10. CITY OF OCEAN 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 Ocean 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 Ocean City, describes who participated in the planning process, assesses Ocean City's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

10.1 HAZARD MITIGATION PLANNING TEAM

The City of Ocean City identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many City departments. The Office of Emergency Management represented the community on the Cape May County HMP Planning Partnership and supported the local planning process by securing input from persons with specific knowledge to enhance the plan. All departments were asked to contribute to the annex development through reviewing and contributing to the capability assessment, reporting on the status of previously identified actions, and participating in action identification and prioritization.

Table 10-1 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 10-1. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Frank Donato, CFO, OEM Coordinator Address: City Hall, 861 Asbury Ave., Ocean City, NJ 08226 Phone Number: 609-525-9350 Email: fdonato@ocnj.us	Name/Title: Christine D. Gundersen, MBA, CMFO Address: City Hall, 861 Asbury Ave., Ocean City, NJ 08226 Phone Number: 609-525-9360 Email: CGundersen@OCNJ.US
National Flood Insurance Program Floodplain Administrator	
Name/Title: Cornelius Byrne, Construction Official Address: 115 East 12th Street, Ocean City, NJ 08226 Phone Number: 609-525-9172 Email: nbyrne@ocnj.us	
Additional Contributors	
Name/Title: Cornelius Byrne, Construction Official Method of Participation: Provided building permit data.	

10.2 COMMUNITY PROFILE

Ocean City, known as America's Greatest Family Resort, is a resort community in northern Cape May County located on the barrier island known as Peck's Beach. Ocean City is a historic destination for families from the mid-Atlantic region and beyond, boasting a 2.5-mile boardwalk, nine miles of beaches, more than 1,000 acres of marsh ecosystem, and unparalleled access to the Intracoastal Waterway and the Jersey Shore's beautiful back bays. With more than 20,000 housing units, Ocean City is a lively second home and primary residential community and features amenity-filled commercial and recreation districts and small-town charm.

10.2.1 Governing Body Format

The City of Ocean City operates under a Mayor-Council form of government, which has been in place since July 1, 1978, pursuant to the Faulkner Act. The governing body consists of a mayor and seven council members. The council members include three elected at-large and four elected by wards, serving four-year concurrent or staggered terms

The City Council is responsible for adopting resolutions and ordinances, reviewing and adopting the municipal budget, authorizing debt and borrowing for capital projects, levying taxes, and working with the mayor and administrative branch to establish and implement municipal policy.

10.2.2 Population and Social Vulnerability

According to the U.S. Census, the 2020 population for Ocean City was 11,220, a 11.8 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 1.8 percent of the population is 5 years of age or younger, 34.0 percent is 65 years of age or older, 0.4 percent is non-English speaking, 10.2 percent is below the poverty threshold, and 13.2 percent is considered disabled.

ALICE IN CAPE MAY COUNTY

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

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

10.3 JURISDICTIONAL CAPABILITY ASSESSMENT AND INTEGRATION

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

10.3.1 Planning and Regulatory Capability and Integration

Table 10-2 summarizes the planning and regulatory tools that are available to Ocean City.

Table 10-2. Planning and Regulatory Capability and Integration

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
CODES, ORDINANCES, & REGULATIONS				
Building Code	Yes	Building and Housing, Chapter XII, City Council in 1985	State and Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? There is hereby established in the City of Ocean City a State Uniform Construction Code Enforcing Agency, consisting of a Construction Official, Building Subcode Official, Fire Protection Subcode Official, and such other subcode officials for such additional subcodes as the Commissioner of the Department of Community Affairs, State of New Jersey. The Construction Official shall be the Chief Administrator of the Enforcing Agency. The Ordinance contains no specific mitigation actions other than those required in the Uniform Construction Code.				
Zoning/Land Use Code	Yes	Zoning and Land Development Chapter XXV, Zoning District Regulations, Article 200, 1988	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The intent of this Ordinance is to establish a precise and detailed plan for the use of land in Ocean City and is enacted in order to promote and to protect the public health, safety, morals, comfort, convenience and the general welfare of the people by establishing zoning districts and therein regulate the use of land and structure for residential, business, office, conservation and other purposes, and by regulating the location, height, bulk and size of buildings and structures, the size of yards, courts and open spaces, the percentage of a lot which may be occupied by a building or a structure, and the density of population.				
Subdivision Code	Yes	Zoning and Land Development Chapter XXV, Development Application Procedures and Plat Details, Article 1500	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? Knowledge of FEMA flood zone, base flood elevation, Zoning Flood Elevation and such other information as may assist the Planning Board in the determination of floodway and flood hazard area limits shall be provided when considering an application for Subdivision approval.				
Site Plan Code	Yes	Zoning and Land Development Chapter XXV, Development Application Procedures and Plat Details, Article 1500	Local and County	City Council
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
Knowledge of FEMA flood zone, base flood elevation, Zoning Flood Elevation and such other information as may assist the Planning Board in the determination of floodway and flood hazard area limits shall be provided when considering an application for Site Plan approval.				
Stormwater Management Code	Yes	Sewer and Water, Chapter XV	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? All discharges of stormwater, surface water, groundwater, roof runoff, and subsurface drainage shall be made to storm sewers or natural outlets designed for such discharges. Any connection, drain, or arrangement which will permit any such waters to enter any wastewater sewer shall be deemed to be a violation of this subsection and this Chapter.				
Post-Disaster Recovery/ Reconstruction Code	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Real Estate Disclosure Requirements	Yes	Senate Bill 3110; P. L. 2023, c. 93, July 3, 2023	State	Sellers and Landlords of commercial or residential property

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

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

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

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

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

- Is any or all of the property in the Special Flood Hazard Area ("100-year floodplain") or a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps?
- Is the property subject to any requirement under federal law to obtain and maintain flood insurance on the property? Properties in the Special Flood Hazard Area with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.

	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
• 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.				
Growth Management	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Environmental Protection Ordinance(s)	Yes	Chapter 25, Section 300.13, Social, Economic, and Environmental Assessment	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? A social, economic and environmental assessment may be required for standard site plans where the project involves ten (10) dwelling units or more or twenty (20) or more parking spaces.				
Flood Damage Prevention Ordinance	Yes	Flood Damage Prevention, Chapter XXI, adopted by the City Council in 1985 with subsequent amendments	Federal, State, County and Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? In order to accomplish the purposes of flood protection described in this Chapter the following methods and provisions are proposed: Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; • Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction; • Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters; • Controlling filling, grading, dredging, and other development which may increase flood damage; and, Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas				
Wellhead Protection	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				

	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
Emergency Management Ordinance	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Climate Change Ordinance	Yes	Floodplain Management Plan	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The City's Floodplain Management Plan, Coastal Resilience Plan and Municipal Self-Assessment discuss the potential effects of climate change. These documents recognize the inherent challenges to barrier island communities presented by the more frequent and powerful coastal storms which are compounded by sea level rise.				
Other	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
PLANNING DOCUMENTS				
General/Comprehensive Plan	Yes	Ocean City Master Plan, adopted in February 1988 Master Plan Conservation Plan Element adopted in 2009. Master Plan Re-Examination Report, adopted by the Ocean City Planning Board on January 10, 2019.	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The Ocean City Master Plan, adopted in 1988 in intended to secure safety from fire, flood, panic and other natural and man-made disasters. The Conservation Plan Element provides for the preservation, conservation and utilization of natural resources and analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources. Master Plan objectives related to flood hazards and sustainability include to; Encourage efficient management of stormwater to address existing and prevent future drainage problems, and provide environmentally-sound land use planning, improve water quality, and reduce tidal flooding: and Promote and implement "Green" building techniques, sustainable design best management practices and energy conservation in the City, and encourage energy efficient and environmentally-sustainable development through the use of the standards established and published by the United States Green Building Council. POLICY RECOMMENDATIONS in the Conservation Plan include: (1) ESTABLISH COASTAL WETLANDS/BAY ISLANDS AS A ZONING DISTRICT, AND PROHIBIT DEVELOPMENT OF ANY KIND, except structures such as public access walkways and structures for wildlife observation. (2) CONTINUE TO IMPLEMENT MEASURES TO ELEVATE STREETS TO PREPARE FOR RISING SEA LEVEL. (3) USE THE AT-GRADE ELEVATION DATA AS A GIS LAYER FOR FLOOD PREDICTIONS.			
Capital Improvement Plan	Yes	**2025 Capital Improvement Plan**	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? 5-year plan line-Item budget format. It funds Vehicle Rehab and Storm Trucks, Road Drainage & Flood Mitigation Road Work, and City-Wide Communications Upgrades in 2025-2029.				
Disaster Debris Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Floodplain Management or Watershed Plan	Yes	Post-Sandy Planning Assistance Grant, Floodplain Management Plan, 2016	Local	City Council

