planning
How has or will this be integrated with the HMP and how does this reduce risk? The Plan contains a number of Action Items that have been or can be integrated in the Hazard Mitigation Plan.				
Stormwater Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Open Space Plan	Yes	Municipal Master Plan	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The municipal master plan contains elements to manage the city's current and future open spaces including open space locations, approved uses and management of locations.				



	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
Urban Water Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Habitat Conservation Plan	Yes	Municipal Public Access Plan, March 12, 2019	Local	City Planning
How has or will this be integrated with the HMP and how does this reduce risk? Wildlife Interaction Plan. In 2008, the City of Cape May created the City of Cape May Beach Management Plan for the Protection of Federally & State-Listed Species. This plan was developed in concert with the NJDEP Division of Fish and Wildlife and the US Fish and Wildlife Service, New Jersey Field Office. The City submitted its 2016 Municipal Public Access Plan (MPAP)—the 5-year follow-up to the 2011 plan.				
Economic Development Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Shoreline Management Plan	-	Article 34, Environmental Conservation Law, Coastal Erosion Hazard Areas 6 NYCRR Part 505, Coastal Erosion Management Regulations	State, Local	-
How does this reduce risk? By taking proactive steps to minimize coastal erosion, the municipality is better prepared for coastal storms and tidal flooding that potentially occur during coastal storms.				
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, January 31, 2017	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The management of the community forest and the administration of the community forest' program is a cooperative effort between the mayor, council, city manager, public works, planning, emergency management, city solicitor, Shade Tree Commission, Historic Preservation Committee and the residents of the City of Cape May. A new development in the administration of the municipal government has been the new role of the City Manager in the day-to-day administration of city.				
Transportation Plan	Yes	Municipal Master Plan March 12, 2019	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The municipal master plan has elements to guide road construction and pathways, for the most efficient use of current roadways. The plan encourages the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight. The plan looks at problem areas and ways to best optimize traffic flow at these locations. The plan is updated at a minimum of every ten years. Consider the following:				
- Does the transportation plan limit access to hazard areas? Yes - Is transportation policy used to guide growth to safe locations? Yes - Are transportation systems designed to function under disaster conditions (e.g., evacuation)? 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
Agriculture Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Climate Action/ Resilience/Sustainability Plan	Yes	Municipal Master Plan March 12, 2019	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The municipal master plan has elements to reduce the community's impact on climate change. The plan included elements to maintain vegetation & open spaces to reduce the impact of flooding. The plan includes • Buffer zones help build resiliency in low lying areas. • Green energy initiatives for current and future municipal buildings. • Encourages homeowners to utilize green energy. • Encourages the construction of more resilient buildings. By implementing these steps into the community's master plan the community can build resiliency.				
Tourism Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Business/ Downtown Development Plan	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?				
RESPONSE/RECOVERY PLANNING				
Emergency Operations Plan	Yes	Emergency Operations Plan, 2025	Local	Office of Emergency Management
How has or will this be integrated with the HMP and how does this reduce risk? Cape May City has an Emergency Communications Section in their Emergency Operations Plan per state requirements. A new Emergency Management Coordinator was appointed in 2024, and has been ensuring that all emergency plans are up to date. The current plan is in draft with expected acceptance in spring of 2025. The City's main form of communication is through NIXILE. The system is open to any resident, homeowner, or even vacationer can sign up to receive emergency alerts through this system via the City's website—on the home page. Consider the following: • Does your EOP cover short-term response and long-term recovery to address communications, evacuation, and housing necessary for identified hazards? Yes				
Continuity of Operations Plan	Yes	IT Continuity of Operations Plan (Currently in draft)	Local	Office of Emergency Management
How has or will this be integrated with the HMP and how does this reduce risk? By having a plan and checklist in place prior to and at the beginning stages of an incident, staff are more readily able and better prepared to react to any crisis or IT emergency. The COP also allows for quicker recovery by having a full list of software vendors and accounts.				



	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
Strategic Recovery Planning Report	No	-	-	-
<i>How does this reduce risk?</i>				
Substantial Damage Response Plan	No	-	-	-
<i>How has or will this be integrated with the HMP and how does this reduce risk?</i>				
Threat and Hazard Identification and Risk Assessment	No	-	-	-
<i>How has or will this be integrated with the HMP and how does this reduce risk?</i>				
Post-Disaster Recovery Plan	Yes	Emergency Operations Plan, 2025	County	County Office of Emergency Management
<i>How has or will this be integrated with the HMP and how does this reduce risk?</i> By having an existing plan in place with delineation of responsibilities the municipality is better prepared to react to disaster and allows for a quicker return to normal for the community. By sharing roles, critical assets are allowed to focus on specific areas during a time of crisis.				
Public Health Plan	Yes	Emergency Operations Plan, 2025	County	County Department of Health
<i>How has or will this be integrated with the HMP and how does this reduce risk?</i> By having a plan in place with other municipalities the city is better prepared to be responsive to emerging public health emergencies. Working with the county allows for a comprehensive view of the locality which allows for more rapid identification of potential threats as well as precautionary actions that may need to be taken.				
Other	No	-	-	-
<i>How has or will this be integrated with the HMP and how does this reduce risk?</i>				

4.3.2 DEVELOPMENT AND PERMITTING CAPABILITY

Table 4-3 summarizes the capabilities of Cape May City to oversee and track development.

Table 4-3. Development and Permitting Capability

	Yes/No	Comment
Do you issue development permits?	Yes	The construction and zoning departments monitor and issue local permits. The permits are also reviewed by flood plain manager, fire chief and sub-code for recommendations.
- If you issue development permits, what department is responsible? - If you do not issue development permits, what is your process for tracking new development?		
Are permits tracked by hazard area? (For example, floodplain development permits.)	Yes	Permits are tracked for flood plain development
Do you have a buildable land inventory?		



	Yes/No	Comment
If you have a buildable land inventory, please describe	Yes	The current land inventory covers Cape May City
Describe the level of buildout in your jurisdiction.	Yes	The community is participating in a building analysis survey in 2025

4.3.3 ADMINISTRATIVE AND TECHNICAL CAPABILITY

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

Table 4-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
ADMINISTRATIVE CAPABILITY		
Planning Board	Yes	Cape May City Planning Board
Zoning Board of Adjustment	Yes	Zoning board of adjustment
Planning Department	No	N/A
Mitigation Planning Committee	No	N/A
Environmental Board/Commission	Yes	Cape May Environmental Commission
Open Space Board/Committee	No	N/A
Economic Development Commission/Committee	Yes	Municipal Taxation and Revenue Committee
Public Works/Highway Department	Yes	Municipal Department of Public Works
Construction/Building/Code Enforcement Department	Yes	Construction & building, code enforcement
Emergency Management/Public Safety Department	Yes	Fire Department, Police Department, OEM
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	City of Cape May City - DPW, Water / Sewer Dept. The City of Cape May City, NJDEP, and USFW is maintaining storm water drains and outfalls along Beach Drive (CR603) in Cape May City. The City of Cape May City, the DEP, and ALS are maintaining current beach replenishment and dune erosion protection measures, as they are essential to safeguard oceanfront and harbor front land uses (from Master Plan).
Mutual aid agreements	Yes	Participates in County Wide Mutual Aid plans for Fire/Police/EMS
Human Resources Manual - Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?	Yes	Human Resources
Other	No	-



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

4.3.4 FISCAL CAPABILITY

Table 4-5 summarizes financial resources available to Cape May City.

Table 4-5. 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	Yes
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



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

4.3.5 EDUCATION AND OUTREACH CAPABILITY

Table 4-6 summarizes the education and outreach resources available to Cape May City.

Table 4-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment
Public information officer or communications office	Yes	Appointed Public Information Officer
Personnel skilled or trained in website development	Yes	Public Information Officer
Hazard mitigation information available on your website	Yes	The Floodplain Management Page covers the hazard mitigation options and strategies
Social media for hazard mitigation education and outreach	Yes	Information is available through the City's social media accounts (cross platform)
Citizen boards or commissions that address issues related to hazard mitigation	Yes	The City has several Citizen's Committees that meet on monthly and bi-monthly intervals. The Beach Safety Committee studies and review beach safety issues;
Warning systems for hazard events	Yes	Siren system throughout town; and PA system along beachfront – used for public notifications, thunderstorms, severe surf conditions, lost children; NIXILE alerts New Jersey Coastal Coalition App
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	OEM staff participate in local events to speak with public and distribute materials for preparedness, reporting and responding to natural/man made threats/hazards

4.3.6 COMMUNITY CLASSIFICATIONS

Table 4-7 summarizes classifications for community programs available to Cape May City.



Table 4-7. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Community Rating System (CRS)	Yes	5	October 1, 2020
Building Code Effectiveness Grading Schedule (BCEGS)	Yes	3	May 2013
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	3	December 1, 2021
National Weather Service StormReady Certification	No	N/A	N/A
Firewise Communities classification	No	N/A	N/A
New Jersey Sustainable Jersey Community	Yes	Silver	November 20, 2024
Other: Organizations with mitigation focus (advocacy group, non-government)	No	N/A	N/A

N/A = Not applicable

— = Unavailable

4.3.7 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 4-8 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 4-8. 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	Strong



4.4 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 4-1 is responsible for maintaining this information.

4.4.1 NFIP STATISTICS

Table 4-9 summarizes the NFIP policy and claim statistics for Cape May.

Table 4-9. Cape May NFIP Summary of Policy and Claim Statistics

# Policies	1,996
# Claims (Losses)	1,250
Total Loss Payments	\$9,266,133.88
# Repetitive Loss Properties (NFIP definition)	61
# Repetitive Loss Properties (FMA definition)	0
# Severe Repetitive Loss Properties (NFIP definition)	6
# Severe Repetitive Loss Properties (FMA definition)	10

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

4.4.2 FLOOD VULNERABILITY SUMMARY

Table 44-10 provides a summary of the NFIP program in Cape May City.