How has or will this be integrated with the HMP and how does this reduce risk?
Floodplain management is the operation of a community program of preventive and corrective measures to reduce the risk of current and future flooding, resulting in a more resilient community. These measures take a variety of forms, are carried out by multiple stakeholders with a vested interest in responsible floodplain management and generally include requirements for zoning, subdivision or building, building codes and special-purpose floodplain ordinances.

Stormwater Management Plan	Yes	Municipal Stormwater Management Plan	Local	City Council

How has or will this be integrated with the HMP and how does this reduce risk?
Municipal Stormwater Management Plan. The goals of this MSWMP are to:

- o reduce flood damage, including damage to life and property;
- o minimize, to the extent practical, any increase in stormwater runoff from any new development;
- o reduce soil erosion from any development or construction project;
- o assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures;
- o maintain groundwater recharge;
- o prevent, to the greatest extent feasible, an increase in nonpoint pollution;
- o maintain the integrity of stream channels for their biological functions, as well as for drainage;
- o minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health; to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water; and protect public safety through the proper design and operation of stormwater basins.

The Municipal Stormwater Management Plan and associated ordinances are being updated to align with NJDEP's July 2023 changes to the stormwater management rules.

Open Space Plan	Yes	Open Space & Recreation Plan, 2014	Local	City Environmental Commission

How has or will this be integrated with the HMP and how does this reduce risk?
The City adopted an Open Space & Recreation Plan in November 2014. This plan was spearheaded by the City's Environmental Commission and funded with Association of New Jersey Environmental Commissions' Sustainable Land Use Planning Grant. This Plan describes properties used for four specific open space/recreational uses including properties dedicated to the preservation of natural resources and environmentally sensitive areas, such as vital habitat, wetlands, water bodies and recharge areas. These conservation areas are recognized as critical to reduce the impacts of storm-induced flooding and storm surge.

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	Social, Economic, and Environmental Assessment	Local	City Council

How has or will this be integrated with the HMP and how does this reduce risk?
The purpose of the assessment is to address potential problems and impact mitigation which are specific to the site being developed. The intent is to preserve the social, economic and environmental well-being of the City.

Social, economic and environmental assessments may be required to include, but not necessarily be limited to, analysis of the following items:

- Soil types - permeability, settlement potential.
- Surface waters - existing and proposed landscaping, permeability.
- Ground cover - existing and proposed landscaping, permeability.

	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

- Topography - existing and proposed elevations, impact of topography changes on adjacent properties.
- Groundwater - existing depth to water table, depth to water table after filling.
- Water supply - impact on available water supply, estimates of water demand.
- Sewerage system - expected peak and annual sewage penetration. Impact on sewer line and plant capacity.

Economic Development Plan	Yes	Ocean City Master Plan, Economic Development Element, dated May 2017.	Local	City Council

How has or will this be integrated with the HMP and how does this reduce risk?
For the purposes of the [Hurricane Sandy] Rebuilding Strategy, green infrastructure is defined as the integration of natural systems and processes, or engineered systems that mimic natural systems and processes, into investments in resilient infrastructure. Green infrastructure takes advantage of the services and natural defenses provided by land and water systems such as wetlands, natural areas, vegetated sand dunes, and forests, while contributing to the health and quality of America's communities. Damage from flooding in inland areas, and from storm surge and flooding in coastal environments, is significantly reduced when natural wetland, riparian, and floodplain areas and the ecosystem services they provide are protected. A particularly effective use of green infrastructure to reduce damage from natural disasters is to conserve environmentally sensitive areas through strategies such as acquisition of land or easements, natural resource protection ordinances, and other regulatory controls and incentives.

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	Ocean City Community Forest Management Plan III, 2014-2018	Local	City Council

How has or will this be integrated with the HMP and how does this reduce risk?
The goals of Ocean City's Shade Tree Management Program are; to continue to assure that any person constructing, reconstructing, converting, or enlarging any new building(s) or residence(s) within the City shall provide landscaping including pollution-resistant trees; to quantify and qualify tree resources; to increase the amount of, and the species diversity of shade trees on the island; to refine tree establishment standards; to protect existing trees; to acquaint, and encourage support from, the public about the value of trees; and to maximize public safety in association with trees. The canopy of the trees helps to slow and reduce erosion.

Transportation Plan	Yes	Master Plan Circulation Element, March 2005. Bicycle Friendly Community, Feedback Report, Fall 2012	Local	City Council

How has or will this be integrated with the HMP and how does this reduce risk?
As described in the Municipal Land Use Law (NJSA 40:55D-28), a circulation element shows the "location and types of all modes of transportation required for the efficient movement of people and goods into, about and through the municipality." The Circulation Plan includes a number of recommendations intended to improve the traffic movements including traffic calming, greater use of public transit, increased bike ridership with appropriate signage, traffic signal phasing and elevating emergency access routes.
Ocean City has a local policy to engineer streets with the consideration of bicyclists. There are additional policies in place that make cycling and walking more comfortable, convenient and enjoyable. Staff receive regular training in bicycle and pedestrian planning and engineering. Parking facility guidelines conform to the currently recognized design standards. Public buses are equipped with bike racks. The street network is well connected and allows cyclists to choose among several routes to get to a destination. In 2025, the City is working with State officials to establish regulations to promote safety measures for E-Bike riders on the road.

	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	March 2023 Municipal Self-Assessment	-	-
How has or will this be integrated with the HMP and how does this reduce risk? The City's website contains Flood Smart Programs submitted for the Plan Endorsement for property owners with information and recommendations to mitigate adverse impact.				
Tourism Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Business/ Downtown Development Plan	Yes	Buying Local Business Program 2017 Community Resilience Plan 9th St. Gateway & Central Business District	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? Although not a written plan the Ocean City Regional Chamber of Commerce has a program in place increasing its social media platform and Ocean City app features to draw more visitors to the island, and the Resiliency plan helps to characterize solutions.				
Other	Yes	Stormwater Pollution Prevention Plan, dated 2005	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The City of Ocean City is already ensuring that all new residential development and redevelopment projects that are subject to the Residential Site Improvement Standards for stormwater management (including the NJDEP Storm water Management rules, N.J.A. C. 7:8, referenced in those standards) are in compliance with those standards. The planning and zoning boards ensure such compliance before issuing preliminary or final subdivision or site plan approvals under the Municipal Land Use Law.				
RESPONSE/RECOVERY PLANNING				
Emergency Operations Plan	Yes	Emergency Operations Plan, approved July 8, 2025	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? The City of Ocean City, Office of Emergency Management, in cooperation with the County Office of Emergency Management, local agencies, and other members of the community, endeavors to prepare for, respond to, and recover from natural and man-made disasters that threaten the lives, safety, and property of the citizens of City of Ocean City. This Basic Plan will provide guidance for: preparedness, response, recovery, and mitigation procedures; disaster and emergency responsibilities; and training and public education activities.				
Continuity of Operations Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
Substantial Damage Response Plan	Yes	Post-Sandy Strategic Recovery Planning Report, 2015	Local and State	City Council
How has or will this be integrated with the HMP and how does this reduce risk? Ocean City completed a Post-Sandy Strategic Recovery Planning Report with a grant provided from the New Jersey DCA Community Development Block Grant – Disaster Recovery Program October 7, 2015. Since that time, we continue to look for opportunities to improve our damage response to storm and flood damage.				

	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
1. To encourage municipal actions which will guide the long range appropriate use and development of lands within the City of Ocean City in a manner which will promote the public health, safety, and general welfare of present and future residents. *Ocean City is keenly aware of changes affecting land use and strives to address these in a manner that is best for the community-as-a-whole. The planning board and governing body support these efforts through capital programming, revisions to the development code, and participation in the CRS program. These coordinated actions will promote recovery from the impacts of Hurricane Sandy and resiliency to future storms* 2. To secure safety from fire, flood, panic and other natural and man-made disasters. *Ocean City staff and contracted professionals include various engineers, planners, certified floodplain managers, building and subcode officials and public works whose responsibilities include design and maintenance of critical infrastructure, and enforcement of building codes to protect public health and safety. Design parameters for infrastructure improvements and enforcement of building design and elevation requirements will promote recovery from the impacts of Hurricane Sandy and resiliency to future storms*				
Threat and Hazard Identification and Risk Assessment	Yes	Emergency Operations Plan, approved July 8, 2025	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? Strategies are indicated throughout this report, through Code enforcement, infrastructure capital improvements, and education to the community.				
Post-Disaster Recovery Plan	Yes	Emergency Operations Plan, approved July 8, 2025	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? It is incorporated into EOP Annex E.				
Public Health Plan	Yes	Emergency Operations Plan, approved July 8, 2025	Local	City Council
How has or will this be integrated with the HMP and how does this reduce risk? It is incorporated into EOP Annex M, Public Health.				
Other	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				

10.3.2 Development and Permitting Capability

Table 10-3 summarizes the capabilities of Ocean City to oversee and track development.

Table 10-3. Development and Permitting Capability

	Yes/No	Comment
Do you issue development permits? • If you issue development permits, what department is responsible? • If you do not issue development permits, what is your process for tracking new development?	Yes	The Construction Department is responsible for issuing development permits within the City.
Are permits tracked by hazard area? (For example, floodplain development permits.)	Yes	The City tracks permits by hazard area, such as floodplain development permits.
Do you have a buildable land inventory? • If you have a buildable land inventory, please describe	No	The buildout analysis contained in the 2019 CMC Wastewater Management Plan shows the residential dwelling units (DU) and non-residential floor area (SF) potential development for each zone, which is calculated as the sum of the approved or potential new development. Based on the limited vacant lands available for infill development in Ocean City, the analysis estimates net future development up to 75 new residential dwellings units and 223,896 square feet of new non-residential space based on the current zoning, not including existing development. In 2025, a Vacant Land Inventory report was created by consultant, Acuity, for the Fourth Round of the City's Affordable Housing Report to the DCA and the Planning Office.
Describe the level of buildout in your jurisdiction.	N/A	There is extensive build out within the City and not many opportunities for further development.

10.3.3 Administrative and Technical Capability

Table 10-4 summarizes potential staff and personnel resources available to Ocean City and their current responsibilities that contribute to hazard mitigation.

Table 10-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
ADMINISTRATIVE CAPABILITY		
Planning Board	Yes	Planning and Zoning Board of Adjustments
Zoning Board of Adjustment	No	-
Planning Department	No	-
Mitigation Planning Committee	No	-
Environmental Board/Commission	Yes	Environmental Commission
Open Space Board/Committee	No	-
Economic Development Commission/Committee	No	-
Public Works/Highway Department	No	-
Construction/Building/Code Enforcement Department	YES	The City's Construction Code Office

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
Emergency Management/Public Safety Department	YES	OEM Coordinator
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	Stormwater Basin Plan (Annual)
Mutual aid agreements	Yes	Fire Department
Human Resources Manual - Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?	No	-
Other	No	-
TECHNICAL/STAFFING CAPABILITY		
Planners or engineers with knowledge of land development and land management practices	Yes	City Administration
Engineers or professionals trained in building or infrastructure construction practices	Yes	City Administration
Planners or engineers with an understanding of natural hazards	Yes	City Administration
Staff with expertise or training in benefit/cost analysis	Yes	City Administration
Professionals trained in conducting damage assessments	No	-
Personnel skilled or trained in GIS and/or Hazus applications	Yes	City Administration
Staff that work with socially vulnerable populations or underserved communities	YES	The City's Social Service Office
Environmental scientists familiar with natural hazards	No	-
Surveyors	No	-
Emergency manager	Yes	City Administration
Grant writers	Yes	City Administration
Resilience Officer	No	-
Other (this could include stormwater engineer, environmental specialist, etc.)	No	-

10.3.4 Fiscal Capability

Table 10-5 summarizes financial resources available to Ocean City.

Table 10-5. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use? (Yes/No)
Community Development Block Grants (CDBG, CDBG-DR)	Yes

Financial Resources	Accessible or Eligible to Use? (Yes/No)
Capital improvement project funding	Yes
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas, or electric service	No
Impact fees for homebuyers or developers of new development/homes	No
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	Yes
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other federal or state funding programs	Yes
Open Space Acquisition funding programs	No
Other (for example, FEMA Elevation grant, pending Pump Station Grant)	YES

10.3.5 Education and Outreach Capability

Table 10-6 summarizes the education and outreach resources available to Ocean City.

Table 10-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment
Public information officer or communications office	Yes	Doug Bergen is the PIO for the City.
Personnel skilled or trained in website development	Yes	the City has an Information Technology division. Its director is Max Hurst and the network engineer is Jeff Miletta
Hazard mitigation information available on your website	Yes	the City's FloodSmart website hosts a wealth of information about flooding conditions in Ocean City. http://www.ocnj.us/flood-smart/
Social media for hazard mitigation education and outreach	Yes	the Engineering Division's GIS Specialist, John Elliott, publishes social media information related to flooding and hazard awareness
Citizen boards or commissions that address issues related to hazard mitigation	Yes	the City has a Floodplain Management Committee that addresses flooding issues and planning
Warning systems for hazard events	Yes	Office of Emergency Management
Natural disaster/safety programs in place for schools	Yes	Ocean City School District
Organizations that conduct outreach to socially vulnerable populations and underserved populations	No	-
Public outreach mechanisms / programs to inform citizens on natural hazards, risk, and ways to protect themselves during such events	Yes	"Alert Me" system and the "Code Red" alert; Mayor's Announcement; OEM email

10.3.6 Community Classifications

Table 10-7 summarizes classifications for community programs available to Ocean City.

Table 10-7. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Community Rating System (CRS)	Yes	4	May 1, 2020
Building Code Effectiveness Grading Schedule (BCEGS)	Yes	3	May 8, 2012
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	1	June 1, 2024
National Weather Service Storm Ready Certification	Yes	N/A	September 2015
Firewise Communities classification	No	-	-
New Jersey Sustainable Jersey Community ***considering Not to participate***	Yes	Bronze	2024
Other: Organizations with mitigation focus (advocacy group, non-government)	No	-	-

N/A = Not applicable
— = Unavailable

10.3.7 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 10-8 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 10-8. Adaptive Capacity

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

10.4 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 10-1 is responsible for maintaining this information.

10.4.1 NFIP Statistics

Table 10-9 summarizes the NFIP policy and claim statistics for Ocean City.