Table 44-10. NFIP Summary

NFIP Topic	Comments
Flood Vulnerability Summary	
Describe areas prone to flooding in your jurisdiction.	Approximately 70% of the City is subject to flooding from tidal events and coastal storms.
Do you maintain a list of properties that have been damaged by flooding?	Yes, the City maintains a list of properties damaged by flooding after a declared flood event only.
Do you maintain a list of property owners interested in flood mitigation?	No, not at this time.



NFIP Topic	Comments
How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?	There are none interested at this time.
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what projects are underway.	Yes, there are currently RiskMAP projects underway for the City.
How do you make Substantial Damage determinations?	N/A
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	There have been no substantial damage determinations declared 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?	There were six (6) properties mitigated in 2024 and none in 2023. These projects were privately funded.
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	Yes, the flood hazard maps adequately address flood risk at this time.
NFIP Compliance	
What local department is responsible for floodplain management?	Cape May City Construction Office – Floodplain Manager
Are any certified floodplain managers on staff in your jurisdiction?	Yes, the City has two (2) 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 these 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 permit review, inspections, and outreach to residents.
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	The City reviews construction permits and tracking for cumulative SI in Forerunner software.
What are the barriers to running an effective NFIP program in the community, if any?	Yes, mostly financial reasons and funding availability.
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, state the violations.	None, at this time.
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	Over 10 years ago. FEMA is not scheduling CAVs
What is the local law number or municipal code of your flood damage prevention ordinance?	Chapter 90 – Flood Damage Protection
What is the date that your flood damage prevention ordinance was last amended?	October 17, 2023
Does your floodplain management program meet or exceed minimum requirements? If exceeds, in what ways?	Exceeds NFIP minimum. Freeboard of +2, Cumulative Substantial Improvement 10yr, Deed restriction for habitable space below BFE



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?	Land Use Board considers comments from Floodplain Manager during their review.
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	Community is a Class 5 in CRS program

4.5 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 4-11 through Table 4-13.

Table 4-11. 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	48	0	0	48
Permits within SFHA	40	0	0	40
2021				
Total Permits	26	0	0	26
Permits within SFHA	20	0	0	20
2022				
Total Permits	8	0	0	8
Permits within SFHA	8	0	0	8
2023				
Total Permits	15	0	0	15
Permits within SFHA	15	0	0	15
2024				
Total Permits	9	0	0	9
Permits within SFHA	9	0	0	9

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



Table 4-12. 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 44-13. 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.					

4.6 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 Cape May City’s risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

4.6.1 HAZARD AREA

Hazard area maps provided below illustrate the probable hazard areas impacted within the City are shown in Figure 4-1 through Figure 4-23. 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 Cape May City has significant exposure. The maps show the location of potential new development, where available.

Figure 4-1. Cape May City Sea Level Rise and FEMA Flood Hazard Area Extent and Location Map

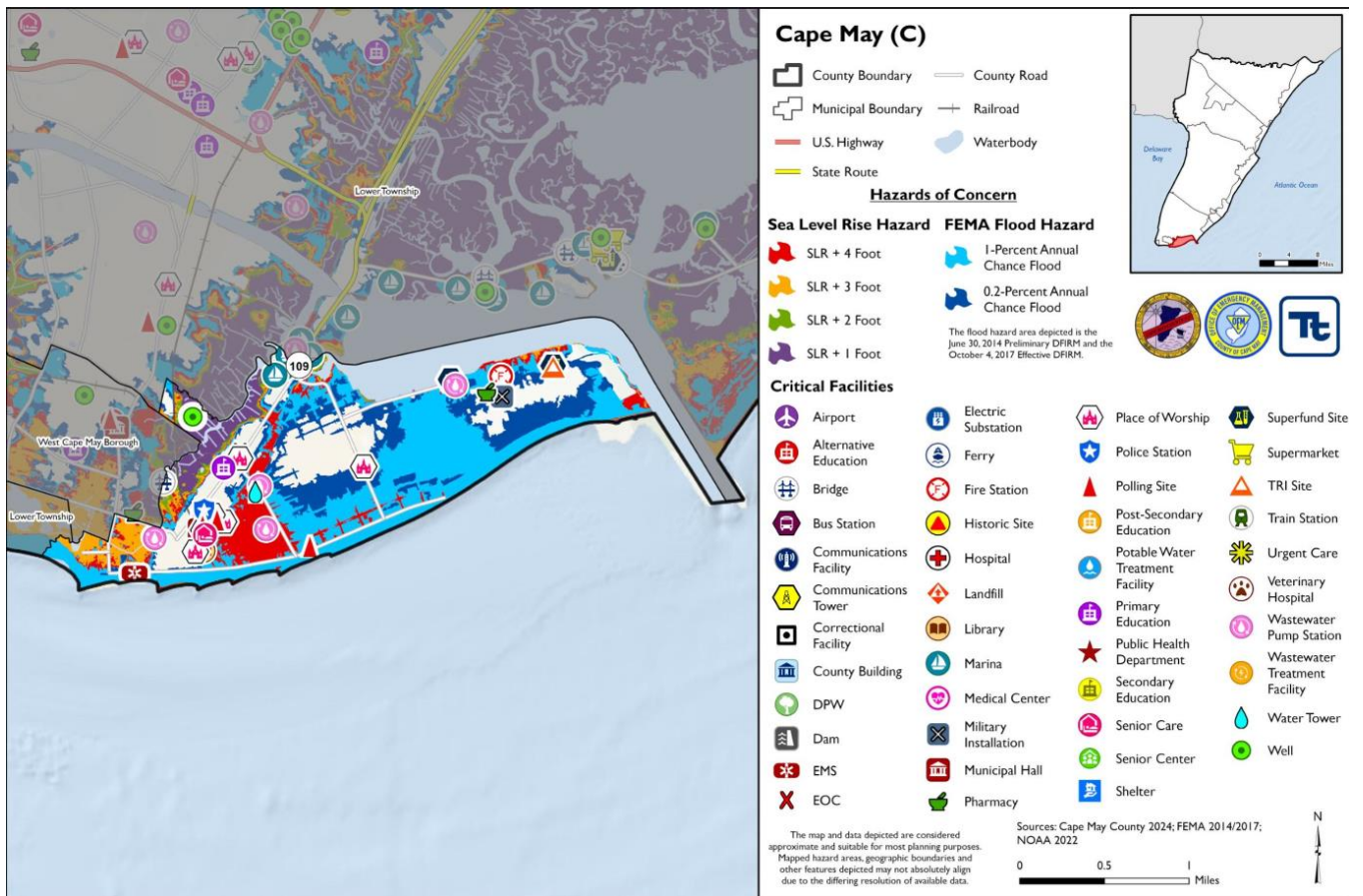


Figure 4-2. Cape May City SLOSH Hazard Area Extent and Location Map

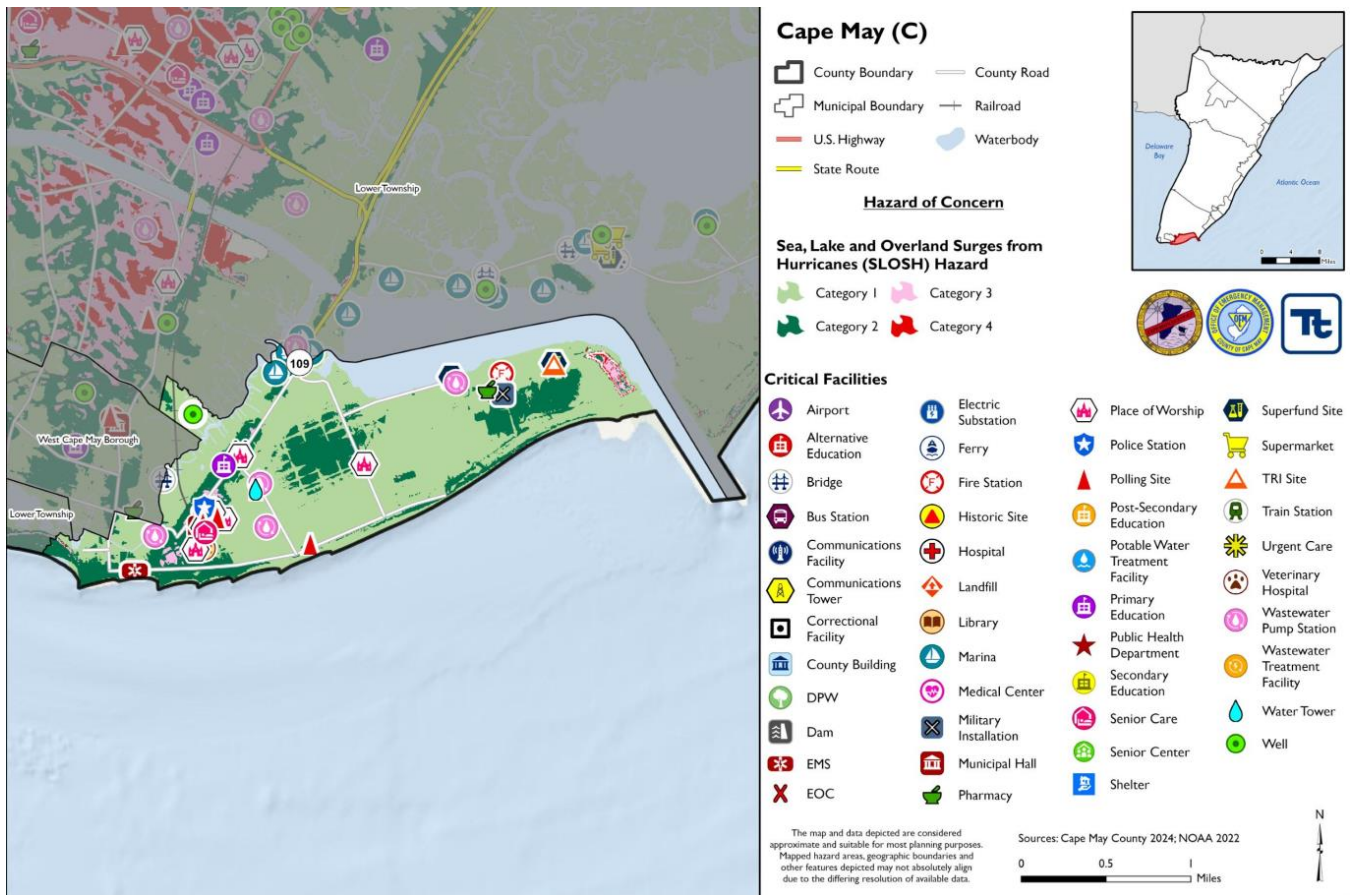
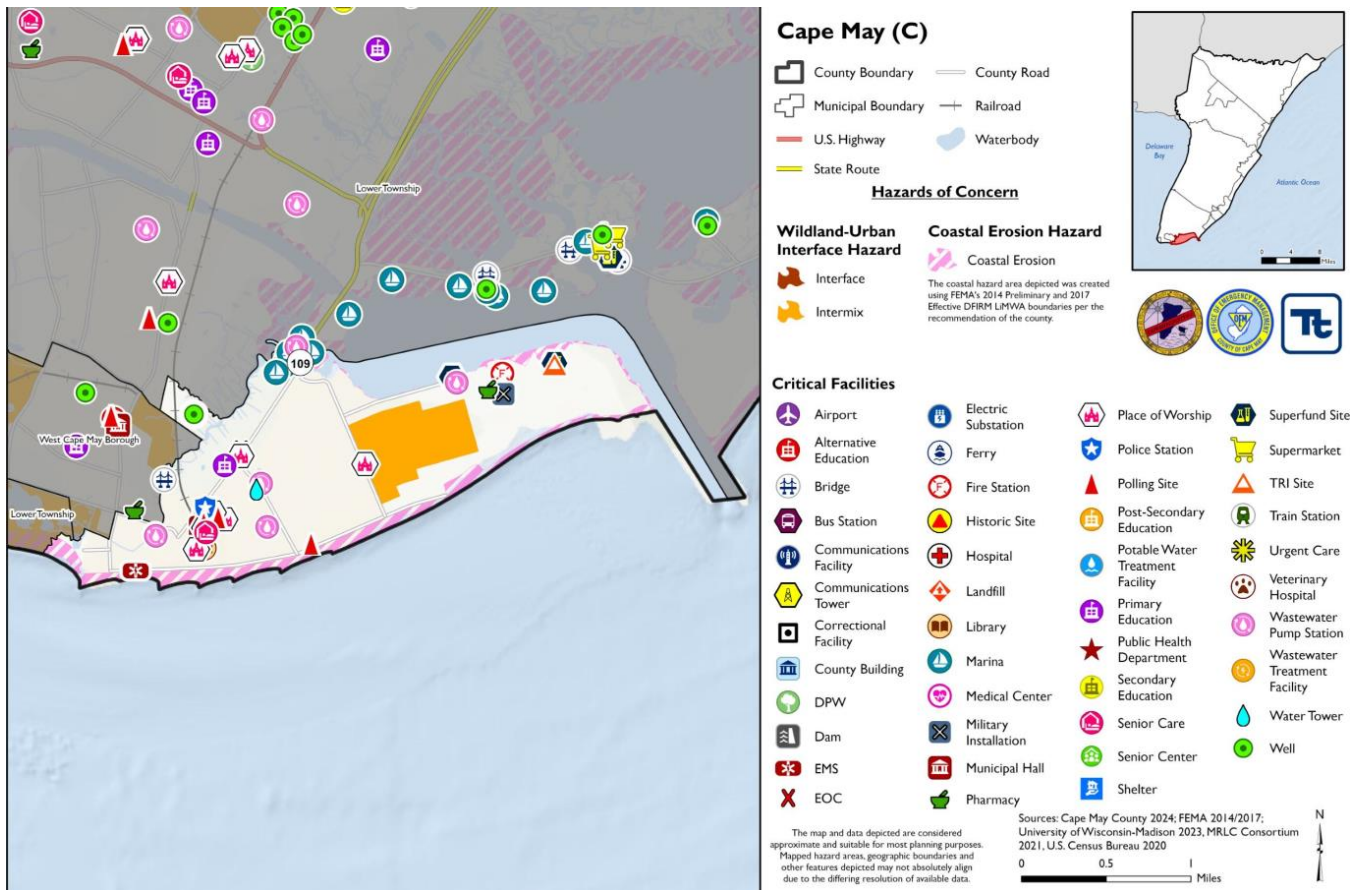


Figure 4-3. Cape May City WUI and Coastal Erosion Hazard Area Extent and Location Map



4.6.2 HAZARD EVENT HISTORY

The history of natural and non-natural hazard events in Cape May 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 4-14 provides details on loss and damage in Cape May City during hazard events since the last hazard mitigation plan update.

Table 4-14. Hazard Event History in Cape May City

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Cape May 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 impacts were recorded by the City.



Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Cape May 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.	Numerous downed utility lines.
January 31, 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 impacts were recorded by 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 impacts were recorded by 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.	Minor damage, utility lines downed, small trees downed.
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 impacts were recorded by the City.
January 3, 2022	Winter Weather Event	No	A winter storm brought 6-8 inches of snow to Cape May City. Winds of 35-40mph	No impacts were recorded by the City.
January 28, 2022	Winter Weather Event	No	A winter storm brought 15 inches of snow to Cape May. Winds of 40-45mph	No impacts were recorded by the City.
January 9, 2024	Winter Weather Event	No	A winter storm brought rain with winds 35-45 mph and gust to 60mph	No impacts were recorded by the City.

EM = Emergency Declaration (FEMA)

FEMA = Federal Emergency Management Agency

DR = Major Disaster Declaration (FEMA)

N/A = Not applicable



4.6.3 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 Cape May City.

4.6.3.1 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. Cape May 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 indicated the following:

- Nor’Easter- Extended duration and multiple tide cycles lead to repetitive & potentially stacked tidal flooding.
- Hurricane/Trop. Storm- Tidal surge is capable of inundating parts of town that are a lower elevation or near bodies of water, this is a large portion of Cape May City.

Table 44-15 shows Cape May City’s final hazard rankings for identified hazards of concern. Mitigation action development uses the ranking to target hazards with the highest risk.

Table 44-15. Hazard Ranking

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

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

4.6.3.2 CRITICAL FACILITIES

Table 4-16 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.



Table 4-16. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
CAPE MAY CITY FIRE DEPARTMENT	Fire Station	N	N
US COAST GUARD TRAINING CENTER	Fire Station	N	Y
Roseman's Boat Yard	Marina	Y	Y
Cape May Marine	Marina	Y	Y
Victorian Towers	Senior Care	N	N
Cape May City Police Department	Police Station	N	N
Cape May City	EOC	N	N
North St Pump Station	Wastewater Pump Station	Y	Y
Madison Ave Pump Station	Wastewater Pump Station	Y	Y
U.S. COAST GUARD TRAINING CENTER CAPE MAY	Superfund Site	N	Y
U.S. COAST GUARD TRAINING CENTER CAPE MAY	TRI Site	N	Y
USDOT COAST GUARD TRAINING CTR	Superfund Site	Y	Y
CAPE MAY FIRE & RESCUE	EMS	N	N
Cape May City Hall	Municipal Hall	N	N
Department of Public Works	DPW	Y	Y
Elevated Water Storage Tank	Water Tower	Y	Y
Fuel Island	DPW	Y	Y
Lifeguard Headquarters	EMS	Y	Y
MUA Pump Station	Wastewater Pump Station	Y	Y
No Name	Communications Tower	N	N
No Name	Communications Tower	N	N
Reverse Osmosis Plant	Potable Water Treatment Facility	Y	Y
Sewer Lift Station	Wastewater Pump Station	Y	Y
Storm Water Pumping Station	Wastewater Pump Station	Y	Y
Well 5	Well	Y	Y
Well 6	Well	Y	Y
Well 7	Well	Y	Y
Cape May Lutheran Church	Place of Worship	N	N
Episcopal Church of the Advent	Place of Worship	Y	Y
First Presbyterian Church	Place of Worship	N	Y
First United Methodist Church	Place of Worship	N	N
Franklin Street United Methodist Church	Place of Worship	N	N
Allen African Methodist Episcopal Church	Place of Worship	N	N
First United Methodist Church	Place of Worship	N	N



Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
USCG - Training Center Cape May	Military Installation	N	Y
Cape May City Library	Library	N	Y
Cape May City Elementary School	Primary Education	N	N
KIWANIS CLUB	Polling Site	Y	Y
CORINTHIAN YACHT CLUB	Polling Site	Y	Y
EPISCOPAL OF THE ADVENT	Polling Site	N	N
1ST UNITED METHODIST CHURCH	Polling Site	N	N
RITE AID – 679	Pharmacy	N	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 within the City.

4.6.4 IDENTIFIED ISSUES

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

- Procure a portable generator sufficiently sized to support the warming and cooling centers, as well as other essential facilities in the event of a power outage. Confirm that an adequate fuel supply is available to sustain operations for extended periods. Ensure that all buildings potentially connected to the portable generator are equipped with appropriate fittings and connections for quick installation. Additionally, provide training and clear instructions to staff on the proper use and operation of the equipment.
- Repetitive Loss Plan – 1) Follow the recommended mitigation strategies outlined in the Back Bay study. 2) Maintain efforts to promote the elevation of homes and buildings to mitigate flood risks. 3) Continue to pursue funding opportunities to support property owners in elevating their structures to reduce flood impacts.
- Flooding of coastal evacuation routes and primary transportation corridors: Stormwater removal upgrades, Seawall Expansion, Installation and Ongoing Maintenance of Bulkheads for Properties Adjacent to the ICW and Back Bays, and Construction of a Flood Barrier at the Intersection of Venice Avenue and Elmira Street.

* This issue was identified as a specific area of concern based on resident response to the Cape May County Hazard Mitigation Citizen survey.



4.7 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.

4.7.1 PAST MITIGATION ACTION STATUS

Table 4-17 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.