Table 10-9. Ocean City NFIP Summary of Policy and Claim Statistics

# Policies	10,720
# Claims (Losses)	6,427
Total Loss Payments	$188,716,957.63
# Repetitive Loss Properties (NFIP definition)	535
# Repetitive Loss Properties (FMA definition)	11
# Severe Repetitive Loss Properties (NFIP definition)	52
# Severe Repetitive Loss Properties (FMA definition)	74

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

10.4.2 Flood Vulnerability Summary

Table 10-10 provides a summary of the NFIP program in Ocean City.

Table 10-10. NFIP Summary

NFIP Topic	Comments
Flood Vulnerability Summary	
Describe areas prone to flooding in your jurisdiction.	The entire City is located within the Special Flood Hazard Area (SFHA).
Do you maintain a list of properties that have been damaged by flooding?	Yes, the City maintains a list of properties which have been damaged by flooding.
Do you maintain a list of property owners interested in flood mitigation?	Yes, the City maintains a list of property owners interested in flood mitigation.
How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?	Approximately 125 homeowners/business owners are interested in mitigation practices.
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what projects are underway.	No, not at this time.

NFIP Topic	Comments
How do you make Substantial Damage determinations?	50% RULES UNDER LOCAL ORDINANCE and NFIP The City uses the 50% substantial damage rule for determination which is included under the local ordinance and NFIP.
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	Less than 3 were declared for recent flood events.
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? If there are mitigation properties, how were the projects funded?	Approximately 70 properties in the past 5 years have been mitigated. Approximately 24 properties were awarded FEMA grants, the rest were privately funded.
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	Yes, the floodplain maps adequately address flood risk within the communities.
NFIP Compliance	
What local department is responsible for floodplain management?	The Construction Department and Code is responsible for floodplain management.
Are any certified floodplain managers on staff in your jurisdiction?	Yes, the City has floodplain managers on staff.
Do you have access to resources to determine possible future flooding conditions from climate change?	Yes, the City has access to climate change information.
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 Ocean City FloodSmart Brochure which provides flood protection information to residents. It also provides scoring for the City's CRS program to maintain a Class 4 rating. .
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	The City uses the local ordinance with NFIP criteria to determine this.
What are the barriers to running an effective NFIP program in the community, if any?	The City is well established with the CRS Program as a Class 4 community.
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, state the violations.	The City has a supposed list from NFIP.
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	The City will be going through the cycle verification for CRS Program in October 2025.
What is the local law number or municipal code of your flood damage prevention ordinance?	Chapter 21
What is the date that your flood damage prevention ordinance was last amended?	08-08-24 ORD 24-10
Does your floodplain management program meet or exceed minimum requirements? If exceeds, in what ways?	Yes, the program meets minimum requirements.

NFIP Topic	Comments
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	Amendments to the Municipal Land Use Law (MLUL) in 2021 require municipalities to incorporate a climate change-related hazard vulnerability assessment into any Master Plan Land Use Element. This assessment will consider environmental effects associated with climate change, including, but not limited to, extreme weather, temperature, drought, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards, such as coastal storms, shoreline erosion, flooding, storm surge, and wind. Ocean City is poised to fulfill this requirement in conjunction with the next Master Plan update**, in 2029.** In conjunction with the Master Plan update, wherein the MLUL requires municipalities to "provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards," Ocean City intends to adopt a comprehensive Resilience Strategy which provides the basis and guidance for the implementation of land use planning strategies and actions, including zoning, design standards, site plan/review standards, and ordinances, that together, seek to reduce and avoid risks associated with climate-related hazards. The Resilience Strategy will build on the City's on-going practices regarding zoning, redevelopment, housing, open space, and capital investment. The City will also strengthen its centers-based development and smart growth consistent with the New Jersey Office of Planning Advocacy who encourages municipalities to create neighborhood, town, or urban centers and cores that are pedestrian-friendly and composed of mixed-use buildings with diverse housing, professional office space, retail shops and restaurants. Ocean City is in the midst of Plan Endorsement, and considering the new map proposed by NJOPA. The current Plan Endorsement by the State Planning Commission was approved 11/24/2009 through 11/24/2019. The endorsement process expands upon the minimum requirements of the MLUL, by incorporating several planning priorities of increased State emphasis, including enhanced measures to address climate resilience, Greenhouse Gas emissions reduction, smart growth, sustainability, environmental justice and social equity. Subsequent to Plan Endorsement by the SPC, Ocean City will develop and adopt a Local Resilience Strategy. The Local Resilience Strategy is likely to be a requirement of OC via a Planning Implementation Agreement related to any new center established via Plan Endorsement. This will address how to avoid or minimize the threats to identified vulnerable areas in a comprehensive fashion.

NFIP Topic	Comments
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	Yes, the City is classified as a Class 4 community within the CRS Program.

10.5 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 10-11 through Table 10-13.

Table 10-11. Number of Building Permits for New Construction Issued Since the Previous HMP

Year	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
2020				
Total Permits	66	106	32	204
Permits within SFHA	0	0	0	0
2021				
Total Permits	107	106	7	220
Permits within SFHA	0	0	0	0
2022				
Total Permits	95	94	16	205
Permits within SFHA	0	0	0	0
2023				
Total Permits	68	40	6	114
Permits within SFHA	0	0	0	0
2024				
Total Permits	85	74	3	162
Permits within SFHA	0	0	0	0

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

Table 10-12. 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 10-13. 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.					

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

10.6.1 Hazard Area

Hazard area maps provided below illustrate the probable hazard areas impacted within the City are shown in Figure 10-1 through Figure 10-23. 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 Ocean City has significant exposure. The maps show the location of potential new development, where available.

Figure 10-1. Ocean City Sea Level Rise and Flood Hazard Area Extent and Location

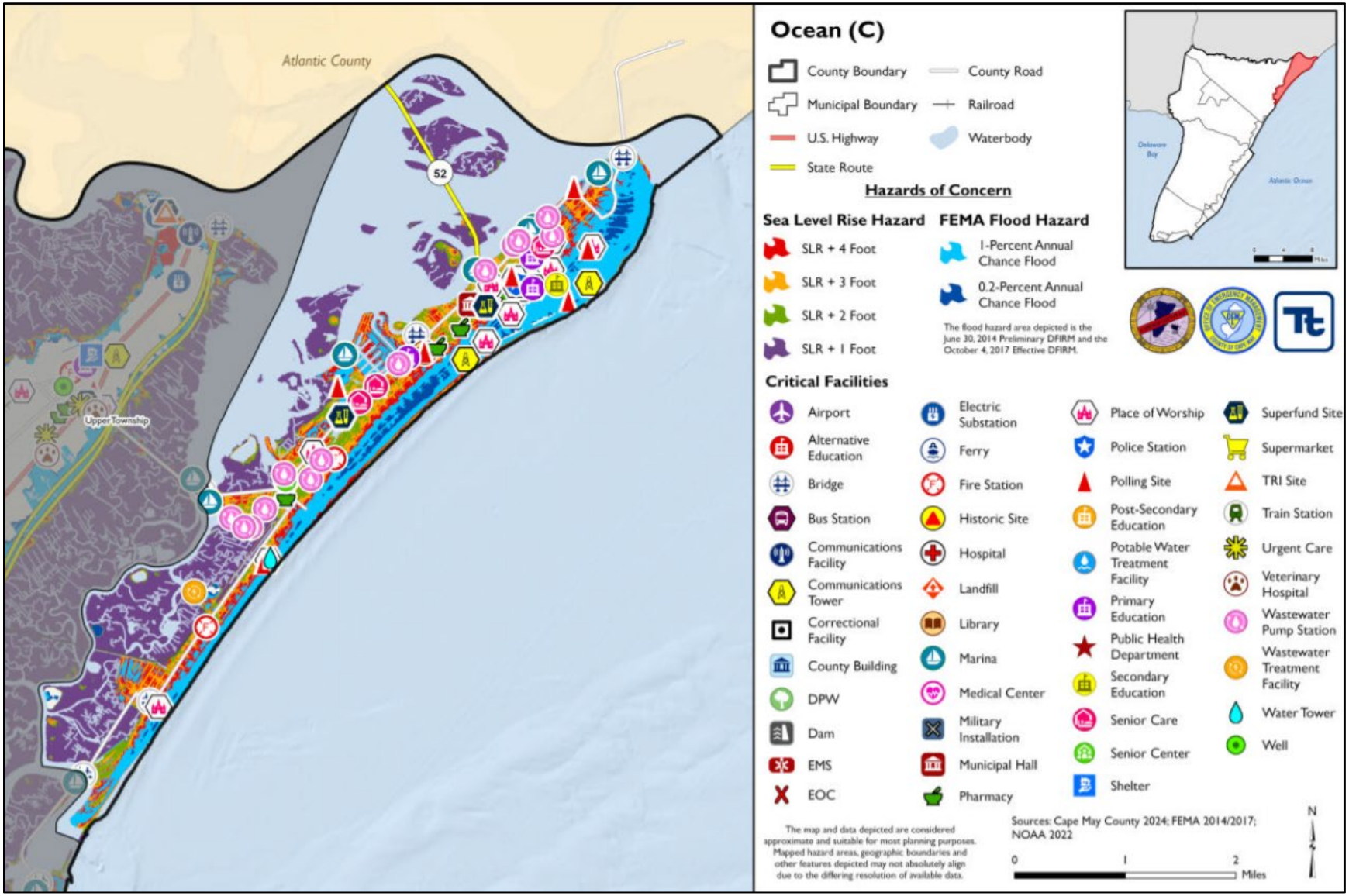


Figure 10-2. Ocean City SLOSH Hazard Area Extent and Location Map

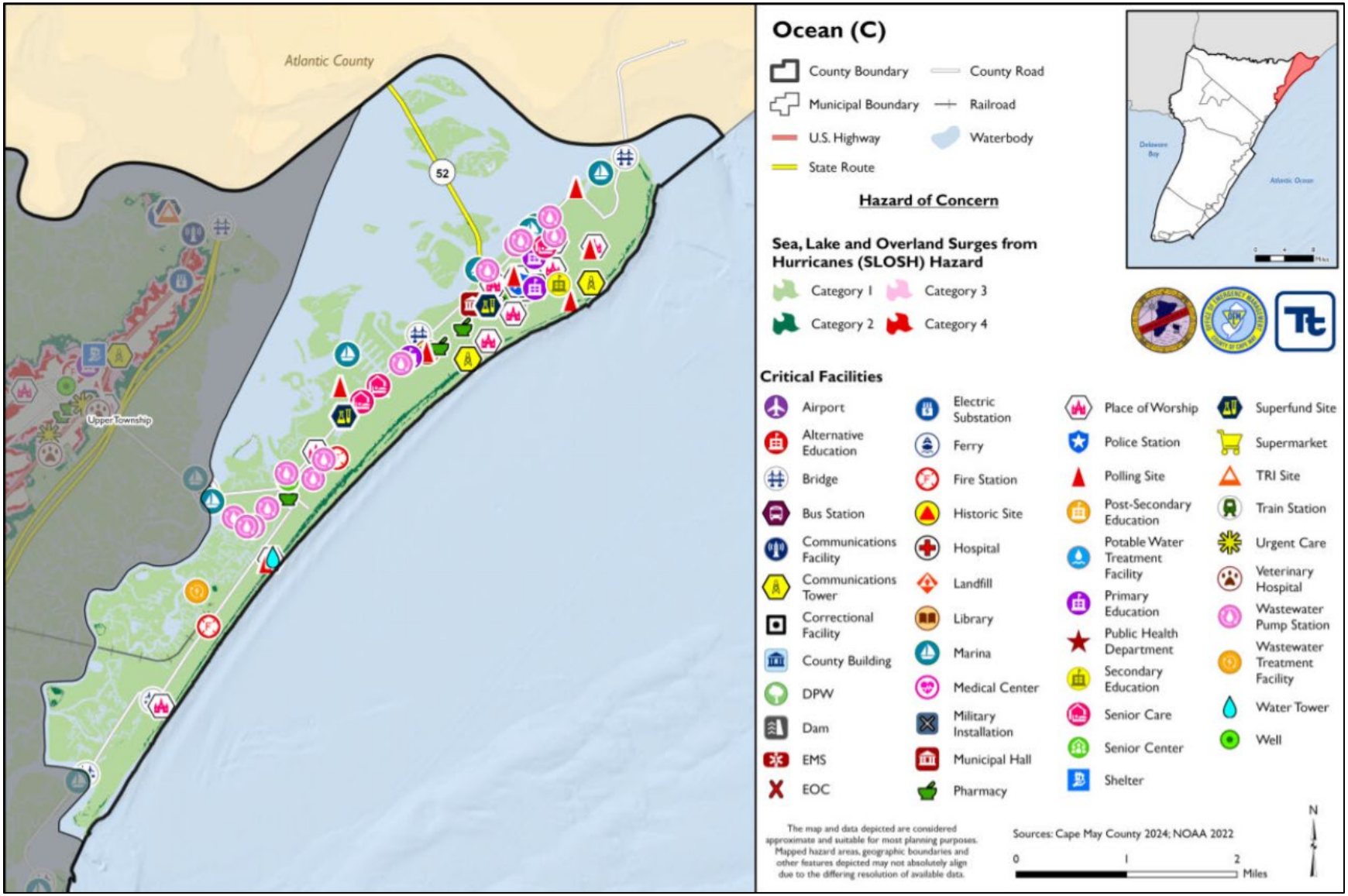
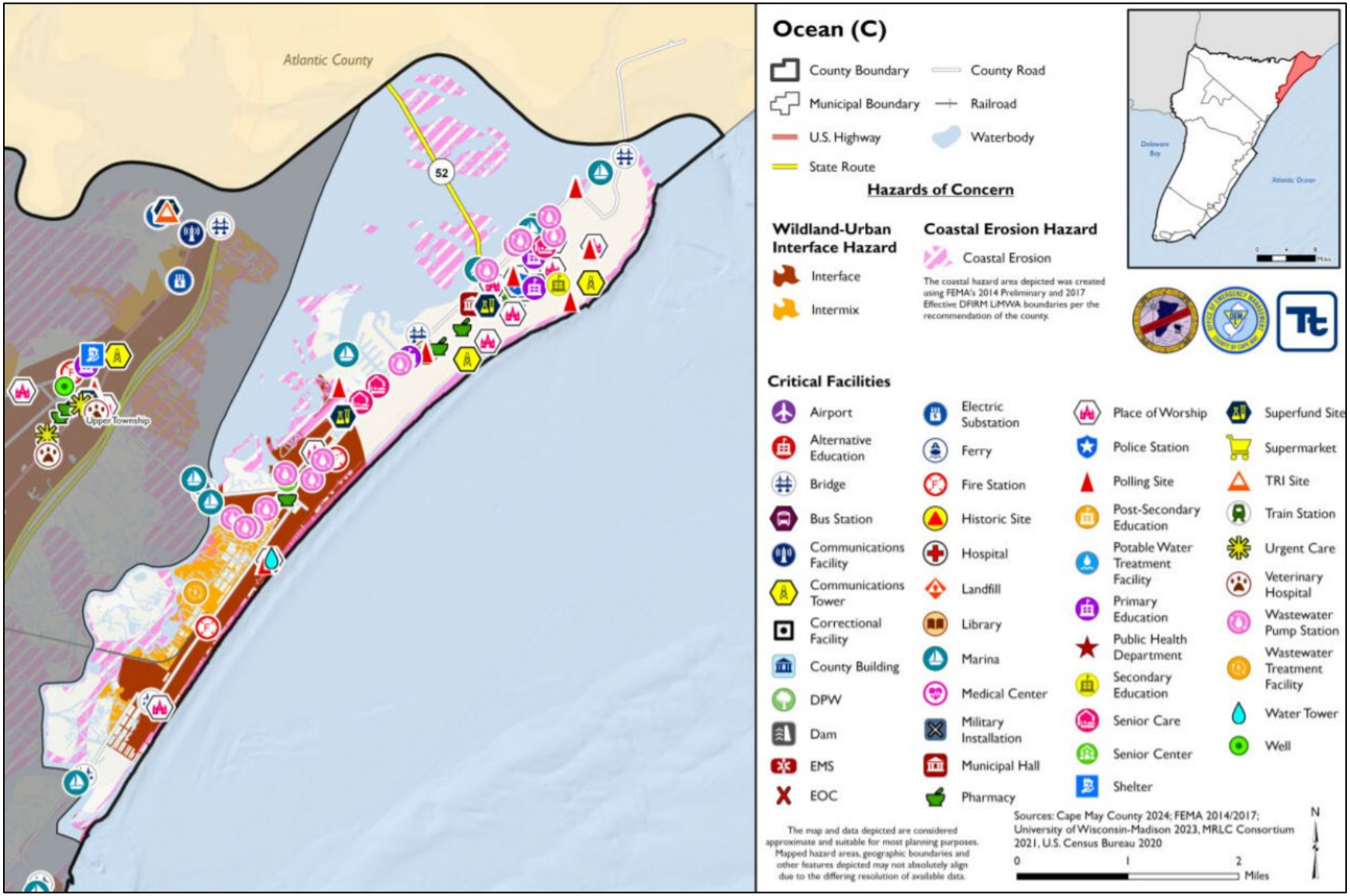