4.7.2 ADDITIONAL MITIGATION EFFORTS

In addition to the mitigation actions completed in Table 4-17, Cape May City identified the following mitigation efforts completed since the last HMP:

- 2020-Cape May City-001: New Fire and OEM Department Building 2020-Cape May City-010: Venice Avenue Upgrades
- 2020-Cape May City-011: Cape May Back Bay Flood Study
- 2020-Cape May City-014: Sewell Point Acquisition
- 2020-Cape May City-017: Beachfront Public Address System

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

- 2020-Cape May City-013: Road Flood Mitigation Planning, the tide gates have been installed on Elmira Street.
- 2020-Cape May City-015: Property Mitigation Support – Retrofit, FEMA funding was secured to assist two properties in raising homes above projected flood levels.



Table 4-17. 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-Cape May City-001	New Fire and OEM Department Building		Cape May City Administration/Fire Department	Problem: Cape May's Fire and OEM are housed in a functionally obsolete building. The Fire and OEM building is susceptible to wind and rain damage and lacks an emergency command center. Solution: Construct a new state of the art fire and OEM building that houses an emergency control center and enhances the ability of the City to respond to hazards.	1. Complete 2. N/A	1. Discontinue 2. N/A 3. Completed action.



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-Cape May City-002	City Hall and Police Station Modernization		Cape May City Administration/Police Department	Problem: City Hall is functionally obsolete. It is a Contributing Building in the City's Historic District. It contains the City Administrative and police functions. The building requires updates to continue functioning in its current capacity to respond to natural hazards and be more resilient to hazard events. Solution: Facilitate the modernization of the building to ensure critical functions during hazard events.	1. Ongoing 2. Working with state partners to approve land use	1. Include 2. The City will facilitate the modernization of the City Hall building to ensure critical functions during hazard events. 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-Cape May City-003	Backup Power for Critical Facilities		City Administration and Department of Public Works	Problem: Various Public Buildings lack back up power. This results in disrupted operations when the City is impacted by power outages and hazard events. Solution: Installation of a back-up generator for the Cape May Convention Hall. This facility could provide temporary sheltering during non-flood related emergencies.	1. Ongoing 2. Identifying buildings and needs	1. Include 2. The City will assess the Public Buildings uses and electrical needs and will evaluate between the installation of standard-alone generators or portable generators. After evaluating the City will install the most feasible and efficient option. 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-Cape May City-004	Desalinization Plant Upgrades		Cape May City Water and Sewer	Problem: Cape May has longstanding water supply issues owing to overdrawing wells and intrusion of saltwater into freshwater aquifers. The City has one of the first reverse-osmosis desalinization plant and requires additional upgrades to remain functional. The facility requires a rebuild. Solution: Upgrade Desalinization plant--- rebuild and new facility and advance planning/engineering.	1. On going 2. The city is in the process of securing funding while also working on the design phase to ensure adequate supply and meet future needs.	1. Include 2. The City will continue to work on upgrading the desalinization plant to rebuild the new facility and advance planning/engineering needs. Currently completion date is TBD. The City is in the process of securing funding while also working on the design phase to ensure adequate supply and meet future needs. 3. N/A



2020-Cape May City-005	Transient Population Emergency Awareness		Cape May City OEM	Problem: The City has a large visitor and second-home population during the summer season and fall/spring shoulder seasons. Informing these visitors and part-time residents of natural hazards is a challenge due to a lack of awareness of emergency resources. Solution: Develop a geo-fencing alert system that will push alerts to all internet connected devices within the municipal boundaries. Additionally, develop a city-wide siren system to reach visitors in the City regardless of location and length of stay.	1. Ongoing - Cape May has developed a sheet for transient population to distribute to rentals & property managers. The City also has an agreement with Cape May County for the use of an IPAW's system to better target the public with geo-fencing technology. 2. This project will require continual monitoring to address constant change in needs and technological capabilities.	1. Include 2. The City will continue to monitor trends in technology to ensure the most rapid and accurate information dissemination to the public. 3. N/A
2020-Cape May City-006	CR-640/Coast Guard Shoreline Protection (See 2020-CapeMayCounty-014)		County Engineering and USACE	Problem: Delaware Avenue/CR-640 connects the US Coast Guard Training Center to Cape May and evacuation routes to the north. Delaware Avenue is protected from Cape May Harbor by a rip-rap system that is subject to erosion and provides inconsistent protection. Solution: Install shoreline protection for CR-640 (entrance to Coast Guard Base) along the Cape May Harbor in the City of Cape May.	1. Ongoing 2. The City is working with the Army Corps of Engineers on this project with an anticipated beginning in 2025	1. Include 2. Work between Federal, State and local partners should continue to secure this project. The City is anticipating to begin work on the shoreline protection for CR-640 with the Army Corps of Engineers in 2025. The Shoreline will be constructed along the Cape May Harbor in the City of Cape May. 3. N/A
2020-Cape May City-007	Cape May Promenade Seawall Extension		County Engineering, with City of Cape May Engineering; US Army Corps, DEP	Problem: The Cape May beach promenade protects the City from destructive storm surge and high tides. Currently the promenade seawall provides a consistent level	1. Ongoing 2. The design phase for this project is nearing completion with a proposed	1. Include 2. Design and permitting stages of seawall expansion is completed. The City will work on securing funding in order to implement the extension in proposed areas.



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.
				of protection except for a gap between Madison Avenue and Wilmington Avenue. At this location there is a low rock wall and decrepit timber bulkhead. This gap presents a major vulnerability for a storm surge event in the eastern section of the City. A feasibility study for a new promenade wall was partially financed through a FMA grant. Solution: Install a cap on the existing seawall from Madison Avenue to Wilmington Avenue.	beginning of construction in 2025	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-Cape May City-008	Seawall Retrofit		County and City Engineering; USACE	Problem: The Cape May promenade is a seawall that extends along the beachfront and protects the City from storm surge. The seawall is deteriorating in some sections and requires an overall elevation to account for rising sea levels. Solution: Undertake a retrofit of the existing seawall to increase its elevation and continue to protect Cape May	1. Ongoing 2. The design phase for this project is ongoing. No anticipated date of project, funding not secured.	1. Include 2. The City will continue to evaluate the condition of this area followed by designing appropriate protective measures and will seek to secure funding. 3. N/A



2020-Cape May City-009	Cape May City Stormwater Pump Station Resilience (See 2020-CapeMayCounty-021)		City DPW and Engineering, County of Cape May	Problem: Cape May is vulnerable to nuisance and stormwater flooding due to low-lying land elevations near Cape Island Creek and Frog Hollow. The City has installed stormwater pump stations to mitigate the flood risk. However, if the pumps fail due to severe storms, the stormwater pumps will not be able to function. Solution: Install backup power to two stormwater pump stations at Madison Avenue and Grant Avenue in Cape May City. Work with the City to properly site the generator, which could be co-managed with the City to provide backup power for their station on Queen Street and Benton Avenue.	1. No progress 2. Assessment of power needs is not complete, an agreement of funding between all parties is not complete.	1. Include 2. The City will work to determine the proper size generator needed, along with disconnects providing for rapid connections. The City will draft a MOU that clearly outline costs and funding as well as responsible party for maintenance. 3. N/A
2020-Cape May City-010	Venice Avenue Upgrades		Cape May City- Public Works	Problem: The Venice Avenue pump station is located in a low-lying section of the City near Cape Island Creek. The pump station provides service to nearby properties. The land near the pump station floods when tide levels are just one foot above typical high tides. The Cape May Police force is staffed in West Cape May (with the exception of Administration). Venice Avenue is an essential route back to the City of Cape May. Solution: Upgrade Venice Avenue pump station (increased capacity, backup power)	1. Complete 2. N/A	1. Discontinue 2. N/A 3. Completed action.
2020-Cape May City-011	Cape May Back Bay Flood Study		City along with USFWS and NJDEP, Cape May Point; Cape May County	Problem: Cape May has widely varying elevation ranging from areas of relative high ground near the City Center to low-lying former wetlands area in the periphery of	1. Complete 2. N/A	1. Discontinue 2. N/A 3. Completed action.



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.
				the City. Due to the density of development and existing geography, large-scale flood protection infrastructure requires careful planning to maintain the historic integrity of the City and protect the existing ecosystems. Solution: Work with County GIS to leverage recent LIDAR elevation data to identify areas that need a berm to prevent back bay flooding		



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-Cape May City-012	Cape May Back Bay Flood Mitigation Implementation		City of Cape May Administration, USACE, NJDEP, Cape May County	Problem: Cape May's Back Bay areas do not have the same structural protection as the oceanfront areas. Though certain portions of the waterfront received bulkheads (such as Harbor Lane in 2014), additional mitigation is needed to create a ring of protection for the City and surrounding communities. Solution: Based on findings of previous initiative, develop and implement a program to install dikes/barriers to protect from back bay flooding.	1. No progress 2. Waiting for results of back bay study which is now complete	1. Include 2. Utilizing the back bay study efforts should be taken to secure funding and implement mitigation efforts in areas affecting life safety and transportation, followed by areas with lesser affects. 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-Cape May City-013	Road Flood Mitigation Planning		City Engineering with County support; West Cape May	Problem: Cape May has various low-lying streets found throughout the City. These streets are plagued by regular nuisance flooding, particularly in the western and eastern ends of the City as well as the Elmira Street corridor. A combination of high tides and rainfalls will cause nuisance flooding that hinders access to the areas for residents and for emergency vehicles. Solution: Develop a plan for road elevations and drainage improvements in low-lying sections of the City impacted by nuisance stormwater and tidal flooding.	1. In progress 2. Tide gates have been installed on Elmira Street.	1. Include 2. Mitigation efforts should continue in the area with design of a flood mitigation barrier in the area of Cape Island Creek. An ordinance should be put in place to ensure homes along Yacht Ave install bulkheads during substantial renovations and seek funding to assist these properties with mitigation efforts. 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-Cape May City-014	Sewell Point Acquisition		Cape May City Planning Board; NJDEP; Cape May County	Problem: Sewell Point is a roughly 130-acre tract of undeveloped land located between the City's center and the Coast Guard Training Center. The land is privately owned, located in the Special Flood Hazard Area, and is subject to litigation over proposed development. The wetlands serve as a natural floodplain buffer. Solution: The City proposes to acquire the Sewell Point tract and conserve the land as open space, thereby reducing risk to existing development and preventing the addition of more structures in the floodplain.	1. Complete 2. N/A	1. Discontinue 2. N/A 3. Completed action.