Figure 10-3. Ocean City WUI and Coastal Erosion Hazard Area Extent and Location Map



10.6.2 Hazard Event History

The history of natural and non-natural hazard events in Ocean 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 10-14 provides details on loss and damage in Ocean City during hazard events since the last hazard mitigation plan update.

Table 10-14. Hazard Event History in Ocean City

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Ocean
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.
September 1-3, 2021	Remnants of Hurricane Ida (EM-3573-NJ, DR-4614-NJ)	Yes	The remnants of Hurricane Ida produced heavy rainfall through the County. The County was eligible for Public Assistance through Federal Declaration.	No damage. The City did received an HMGP grant for DR-4614.
January 3, 2022	Severe Winter Weather, Flood	No	A quick moving winter storm impacted Cape May County where a widespread 6 to 12 inches of snow fell. Moderate coastal flooding in the tidal areas of Cape May County occurred around the time of the morning high tide causing numerous road closures.	No impacts were recorded.
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.
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 beach erosion and the loss of some private vehicles from flooding

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Ocean
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.
April 18, 2022	Coastal Flooding	No	A fast-moving nor'easter generated the highest water level in several years (6.79 feet MLW) with a single tide. Water levels peaked just before midnight and receded before dawn.	Minor beach erosion and the loss of some private vehicles from flooding
February 1-2, 2021	Coastal Flooding	No	A slow-moving winter storm generates strong northeast winds and flooding over three high-tide cycles: 6.67 feet (11 a.m. Feb. 1), 6.72 feet (11:20 p.m. Feb. 1) and 6.06 feet (11:40 a.m. Feb. 2).	Minor beach erosion and the loss of some private vehicles from flooding
December 23, 2022	Coastal Flooding	No	A new moon, heavy rain and southerly winds gusting beyond 50 mph combine to cause moderate flooding as part of a system that swept across the nation in the days leading up to Christmas.	No impacts were recorded.
Sept. 30 – Oct. 5, 2022	Coastal Flooding	No	The remnants of a hurricane (Ian) that devastated southwestern Florida combine with an offshore system to generate six days of relentless northeast wind and rain. Tides peaked at 6.37 feet on Oct. 2, 6.53 feet on Oct. 3, and 6.1 feet on Oct. 4.	No impacts were recorded.
Oct. 30, 2020	Coastal Flooding	No	More than 3 inches of rain, strong onshore winds and full moon tides combine to cause moderate flooding.	No impacts were recorded.
August 21, 2025	Coastal Flooding	No	**HURRICANE ERIN 7.06 feet MLW** (5 feet NAVD1988) Hurricane Erin passes near Ocean City on a track over the open water of the Atlantic Ocean during new moon tides. Ocean City experiences the highest tides in seven years.	Several flooding

EM = Emergency Declaration (FEMA)
FEMA = Federal Emergency Management Agency
DR = Major Disaster Declaration (FEMA)

N/A = Not applicable

10.6.3 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 Ocean City.

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. Ocean City reviewed the County hazard ranking and individual results to assess the relative risk of the hazards of concern to the community. During the review of the hazard ranking, the City agreed with the hazard ranking outlined in Table 10-15.

Table 10-15 shows Ocean City's final hazard rankings for identified hazards of concern. Mitigation action development uses the ranking to target hazards with the highest risk.

Table 10-15. Hazard Ranking

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

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

Critical Facilities

Table 10-16 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.

Table 10-16. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
Roosevelt Blvd. Bridge	Bridge	Y	Y
Ocean City-Longport Bridge(CMCBC)	Bridge	Y	Y
Howard Stainton Senior and Nutrition Center	Senior Center	Y	Y
OCEAN CITY FIRE DEPARTMENT Station 2	Fire Station	Y	Y
OCEAN CITY FIRE DEPARTMENT Station 1	Fire Station	Y	Y

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
OCEAN CITY FIRE DEPARTMENT Station 3	Fire Station	Y	Y
Bayview Marina	Marina	Y	Y
Ocean City Marina	Marina	Y	Y
Bay Club	Marina	Y	Y
Blue Water Marina	Marina	Y	Y
The Shores at Wesley Manor	Senior Care	Y	Y
Wesley By the Bay	Senior Care	Y	Y
Ocean City Police Department	Police Station	Y	Y
Ocean City	EOC	Y	Y
Waste Water Treatment Plant	Wastewater Treatment Facility	Y	Y
28th Street Storm Water Pump Station	Wastewater Pump Station	Y	Y
32nd St Pump Station	Wastewater Pump Station	Y	Y
27th Street Storm Water Pump Station	Wastewater Pump Station	Y	Y
3rd St Pump Station	Superfund Site	Y	Y
OCEAN CITY COAL GAS (JCP&L & NJNG)	Superfund Site	Y	Y
OCEAN CITY MUNICIPAL AIRPORT	Superfund Site	Y	Y
OCEAN CITY MUNICIPAL AIRPORT	Airport	Y	Y
20th St Pump Station	Wastewater Pump Station	Y	Y
2nd Street Storm Water Pump Station	Wastewater Pump Station	Y	Y
30th Street Storm Water Pump Station	Wastewater Pump Station	Y	Y
36th Street Storm Water Pump Station	Wastewater Pump Station	Y	Y
40TH ST PUMP AND WATER TOWER	Water Tower	Y	Y
6th Street Storm Water Pump Station	Wastewater Pump Station	Y	Y
Bayland Storm Water Pump Station	Wastewater Pump Station	Y	Y
Ocean City Boat Ramp	Marina	Y	Y
Somerset Storm Water Pump Station	Wastewater Pump Station	Y	Y
Westminster Storm Water Pump Station	Wastewater Pump Station	Y	Y
Ocean City City Hall	Municipal Hall	Y	Y
Bayside Center Storm Water Pump Station	Wastewater Pump Station	Y	Y
Gardens Plaza	Communications Tower	Y	Y
Henry Knight Building	Municipal Hall	Y	Y
Ocean City Bayside Center	Marina	Y	Y
Ocean City Housing Authority	Senior Care	Y	Y
Ocean Drive Bridge (CMCBC)	Bridge	Y	Y
Port-O-Call	Communications Tower	N	Y
Rt. 52 Causeway	Bridge	Y	Y
Rt. 52 Welcome Center Pump Station	Wastewater Pump Station	Y	Y