2020-Cape May City-015	Property Mitigation Support – Retrofit		Floodplain Administrator, Homeowners	Problem: Cape May has a number of repetitive loss, severe repetitive loss, and substantially damaged properties. Many of these structures were built without flood design standards. These properties require mitigation to prevent future losses and prevent loss of life and property damage. Progress has been made on elevating buildings and reconstructing new buildings that are more resistant to flooding. Solution: Where appropriate, support retrofitting (e.g. elevation) of structures located in hazard-prone areas to protect structures from future damage, with substantial damages, 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. In progress 2. FEMA funding was secured to assist two properties in raising homes above projected flood levels.	1. Include 2. The City will continue to seek funding to assist property owners in taking appropriate mitigation efforts and retrofit. 3. N/A
2020-Cape May City-016	Dune System Enhancement		Public Works, local volunteers	Problem: The dunes play an important role in the protection of Cape May's beaches and structures. Dune plantings take place regularly to help maintain and protect the dunes. However, non-indigenous plants have begun to take over the dunes, causing eyesores and threatening the dune grass. Solution: Better maintenance will take place through researched,	1. Ongoing 2. Efforts have taken place to secure the constantly shifting sand by planting native species. This is an ongoing project that requires upkeep and monitoring.	1. Include 2. The City will continue work to secure dunes using natural and environmentally friendly methods. This is an ongoing project that requires upkeep and monitoring. 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.
				eco-friendly methods will improve the integrity of the dunes and help maintain a pristine appearance along the Promenade. Bi-Annual maintenance will be performed through a coordinated effort between local volunteers and Cape May City Public Works.		



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-Cape May City-017	Beachfront Public Address System		Public Works, OEM	Problem: Quick moving storm systems or quickly moving beach related hazards can result in beachgoers being caught unaware. Currently, the need to evacuate the beach and seek shelter is met by beach staff but this is slow and not efficient at times. The City has begun installation of a Beachfront Public Address System to meet this need. Solution: The City will complete installation of the Beachfront Public Address System.	1. Complete 2. N/A	1. Discontinue 2. N/A 3. Completed action.



4.7.3 PROPOSED HAZARD MITIGATION ACTIONS FOR THE HMP UPDATE

Cape May 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 Cape May 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 4-18 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 4-19 provides a summary of the prioritization of all proposed mitigation actions for the HMP update.



Table 4-18. 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			X
Drought		X	X	X			X	X	X	X
Earthquake		X		X			X			X
Extreme Temperature		X		X	X	X	X			X
Flood	X	X	X	X	X	X	X	X	X	X
Severe Weather	X	X	X	X	X	X	X	X	X	X
Severe Winter Weather		X	X	X	X	X	X	X	X	X
Wildfire		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 4-19. 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	Environment	Social Vulnerability	Administrative	Hazards of Exposure	Climate Change	Timeline	Community Lifelines	Other Local Objectives	Total		
2020-Cape May City-002	City Hall and Police Station Modernization	1	1	1	1	1	1	1	1	1	1	0	1	1	1	0	12	High
2020-Cape May City-003	Backup Power for Critical Facilities	1	1	1	1	1	1	-1	-1	1	1	1	1	0	1	0	8	Medium
2020-Cape May City-004	Desalinization Plant Upgrades	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	13	High
2020-Cape May City-005	Transient Population Emergency Awareness	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14	High
2020-Cape May City-006	CR-640/Coast Guard Shoreline Protection (See 2020-CapeMayCounty-014)	1	1	1	1	1	1	-1	-1	1	0	1	1	1	1	0	12	High
2020-Cape May City-007	Cape May Promenade Seawall Extension	1	1	1	1	1	1	-1	-1	1	1	1	1	1	1	1	12	High
2020-Cape May City-008	Seawall Retrofit	1	1	1	1	1	0	-1	-1	1	1	1	1	0	0	1	8	Medium



Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low	
		Life Safety	Property	Disaster Preparedness	Cost-Effectiveness	Political	Legal	Fiscal	Environment	Social	Infrastructure	Administrative	Hazards of Concern	Climate Change	Timeline	Community		Lifelines
2020-Cape May City-009	Cape May City Stormwater Pump Station Resilience (See 2020-CapeMayCounty-021)	1	1	1	1	1	1	1	-1	-1	1	0	1	1	1	0	12	High
2020-Cape May City-012	Cape May Back Bay Flood Mitigation Implementation	1	1	1	0	1	0	-1	-1	1	1	1	1	1	1	1	9	High
2020-Cape May City-013	Road Flood Mitigation Planning	1	1	1	1	1	1	-1	0	1	1	0	0	1	0	8	Medium	
2020-Cape May City-015	Property Mitigation Support – Retrofit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14	High
2020-Cape May City-016	Dune System Enhancement	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13	High
2020-Cape May City-018	Strengthening debris management program for post event response.	1	1	1	0	1	0	1	0	1	1	1	1	1	1	1	11	High
2020-Cape May City-019	Lack of back up power for warming & cooling center	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14	High
2020-Cape May City-020	Venice Ave & Bank St. Tidal Flood Resiliency Wall	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14	High



Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property	Cost-Effectiveness	Political	Legal	Fiscal	Environment	Social	Administrative	Hazards of Concern	Climate Change	Timeline	Community	Other Local	Total	
2020-Cape May City-021	Construct Weather Warning System	1	1	1	0	1	0	1	0	1	1	1	1	1	1	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-Cape May City-01 New Fire and OEM Department Building

Lead Agency:	Cape May City Administration	
Supporting Agencies:	Fire Department	
Hazards of Concern:	All hazards	
Description of the Problem:	Cape May's Fire and OEM are housed in a functionally obsolete building. The Fire and OEM building is susceptible to wind and rain damage and lacks an emergency command center.	
Description of the Solution:	Construct a new state of the art fire and OEM building that houses an emergency control center and enhances the ability of the City to respond to hazards.	
Estimated Cost:	High	
Potential Funding Sources:	CDBG, City funds	
Implementation Timeline:	Within 1-3 years	
Goals Met:	1, 2, 3, 4, 6	
Benefits:	Enhanced operations and interoperability of first responder departments	
Impact on Socially Vulnerable Populations:	Ensures faster, more coordinated response in emergencies, especially in vulnerable neighborhoods.	
Impact on Future Development:	Supports continuity of emergency services amid population growth and development pressures.	
Impact on Critical Facilities/Lifelines:	Directly improves emergency services infrastructure.	
Impact on Capabilities:	Increases disaster response capacity, command coordination, and resilience.	
Climate Change Considerations:	Prepares emergency services to respond to increasing storm and flood threats.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No action	Delayed or ineffective emergency response continues in outdated facility.
	Only resolve on minor renovations	May not address structural vulnerabilities or allow for needed command center.
	Utilize temporary trailers	Lacks permanence and security, cannot serve as command during large events.



Action 2025-Cape May City-02 City Hall and Police Station Modernization

Lead Agency:	Cape May City Administration	
Supporting Agencies:	Police Department	
Hazards of Concern:	All hazards	
Description of the Problem:	City Hall is functionally obsolete. It is a Contributing Building in the City's Historic District. It contains the City Administrative and police functions. The building requires updates to continue functioning in its current capacity to respond to natural hazards and be more resilient to hazard events.	
Description of the Solution:	Facilitate the modernization of the building to ensure critical functions during hazard events.	
Estimated Cost:	High	
Potential Funding Sources:	CDBG, City Funds	
Implementation Timeline:	Within 3 years	
Goals Met:	1, 2,3, 4, 6	
Benefits:	Increased City capabilities to all hazards	
Impact on Socially Vulnerable Populations:	Enables uninterrupted emergency services to all populations.	
Impact on Future Development:	Maintains critical government and safety operations in a historic district.	
Impact on Critical Facilities/Lifelines:	Protects central administrative and law enforcement functions.	
Impact on Capabilities:	Improves building resilience, continuity of operations, and safety for staff and/or city residents.	
Climate Change Considerations:	Protects infrastructure from increased flooding and severe storms.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No action	Continued deterioration threatens service delivery during disasters.
	Relocate City Hall	May be infeasible due to historic preservation and cost limitations.
	Use temporary offices	Lacks security, long-term durability, and proper integration with police ops.



Action 2025-Cape May City-03 Backup Power for Critical Facilities

Lead Agency:	City Administration	
Supporting Agencies:	Department of Public Works	
Hazards of Concern:	All Hazards	
Description of the Problem:	Various Public Buildings lack back up power. This results in disrupted operations when the City is impacted by power outages and hazard events.	
Description of the Solution:	Installation of a back-up generator for the Cape May Convention Hall. This facility could provide temporary sheltering during non-flood related emergencies.	
Estimated Cost:	High	
Potential Funding Sources:	City budget, HMGP	
Implementation Timeline:	Within 1 year	
Goals Met:	1, 2, 3, 4	
Benefits:	Continued operation of critical facilities during power outages.	
Impact on Socially Vulnerable Populations:	Ensures safe temporary shelter for those displaced during outages or hazards.	
Impact on Future Development:	Supports multi-use facilities as resilient community resources.	
Impact on Critical Facilities/Lifelines:	Convention Hall can operate as shelter, community hub, or coordination site.	
Impact on Capabilities:	Improves sheltering capacity and emergency operations in non-flood events.	
Climate Change Considerations:	Ensures continuity during more frequent power outages linked to severe storms.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Emergency Services	
Priority	Medium	
Alternatives	Action	Evaluation
	No action	Facility inoperable during outages, reducing public sheltering capacity.
	Utilize portable generators	Less reliable and may not support full building operations.
	Identify alternative locations for sheltering	May reduce accessibility and increase emergency logistics complexity.