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
USCG Station Ocean City,NJ	Marina	Y	Y
W. 17th St. Bridge	Bridge	Y	Y
Oxford CMCMUA Sewage Pump	Wastewater Pump Station	Y	Y
St Peter's United Methodist Church	Place of Worship	Y	Y
First Church of Christ Scientist	Place of Worship	Y	Y
Holy Trinity Episcopal Church	Place of Worship	Y	Y
Macedonia United Methodist Church	Place of Worship	Y	Y
Ocean City Baptist Church	Place of Worship	N	Y
Our Lady of Good Council Roman Catholic Church	Place of Worship	Y	Y
Union Chapel By the Sea	Place of Worship	Y	Y
St Francis Cabrini Roman Catholic Church	Place of Worship	Y	Y
St Augustine's Roman Catholic Church	Place of Worship	Y	Y
Ocean City Tabernacle Association	Place of Worship	Y	Y
First Presbyterian Church	Place of Worship	Y	Y
Tabernacle Baptist Church	Place of Worship	Y	Y
New Life Assembly of God	Place of Worship	Y	Y
Cornerstone Ministries	Place of Worship	Y	Y
Ocean City Library	Library	Y	Y
Westminster Christian Academy	Primary Education	Y	Y
Intermediate Elementary School	Primary Education	Y	Y
Ocean City High School	Secondary Education	N	Y
Primary Elementary School	Primary Education	Y	Y
8TH STREET RECREATION CENTER	Polling Site	Y	Y
CIVIC CENTER	Polling Site	Y	Y
OCEAN CITY LIBRARY	Polling Site	Y	Y
OCEAN CITY YACHT CLUB	Polling Site	Y	Y
OUR LADY OF GOOD COUNSEL HALL	Polling Site	Y	Y
ST. FRANCES CABRINI	Polling Site	N	Y
WESLEY MANOR	Polling Site	Y	Y
OCEAN CITY HUMANE SOCIETY	Polling Site	Y	Y
RITE AID – 10091	Pharmacy	Y	Y
RITE AID – 11253	Pharmacy	Y	Y
HAPPY HARRY'S – 11005	Pharmacy	Y	Y
RITE AID – 11126	Pharmacy	Y	Y
PUBLIX – 00396	Pharmacy	Y	Y

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

10.6.4 Identified Issues

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

- West Avenue in Ocean City is located at a low elevation. Inundation of West Avenue begins at water levels that are just two feet above the typical high tide. Currently there are no structural protective measures in place preventing floodwaters from inundating West Avenue and moving inland into Ocean City.
- Some of Ocean City's recreation and open space facilities are located at low elevations. For example, the Grimes Field facility at Sixth Street begins experiencing flooding when flood levels are just one foot above typical high tides. This leads to acute drainage issues and hampers the ability of the City to use the publicly-owned land for staging and recovery during emergency situations.
- The Ocean City Music Pier, located on the boardwalk, is a major destination in Ocean City as well a building eligible for listing on the State Register of Historic Places. The Music Pier is located within the VE Zone and is highly vulnerable to coastal erosion and wave action. The historic structure is located on concrete pilings that extend into the surf.
- Ocean City has a number of outfall structures that carry stormwater from streets and properties to both the Ocean and bay. The utility of the outfalls has decreased as sediment has accumulated and caused backups at numerous outfalls. This inhibits stormwater drainage, causing upland impacts.
- Ocean City's drainage systems have historically been designed to handle the two-year stormwater event. The City has replaced the system in some areas, though a number of sections of the City continue to have undersized stormwater systems.
- Due to technical or financial factors, the elevation of each flood prone structure in the Special Flood Hazard Area is not currently feasible. This includes structures at very low ground elevations where future infrastructure provision may not be feasible.
- The Third Ward of Ocean City experiences nuisance tidal and stormwater flooding owing to drainage patterns and low elevations. The neighborhood has not yet received comprehensive drainage improvements that have been undertaken for other sections of the City.
- The South End of Ocean City is partially protected by a wooden bulkhead that runs along Central Avenue from 57th Street south. The oceanward side of the bulkhead is protected by a vegetated dune and the landward side of the bulkhead includes parking spaces, a road, and residential homes. The bulkhead is deteriorated and undersized. The South End is vulnerable to coastal erosion and waves overtopping dunes.
- Roosevelt Boulevard (CR-623) is a major access road and evacuation route between Ocean City and the mainland. The road sees average daily traffic of between 10,000 and 25,000 vehicles depending on the season. The Boulevard sees flooding beginning at water levels that are two feet above high tide.
- Merion Park is a neighborhood in Ocean City encompassing more than 70 acres of land, 545 properties, and more than 500 buildings worth more than $109 million in assessed value. The neighborhood is among the City's lowest lying, with street flooding observed in typical storm events and flooding observable when tide levels are less than one foot above typical high tides. The neighborhood lacks bulkheading in several sections, allowing for flood waters to inundate the neighborhood and cause flooding.
- Merion Park is a neighborhood in Ocean City encompassing more than 70 acres of land, 545 properties, and more than 500 buildings worth more than $109 million in assessed value. The neighborhood is among the City's lowest lying, with street flooding observed in typical storm events and flooding observable when tide levels are less than one foot above typical high tides. The neighborhood lacks bulkheading in several sections, allowing for flood waters to inundate the neighborhood and cause flooding. In addition to low-lying streets and lack of bulkheads, the neighborhoods overall elevation is low, including private yards and

homes. Nearly half of the properties in the neighborhood are owned by year-round residents – one of the highest proportions in the City.

- Ocean City Homes is a neighborhood of approximately 450 residential structures located at the South End of Ocean City. The neighborhood was built on filled marsh in the mid-twentieth century and is generally low-lying. Assessed structures in the neighborhood total more than $77 million. Ocean City Homes lacks bulkheads in most of the neighborhood and there are no structural flood protection measures besides the fill and oceanfront dunes and bulkheads.
- Ocean City Homes is a neighborhood of approximately 450 residential structures located at the South End of Ocean City. The neighborhood was built on filled marsh in the mid-twentieth century and is generally low-lying. Assessed structures in the neighborhood total more than $77 million. Numerous sections of the neighborhood are at a particularly low elevation, including 52nd, 53rd, 54th, and 55th Streets.
- Ocean Drive/CR-656 is an evacuation route for the Gardens and the northern portion of Ocean City. The Ocean Drive bridge crosses the Great Egg Harbor Inlet into Egg Harbor Township, where it intersects with Route 152 and continues inland to Somers Point and eastward into Longport and Seaview Harbor. While the Ocean City section of roadway is on high ground, the portion in Atlantic County is at a low elevation that is subject to flooding and coastal erosion. Land on the south side of Ocean Drive has steadily eroded over the past few decades, with portions of the roadbed now exposed and only protected by rip-rap.
- The City has established three Temporary Debris Management Areas (TDMA) with the DEP. They are located 5th Street, Shelter Road, and 46th Street. They would become active upon the City's request if needed.
- The City's existing police/court building and fire department are both located in outdated, flood prone facilities.
- The City has a backup housing shelter for residents in case current shelters become too crowded during hazard events. This back up shelter is Upper Township Middle School.

10.7 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.

10.7.1 Past Mitigation Action Status

Table 10-17 indicates progress on the City's mitigation strategy identified in the 2021 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.