Action 2025-Cape May City-04 Desalinization Plant Upgrades

Lead Agency:	Cape May City Water and Sewer	
Supporting Agencies:	-	
Hazards of Concern:	Drought, Severe Weather	
Description of the Problem:	Cape May has longstanding water supply issues owing to overdrawing wells and intrusion of saltwater into freshwater aquifers. The City has one of the first reverse-osmosis desalinization plant and requires additional upgrades to remain functional. The facility requires a rebuild.	
Description of the Solution:	Upgrade Desalinization plant--- rebuild and new facility and advance planning/engineering.	
Estimated Cost:	High	
Potential Funding Sources:	NJ I-Bank, Local match, EPA	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3	
Benefits:	Enhanced provision of potable water for Cape Island	
Impact on Socially Vulnerable Populations:	Protects long-term water access for all residents, including vulnerable groups.	
Impact on Future Development:	Supports population growth and drought resilience in water-scarce area.	
Impact on Critical Facilities/Lifelines:	Secures water supply during hazard events or drought.	
Impact on Capabilities:	Enhances local water independence and disaster readiness.	
Climate Change Considerations:	Addresses saltwater intrusion and water stress from sea level rise and drought.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Natural Resource Protection	
Priority	High	
Alternatives	Action	Evaluation
	No action	Water security and quality will degrade, threatening health and development.
	Focus only on minor repairs	Fails to meet future demand or counter worsening aquifer salinization.
	Rely on imported water	Costly, less resilient, and vulnerable to external supply disruptions.



Action 2025-Cape May City-05 Transient Population Emergency Awareness

Lead Agency:	Cape May City OEM	
Supporting Agencies:	-	
Hazards of Concern:	All hazards	
Description of the Problem:	The City has a large visitor and second-home population during the summer season and fall/spring shoulder seasons. Informing these visitors and part-time residents of natural hazards is a challenge due to a lack of awareness of emergency resources.	
Description of the Solution:	Develop a geo-fencing alert system that will push alerts to all internet connected devices within the municipal boundaries. Additionally, develop a city-wide siren system to reach visitors in the City regardless of location and length of stay.	
Estimated Cost:	Low	
Potential Funding Sources:	City funds	
Implementation Timeline:	Within 1 year	
Goals Met:	2, 3, 4	
Benefits:	Greater awareness of natural hazards	
Impact on Socially Vulnerable Populations:	Improve protection for non-resident groups unfamiliar with local hazards and procedures.	
Impact on Future Development:	Supports seasonal population safety in tourism-heavy development zones.	
Impact on Critical Facilities/Lifelines:	Improve coordination with shelters, emergency services, and healthcare centers.	
Impact on Capabilities:	Enhances alert reach and improves response time for hard-to-reach populations.	
Climate Change Considerations:	Supports preparedness as short-notice hazard events (storms, floods, heat waves) become more frequent.	
Mitigation Category	Education and Awareness Programs	
CRS Category	Public Information	
Priority	High	
Alternatives	Action	Evaluation
	No action	Visitors may remain unaware of hazards, increasing injury and evacuation delays.
	Printed brochures only	Easily ignored or discarded, especially by short-term renters or tourists
	Only utilize a mobile app	Requires download; less reliable than geo-fencing for real-time alerts.



Action 2025-Cape May City-06 CR-640/Coast Guard Shoreline Protection

Lead Agency:	County Engineering	
Supporting Agencies:	USACE	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	Delaware Avenue/CR-640 connects the US Coast Guard Training Center to Cape May and evacuation routes to the north. Delaware Avenue is protected from Cape May Harbor by a rip-rap system that is subject to erosion and provides inconsistent protection.	
Description of the Solution:	Install shoreline protection for CR-640 (entrance to Coast Guard Base) along the Cape May Harbor in the City of Cape May.	
Estimated Cost:	High	
Potential Funding Sources:	USACE, USCG	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3, 5	
Benefits:	High	
Impact on Socially Vulnerable Populations:	Supports evacuation access and route stability during hazards.	
Impact on Future Development:	Protects key access road to federal/military and community facilities.	
Impact on Critical Facilities/Lifelines:	Preserves transportation, Coast Guard access, and utility corridors.	
Impact on Capabilities:	Reduces response disruptions and infrastructure exposure to erosion.	
Climate Change Considerations:	Addresses accelerated erosion and sea-level rise risks.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection	
Priority	High	
Alternatives	Action	Evaluation
	No action	Roads remain vulnerable to erosion, risking evacuation and federal access.
	Periodic patching	Temporary fix that does not address root cause of shoreline retreat.
	Relocate infrastructure	Extremely costly, logistically complex, and may have limited benefit.



Action 2025-Cape May City-07 Cape May Promenade Seawall Extension

Lead Agency:	County Engineering, with City of Cape May Engineering	
Supporting Agencies:	USACE, DEP	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	The Cape May beach promenade protects the City from destructive storm surge and high tides. Currently the promenade seawall provides a consistent level of protection except for a gap between Madison Avenue and Wilmington Avenue. At this location there is a low rock wall and decrepit timber bulkhead. This gap presents a major vulnerability for a storm surge event in the eastern section of the City. A feasibility study for a new promenade wall was partially financed through a FMA grant.	
Description of the Solution:	Install a cap on the existing seawall from Madison Avenue to Wilmington Avenue.	
Estimated Cost:	Medium-High	
Potential Funding Sources:	Local funding, Shore Protection Fund, USACE, HMA	
Implementation Timeline:	Within 3 years	
Goals Met:	1, 3, 4, 5	
Benefits:	High	
Impact on Socially Vulnerable Populations:	Protects residential areas, businesses, and beachfront users in a vulnerable corridor.	
Impact on Future Development:	Improves resilience of high-value tourist and residential areas.	
Impact on Critical Facilities/Lifelines:	Protects roadways, utilities, and beach access points.	
Impact on Capabilities:	Addresses identified flood vulnerability gap in existing protection system.	
Climate Change Considerations:	Reduces risk of storm surge overtopping due to rising sea levels.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternatives	Action	Evaluation
	No action	Vulnerable gap persists, exposing eastern City to storm surge.
	Install berm as an alternative	May be less durable or effective during storm surge conditions.
	Utilize temporary flood barriers	Labor-intensive, reactive, and prone to failure in high-intensity events.



Action 2025-Cape May City-08 Seawall Retrofit

Lead Agency:	County and City Engineering	
Supporting Agencies:	USACE	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	The Cape May promenade is a seawall that extends along the beachfront and protects the City from storm surge. The seawall is deteriorating in some sections and requires an overall elevation to account for rising sea levels.	
Description of the Solution:	Undertake a retrofit of the existing seawall to increase its elevation and continue to protect Cape May	
Estimated Cost:	High	
Potential Funding Sources:	HMGP; USACE; Shore Protection Fund	
Implementation Timeline:	More than 5 years	
Goals Met:	1, 3, 4, 6	
Benefits:	High	
Impact on Socially Vulnerable Populations:	Preserves reliable flood protection for homes, businesses, and beach access.	
Impact on Future Development:	Supports long-term development behind a consistently elevated protective barrier.	
Impact on Critical Facilities/Lifelines:	Protects against coastal flooding near downtown and tourist-serving infrastructure.	
Impact on Capabilities:	Maintains and improves coastal defense system longevity.	
Climate Change Considerations:	Elevated seawall mitigates rising sea levels and stronger storm surge events.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection	
Priority	Medium	
Alternatives	Action	Evaluation
	No action	Seawall degrades, increasing flood vulnerability over time.
	Only focus on minor patching	Not sufficient for structural elevation or long-term protection.
	Replace only specific segments	May not provide cohesive, continuous defense along entire alignment.



Action 2025-Cape May City-09 Cape May City Stormwater Pump Station Resilience

Lead Agency:	City DPW and Engineering	
Supporting Agencies:	County of Cape May	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	Cape May is vulnerable to nuisance and stormwater flooding due to low-lying land elevations near Cape Island Creek and Frog Hollow. The City has installed stormwater pump stations to mitigate the flood risk. However, if the pumps fail due to severe storms, the stormwater pumps will not be able to function.	
Description of the Solution:	Install backup power to two stormwater pump stations at Madison Avenue and Grant Avenue in Cape May City. Work with the City to properly site the generator, which could be co-managed with the City to provide backup power for their station on Queen Street and Benton Avenue.	
Estimated Cost:	Low	
Potential Funding Sources:	County Funds, HMA	
Implementation Timeline:	More than 5 years	
Goals Met:	1, 3, 4, 5	
Benefits:	High	
Impact on Socially Vulnerable Populations:	Prevents flood damage in neighborhoods that lack alternative protections.	
Impact on Future Development:	Supports residential growth in low-lying areas by improving resilience.	
Impact on Critical Facilities/Lifelines:	Maintains operability of pump stations that protect roads and utilities.	
Impact on Capabilities:	Improves drainage capacity and reliability during outages.	
Climate Change Considerations:	Addresses increased stormwater volumes from more intense rainfall events.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Emergency services	
Priority	High	
Alternatives	Action	Evaluation
	No action	Power outages disable pumps, causing backup and flooding.
	Deploy mobile pumps only	Slower response, less reliable, and requires more labor.
	Upgrade pumps without backup	Vulnerable during power loss; critical gap in resiliency remains.



Action 2025-Cape May City-010 Venice Avenue Upgrades

Lead Agency:	Cape May City	
Supporting Agencies:	Public Works	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	The Venice Avenue pump station is located in a low-lying section of the City near Cape Island Creek. The pump station provides service to nearby properties. The land near the pump station floods when tide levels are just one foot above typical high tides. The Cape May Police force is staffed in West Cape May (with the exception of Administration). Venice Avenue is an essential route back to the City of Cape May.	
Description of the Solution:	Upgrade Venice Avenue pump station (increased capacity, backup power)	
Estimated Cost:	High	
Potential Funding Sources:	City budget, HMA	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3, 4	
Benefits:	High	
Impact on Socially Vulnerable Populations:	Reduces flood exposure for residents in a low-lying neighborhood, some of whom may lack insurance or mobility.	
Impact on Future Development:	Supports infrastructure resilience in an area critical for police and emergency access.	
Impact on Critical Facilities/Lifelines:	Maintains access for police and emergency services routed through Venice Avenue.	
Impact on Capabilities:	Enhances capacity and reliability of stormwater management infrastructure.	
Climate Change Considerations:	Addresses flooding from more frequent and intense coastal storms and tides.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection	
Priority	Medium	
Alternatives	Action	Evaluation
	No action	Flooding continues to disrupt access and damage nearby properties.
	Increase storm drain cleaning	Helpful, but does not address flooding from high tide or heavy rainfall.
	Add berm only	May help but does not improve drainage or pump reliability.



Action 2025-Cape May City-011 Cape May Back Bay Flood Study

Lead Agency:	Cape May City	
Supporting Agencies:	USFWS, NJDEP, Cape May Point, Cape May County	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	Cape May has widely varying elevation ranging from areas of relative high ground near the City Center to low-lying former wetlands area in the periphery of the City. Due to the density of development and existing geography, large-scale flood protection infrastructure requires careful planning to maintain the historic integrity of the City and protect the existing ecosystems.	
Description of the Solution:	Work with County GIS to leverage recent LIDAR elevation data to identify areas that need a berm to prevent back bay flooding	
Estimated Cost:	Low-Medium	
Potential Funding Sources:	Local and/or County Budget, HMA	
Implementation Timeline:	Ongoing	
Goals Met:	1, 3, 4	
Benefits:	Medium	
Impact on Socially Vulnerable Populations:	Identifies vulnerabilities in underserved areas that may lack structural flood protections.	
Impact on Future Development:	Provides data to guide risk-informed zoning, construction, and infrastructure investment.	
Impact on Critical Facilities/Lifelines:	Protects facilities located near back bay and in fringe wetland areas.	
Impact on Capabilities:	Improves understanding of hazard zones and informs long-term mitigation strategies.	
Climate Change Considerations:	Supports adaptive planning for sea-level rise and compound flooding scenarios.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Preventative Measures	
Priority	High	
Alternatives	Action	Evaluation
	No action	Insufficient data available for informed decision-making, potentially leading to inefficient or misaligned future mitigation efforts.
	General elevation mapping only	Doesn't capture flood dynamics or account for storm surge pathways.
	Rely on FEMA FIRM maps alone	May be outdated or does not capture back bay nuances and minor basins.



Action 2025-Cape May City-012 Cape May Back Bay Flood Mitigation Implementation

Lead Agency:	City of Cape May Administration	
Supporting Agencies:	USACE, NJDEP, Cape May County	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	Cape May's Back Bay areas do not have the same structural protection as the oceanfront areas. Though certain portions of the waterfront received bulkheads (such as Harbor Lane in 2014), additional mitigation is needed to create a ring of protection for the City and surrounding communities.	
Description of the Solution:	Based on findings of previous initiative, develop and implement a program to install dikes/barriers to protect from back bay flooding.	
Estimated Cost:	High	
Potential Funding Sources:	Local budgets with USACE, NJDEP and HMA grants as applicable	
Implementation Timeline:	More than 5 years	
Goals Met:	1, 3, 4, 5	
Benefits:	High- enhanced protection throughout City	
Impact on Socially Vulnerable Populations:	Protects communities in areas historically less defended than oceanfront zones.	
Impact on Future Development:	Facilitates resilient development through improved protection infrastructure.	
Impact on Critical Facilities/Lifelines:	Mitigates flooding risk to public utilities and roadways behind the bay.	
Impact on Capabilities:	Provides structural protection to reduce flooding impacts from bay storm surge.	
Climate Change Considerations:	Addresses growing flood threats from higher tides, storms, and sea-level rise.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Projects	
Priority	Medium	
Alternatives	Action	Evaluation
	No action	Back bay areas remain highly vulnerable with repeat damage risk.
	Only elevate homes with the most need	Helps individuals but doesn't reduce community-wide flooding or impacts.
	Use natural berms only	May not meet design standards for full protection; needs augmentation.



Action 2025-Cape May City-013 Road Flood Mitigation Planning

Lead Agency:	City Engineering	
Supporting Agencies:	County support; West Cape May	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	Cape May has various low-lying streets found throughout the City. These streets are plagued by regular nuisance flooding, particularly in the western and eastern ends of the City as well as the Elmira Street corridor. A combination of high tides and rainfalls will cause nuisance flooding that hinders access to the areas for residents and for emergency vehicles	
Description of the Solution:	Develop a plan for road elevations and drainage improvements in low-lying sections of the City impacted by nuisance stormwater and tidal flooding.	
Estimated Cost:	High	
Potential Funding Sources:	County and local budgets with HMA funding; Transportation Trust Fund	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3, 4	
Benefits:	High	
Impact on Socially Vulnerable Populations:	Improves access for low-income or mobility-challenged residents in frequently flooded areas.	
Impact on Future Development:	Provides groundwork for resilient road and drainage infrastructure in flood-prone areas.	
Impact on Critical Facilities/Lifelines:	Ensures continuous emergency access and delivery of municipal services.	
Impact on Capabilities:	Improves ability to target and phase elevation and drainage upgrades.	
Climate Change Considerations:	Addresses increased nuisance and flash flooding from changing precipitation patterns.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Projects	
Priority	Medium	
Alternatives	Action	Evaluation
	No action	Nuisance flooding continues, blocking access and increasing repair costs.
	Spot repairs only	Doesn't solve systemic flooding along corridors; not cost-effective long term.
	Install signage only	Informative but doesn't prevent damage or improve accessibility.



Action 2025-Cape May City-014 Sewell Point Acquisition

Lead Agency:	Cape May City Planning Board	
Supporting Agencies:	NJDEP; Cape May County	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	Sewell Point is a roughly 130-acre tract of undeveloped land located between the City's center and the Coast Guard Training Center. The land is privately owned, located in the Special Flood Hazard Area, and is subject to litigation over proposed development. The wetlands serve as a natural floodplain buffer.	
Description of the Solution:	The City proposes to acquire the Sewell Point tract and conserve the land as open space, thereby reducing risk to existing development and preventing the addition of more structures in the floodplain.	
Estimated Cost:	High	
Potential Funding Sources:	Federal, State, County, Local grants or funds	
Implementation Timeline:	More than 5 years	
Goals Met:	1, 5	
Benefits:	High	
Impact on Socially Vulnerable Populations:	Prevents development in a high-risk area that could worsen flooding for surrounding communities.	
Impact on Future Development:	Avoids placing future structures in a known flood hazard zone.	
Impact on Critical Facilities/Lifelines:	Preserves natural floodplain function near Coast Guard Training Center and major roads.	
Impact on Capabilities:	Reduces future emergency service demands and promotes managed retreat.	
Climate Change Considerations:	Buffers developed areas from storm surge and sea-level rise.	
Mitigation Category	Natural Systems Protection	
CRS Category	Natural Resource Protection	
Priority	High	
Alternatives	Action	Evaluation
	No action	Risk of dense development in SFHA increases hazard exposure and drainage burden.
	Implement more restrictive zoning measures only.	May delay development but doesn't guarantee long-term risk reduction.
	Conservation easement only	Still allows limited development and may not fully protect wetlands.



Action 2025-Cape May City-015 Property Mitigation Support – Retrofit

Lead Agency:	Floodplain Administrator, Homeowners	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	Cape May has a number of repetitive loss, severe repetitive loss, and substantially damaged properties. Many of these structures were built without flood design standards. These properties require mitigation to prevent future losses and prevent loss of life and property damage. Progress has been made on elevating buildings and reconstructing new buildings that are more resistant to flooding.	
Description of the Solution:	Where appropriate, support retrofitting (e.g. elevation) of structures located in hazard-prone areas to protect structures from future damage, with substantial damages, 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.	
Estimated Cost:	High	
Potential Funding Sources:	FMA; HMGP; Owner funds	
Implementation Timeline:	More than 5 years	
Goals Met:	1, 3, 4	
Benefits:	High	
Impact on Socially Vulnerable Populations:	Directly benefits owners of repetitive loss and older structures, many of whom may lack resources to elevate or retrofit.	
Impact on Future Development:	Incentivizes resilient retrofitting for existing housing stock.	
Impact on Critical Facilities/Lifelines:	Can include non-residential essential buildings in repetitive loss zones.	
Impact on Capabilities:	Strengthens overall housing resilience and reduces emergency response demand.	
Climate Change Considerations:	Reduces structural damage from more frequent and severe flood events.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Property Protection	
Priority	High	
Alternatives	Action	Evaluation
	No action	Repetitive loss and insurance claims continue, increasing risk and costs.
	Elevate only new homes	Ignores existing flood-prone structures with the greatest risk.
	Focus on buyouts only	Not always feasible; many properties better suited for retrofit.



Action 2025-Cape May City-016 Dune System Enhancement

Lead Agency:	Public Works	
Supporting Agencies:	Local Volunteers	
Hazards of Concern:	Flood, Severe Weather, Severe Winter Weather	
Description of the Problem:	The dunes play an important role in the protection of Cape May's beaches and structures. Dune plantings take place regularly to help maintain and protect the dunes. However, non-indigenous plants have begun to take over the dunes, causing eyesores and threatening the dune grass	
Description of the Solution:	Better maintenance will take place through researched, eco-friendly methods will improve the integrity of the dunes and help maintain a pristine appearance along the Promenade. Bi-Annual maintenance will be performed through a coordinated effort between local volunteers and Cape May City Public Works.	
Estimated Cost:	Low	
Potential Funding Sources:	City budget, environmental grants from state/federal sources and non-profits	
Implementation Timeline:	Within 1 year	
Goals Met:	3, 5, 6	
Benefits:	Increased health and strength of protective dune system	
Impact on Socially Vulnerable Populations:	Protects beach-adjacent neighborhoods from erosion and surge impacts.	
Impact on Future Development:	Sustains beach tourism and nearby infrastructure by reducing dune erosion.	
Impact on Critical Facilities/Lifelines:	Protects public access, promenade, and utilities near the beachfront.	
Impact on Capabilities:	Improves natural protective barrier performance and reduces erosion response needs.	
Climate Change Considerations:	Addresses dune degradation due to more frequent storms and wave action.	
Mitigation Category	Natural Systems Protection	
CRS Category	Natural Resource Protection	
Priority	High	
Alternatives	Action	Evaluation
	No action	Dunes degrade, increasing vulnerability and erosion risks.
	Use chemical treatment	Potentially harmful to native vegetation and public perception.
	Mow or rake dunes manually	Superficial maintenance, doesn't prevent invasive species regrowth



Action 2025-Cape May City-017 Beachfront Public Address System

Lead Agency:	Public Works	
Supporting Agencies:	OEM	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	Quick moving storm systems or quickly moving beach related hazards can result in beachgoers being caught unaware. Currently, the need to evacuate the beach and seek shelter is met by beach staff but this is slow and not efficient at times. The City has begun installation of a Beachfront Public Address System to meet this need.	
Description of the Solution:	The City will complete installation of the Beachfront Public Address System.	
Estimated Cost:	Medium	
Potential Funding Sources:	City budget	
Implementation Timeline:	Within 2 years	
Goals Met:	1, 2, 4	
Benefits:	Increased emergency warnings	
Impact on Socially Vulnerable Populations:	Increases alert reach to all beachgoers, including children, elderly, or those without mobile phones.	
Impact on Future Development:	Supports tourism safety and emergency messaging during high beach traffic seasons.	
Impact on Critical Facilities/Lifelines:	Helps coordinate evacuations and protect beachfront operations and facilities.	
Impact on Capabilities:	Improves real-time hazard communication along beachfront.	
Climate Change Considerations:	Supports fast-moving response as severe storm systems increase in frequency.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Emergency Services	
Priority	Medium	
Alternatives	Action	Evaluation
	No action	Delayed beach evacuation increases public safety risk.
	Use staff/megaphones only	Time-consuming, uneven coverage, and inefficient for large beaches.
	Use mobile phone alerts only	Misses non-phone users or those on airplane/silent mode.



Action 2025-Cape May-018 Strengthening Debris Management Program for Post Event Response

Lead Agency:	Cape May City Administration	
Supporting Agencies:	N/A	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	The Township currently lacks a comprehensive and coordinated debris management program to support effective post-disaster response and recovery. In the aftermath of severe weather events—such as hurricanes, coastal storms, or flooding—debris can quickly accumulate on roadways, public property, and critical infrastructure, impeding emergency access and delaying recovery operations. Without a formalized plan and trained personnel, the Township faces challenges in mobilizing resources, coordinating with contractors, and ensuring compliance with FEMA reimbursement requirements. This gap in preparedness increases the risk of prolonged disruptions, public safety hazards, and financial strain on local resources.	
Description of the Solution:	The Township will be seeking funding to conduct targeted training and complete a formalized Debris Management Plan. This initiative will strengthen the Township's ability to respond efficiently and effectively to debris-generating events, while also aligning with FEMA guidelines to maximize potential reimbursement.	
Estimated Cost:	Low	
Potential Funding Sources:	Municipal budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3, 4	
Benefits:	This will enhance the city's ability to rapidly clear debris following a disaster, reducing health and safety risks and facilitating faster recovery and rebuilding efforts.	
Impact on Socially Vulnerable Populations:	Timely debris removal reduces disruption and health hazards in socially vulnerable neighborhoods that may lack resources for self-managed cleanup/removal.	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	Clearing debris expedites access to critical facilities and ensures roads and utility infrastructure can resume functioning quickly after an event.	
Impact on Capabilities:	Improves local response and recovery capabilities, ensures personnel are trained and plans are compliant with federal reimbursement procedures.	
Climate Change Considerations:	With increased storm frequency and severity due to climate change, this action ensures the city is prepared for more frequent debris generating events.	
Mitigation Category	Local Plans and Regulation	
CRS Category	Emergency services	
Priority	High	
Alternatives	Action	Evaluation
	No action	The township will continue to face challenges with debris after disaster events.



	Rely on County Resources	May delay response time due to resource limitations or competing priorities.
	Rely on federal resources or state resources	Funding assistance may not be available-





Action 2025-Cape May019 Lack of Backup power for Warming & Cooling Center

Lead Agency:	Cape May City Administration	
Supporting Agencies:	Department of Public Works	
Hazards of Concern:	Severe Weather	
Description of the Problem:	Several public buildings lack backup power, risking operational failure during outages caused by severe weather or hazards. Without backup, they cannot sustain critical services like communications, heating, lighting, and emergency coordination, hampering the City's emergency response, public safety, and government continuity.	
Description of the Solution:	The City will be seeking funding to assess the electrical needs and operational functions of key public buildings and to install the most feasible and efficient backup power systems. This assessment will guide the City in determining whether permanent standby generators or portable generator systems are more appropriate for each facility based on usage, location, and cost-effectiveness.	
Estimated Cost:	High	
Potential Funding Sources:	HMGP, Municipal Budget	
Implementation Timeline:	Within 5 years	
Goals Met:	3, 4	
Benefits:	Ensures continuity of services in critical city buildings during power outages and severe weather events, protecting staff and public health and safety.	
Impact on Socially Vulnerable Populations:	Improves access to essential services that benefit residents who are more vulnerable during power outages.	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	Enables critical facilities to continue operations during outages, maintaining lifeline services such as emergency response, shelter, and coordination.	
Impact on Capabilities:	Increases the City's capacity to maintain emergency operations and essential services during and immediately after an event.	
Climate Change Considerations:	As climate change increases the severity and frequency of extreme weather, this action improves resilience against power outages caused by such events.	
Mitigation Category	Structure and Infrastructure projects	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No action	The City will continue to face challenges when power outages occur.
	Use only portable generators	May not provide sufficient capacity or reliability for prolonged or repeated outages.
	Rely on solar with battery storage	Environmentally friendly and can reduce long term cost but has a higher upfront cost and weather dependent.



Action 2025-Cape May020 Venice Ave & Bank St. Tidal Flood Resiliency Wall

Lead Agency:	Cape May City Administration	
Supporting Agencies:	Cape May City Engineering Department	
Hazards of Concern:	Flood	
Description of the Problem:	Venice Avenue and Bank Street face increasing tidal and storm surge flooding, risking safety, infrastructure, and operations. As a low-lying coastal zone, it is vulnerable during high tides, nor'easters, and hurricanes, with rising sea levels and climate change likely to worsen floods. Without action, ongoing road closures, property damage, and emergency disruptions will threaten residents, businesses, and municipal services.	
Description of the Solution:	The City will be seeking funding to engineer and construct a flood resiliency wall at the intersection of Venice Avenue and Bank Street. This structure will be designed to meet or exceed current and projected flood elevations based on FEMA flood maps and sea level rise projections.	
Estimated Cost:	High	
Potential Funding Sources:	HMGP, FMA, Municipal Budget, Capital Improvement Funds	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3, 4, 5	
Benefits:	Provides long-term protection against tidal and storm surge flooding in a frequently impacted area, reducing repetitive loss and damage to infrastructure and properties.	
Impact on Socially Vulnerable Populations:	Reduces risk to residents in low-lying areas who may not have the resources to recover from repeated flooding events.	
Impact on Future Development:	Reduces risk while improving flood mitigation infrastructure.	
Impact on Critical Facilities/Lifelines:	May protect access roads, utility lines, or stormwater systems from repeated inundation, ensuring continued service to residents.	
Impact on Capabilities:	Enhances the city's physical infrastructure to defend against rising seas and tidal events, reducing long-term maintenance and emergency response.	
Climate Change Considerations:	Action accounts for projected sea level rise and the increased frequency/intensity of tidal and surge events driven by climate change.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternatives	Action	Evaluation
	No action	Venice Ave and Bank St will remain exposed to tidal and surge flooding
	Install temporary barriers	Provides short-term protection but requires ongoing labor and funding
	Install vegetated berms instead of wall	A nature based solution but would require additional land and does not offer as much protection during severe weather events.



Action 2025-Cape May021 Construct Weather Warning System

Lead Agency:	Cape May City OEM	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	The City currently lacks a rapid and comprehensive public notification system to alert residents of severe weather and man-made emergencies. During critical events such as hurricanes, flash floods, chemical spills, or active threats, timely and clear communication is essential to protect lives and property. However, the absence of a centralized, multi-modal warning system limits the City's ability to reach all segments of the population—especially those without access to smartphones or internet services. This communication gap increases the risk of delayed evacuations, confusion, and preventable harm during emergencies.	
Description of the Solution:	The City will be seeking funding to evaluate, design, and construct a modern weather and emergency warning system capable of delivering alerts for multiple types of hazards. This system will include outdoor warning sirens, digital signage, and integration with existing emergency communication platforms to ensure broad and inclusive coverage.	
Estimated Cost:	Low	
Potential Funding Sources:	HMGP, municipal budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 2, 4	
Benefits:	The City will be better prepared to handle hazard events.	
Impact on Socially Vulnerable Populations:	Socially Vulnerable Populations may not have cellular devices that allow them to receive a warning system via cell. It is important to have the emergency warning be displayed publicly as well as at shelters and retirement homes to ensure these populations have time to prepare. These warnings also will be displayed in different languages so that non-English speaking populations may also interpret the warnings.	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	Critical facilities will be able to receive the emergency warning and ensure that their facility is as prepared for the incoming event as possible.	
Impact on Capabilities:	This action improves the City capability to prepare residents for hazard events in a timely fashion.	
Climate Change Considerations:	Climate change is likely to increase the intensity and frequency of many climate related disaster events. This action provides additional notification measures for immediate disaster preparation.	
Mitigation Category	Education and Awareness Program	
CRS Category	Emergency Services, Public Information	
Priority	High	
Alternatives	Action	Evaluation
	No action	-
	Rely on Federal Warnings	The federal level may be unaware of more localized events or will push out a more delayed notification



	Rely on Cell Notification	Some socially vulnerable populations may not have access to cellular devices
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