10.7.2 Additional Mitigation Efforts

In addition to the mitigation actions completed in Table 10-17, Ocean City identified the following mitigation efforts completed since the last HMP:

- The City elevated bulkheads and pump station on the West 17th street improvement project.
- The City upgraded the existing revetment wall and provided additional road protection to CR-619 in Strathmere to Ocean City and elevated sections of the road as needed.
- The City received a Class 1 ISO fire rating in the past year.

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

- Road elevations
- Critical facility elevations
- Fire Safety
- Critical facility upgrades and restoration

Table 10-17. 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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2020-OceanCity-001	South End Flood Protection	Flood; Hurricane/ Tropical Storm; Nor'easter; Climate Change/Sea Level Rise	Engineering & Project Mgt Department, working with property owners and County	Problem: West Avenue in Ocean City is located at a low elevation. Inundation of West Avenue begins at water levels that are just two feet above the typical high tide. Currently there are no structural protective measures in place preventing floodwaters from inundating West Avenue and moving inland into Ocean City. Solution: Bulkhead/Barrier along West Ave. from 36th to 52nd Street and install pump station to encumber Asbury Ave. to marsh and elevate roads.	1. No progress 2. Future consideration contingent on funding.	1. include 2. The City will continue to install a bulkhead/Barrier along West Ave. from 36th to 52nd Street and install pump station to encumber Asbury Ave. to marsh and elevate roads. 3. N/A
2020-OceanCity-002	Recreation Facility Mitigation	Flood; Hurricane/ Tropical Storm; Nor'easter; Climate Change/Sea Level Rise	Engineering & Project Mgt Department	Problem: Some of Ocean City's recreation and open space facilities are located at low elevations. For example, the Grimes Field facility at Sixth Street begins experiencing flooding	1. No progress 2. Future consideration contingent on funding	1. include 2. The City proposes to elevate certain recreational facilities to provide local areas of high ground refuge during flooding 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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				when flood levels are just one foot above typical high tides. This leads to acute drainage issues and hampers the ability of the City to use the publicly-owned land for staging and recovery during emergency situations. Solution: The City proposes to elevate certain recreational facilities to provide local areas of high ground refuge during flooding events.		
2020-OceanCity-003	Music Pier Wave Mitigation	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change/Sea Level Rise; Coastal Erosion	Engineering & Project Mgt Department	Problem: The Ocean City Music Pier, located on the boardwalk, is a major destination in Ocean City as well a building eligible for listing on the State Register of Historic Places. The Music Pier is located within the VE Zone and is highly vulnerable to coastal erosion and wave action. The historic structure is located on concrete pilings that extend into the surf.	1. No progress 2. Future consideration contingent on funding	1. include 2. The City proposes to expand the deck around the Music Pier and provide wave attenuating measures to protect the Music Pier, Boardwalk, and landward properties. This would mitigate wave action and erosive forces. 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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				Solution: The City proposes to expand the deck around the Music Pier and provide wave attenuating measures to protect the Music Pier, Boardwalk, and landward properties. This would mitigate wave action and erosive forces.		
2020-OceanCity-004	West 17th Street Improvements	Flood; Hurricane/ Tropical Storm; Nor'easter; Climate Change/Sea Level Rise	Engineering & Project Mgt Department	Problem: West 17th Street is a 10-acre section of the City's waterfront Riviera neighborhood that is home to approximately 250 residential properties valued at $32.1 million in structure value. The neighborhood was one of the City's first waterfront neighborhoods and was built from fill. The neighborhood is very low-lying and begins experiencing tidal flooding impacts when tide levels are just one foot above typical high tides.	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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				Solution: The City proposes to elevate street and install higher bulkheads and a pump station to discharge stormwater and mitigate nuisance flooding.		
2020-OceanCity-005	Ocean City Outfall Consolidation	Flood; Hurricane/ Tropical Storm; Nor'easter; Climate Change/Sea Level Rise; Severe Weather	Engineering & Project Mgt Department	Problem: Ocean City has a number of outfall structures that carry stormwater from streets and properties to both the Ocean and bay. The utility of the outfalls has decreased as sediment has accumulated and caused backups at numerous outfalls. This inhibits stormwater drainage, causing upland impacts. Solution: The City proposes to consolidate existing outfalls and remove surplus outfalls as identified by the Operations and Engineering Department.	1. Ongoing Capability 2. Some outfalls have been consolidated and replaced while others remain yet to be completed	1. include 2. The City proposes to consolidate existing outfalls and remove surplus outfalls as identified by the Operations and Engineering Department. The City will work to consolidate and replace the remaining outfalls. 3. N/A
2020-OceanCity-006	Ocean City Stormwater Management Upgrades	Flood; Hurricane/ Tropical Storm; Nor'easter; Climate	Engineering & Project Mgt Department	Problem: Ocean City's drainage systems have historically been designed to handle the	1. Ongoing Capability 2. This action is an ongoing capability for the City.	1. include 2. The City will enhance and upgrade Ocean City's stormwater system

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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
		Change/Sea Level Rise; Severe Weather		two-year stormwater event. The City has replaced the system in some areas, though a number of sections of the City continue to have undersized stormwater systems. Solution: Enhance and upgrade Ocean City's stormwater system capabilities to handle more intense storms.		capabilities to handle more intense storms. 3. N/A
2020-OceanCity-007	Property Acquisition	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change/Sea Level Rise; Severe Weather	Ocean City OEM and Floodplain Administrator	Problem: Due to technical or financial factors, the elevation of each floodprone structure in the Special Flood Hazard Area is not currently feasible. This includes structures at very low ground elevations where future infrastructure provision may not be feasible. Solution: Where appropriate, the City proposes to acquire properties in low-lying areas where structural flood protection is not feasible.	1. Ongoing Capability 2. SRL & RL properties are eligible for FEMA grants but others don't have as many assistance opportunities	1. include 2. Where appropriate, the City proposes to acquire properties in low-lying areas where structural flood protection is not feasible. 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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2020-OceanCity-008	CR-619 Mitigation	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change/Sea Level Rise; Coastal Erosion	Engineering & Project Mgt Department and Cape May County Engineering Department	Problem: CR-619 is an evacuation route for the Upper Township neighborhood of Strathmere and provides access to Corson's Inlet State Park. The road is vulnerable to coastal erosion and flooding near the Corsons Inlet bridge. Solution: Upgrade existing revetment wall (needs to be extended to the south and existing sections upgraded) and provide additional road protection to CR-619 in Strathmere to Ocean City and elevate sections of road as needed.	1. Completed 2. N/A	1. Discontinue 2. N/A 3. This action has been completed.
2020-OceanCity-009	Third Ward Drainage Improvements	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change/Sea Level Rise; Severe Weather	Engineering & Project Mgt Department	Problem: The Third Ward of Ocean City experiences nuisance tidal and stormwater flooding owing to drainage patterns and low elevations. The neighborhood has not yet received comprehensive	1. In progress 2. Preliminary engineering & BCA analysis are complete. Construction is contingent on funding. Planning to submit for a FEMA grant	1. include 2. The City has completed the preliminary engineering and BCA analysis. The City will submit an application to FEMA to fund the elevation, consolidation of the Drainage Systems and Construction of pump stations on Haven Ave. between 9th St. and 26th St.;

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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				drainage improvements that have been undertaken for other sections of the City. Solution: Road elevation, consolidation of the Drainage Systems and Construction of pump stations on Haven Ave. between 9th St. and 26th St.; and Simpson Ave. between 9th Street and 26th Street.		and Simpson Ave. between 9th Street and 26th Street. 3. N/A
2020-OceanCity-010	Firewise Participation	Wildfire	Local Fire Chiefs working with County Fire Coordinator and identified residents	Problem: Approximately one-third of Ocean City's population and structures are in the WUI Interface/Intermix Zone. This represents more than 4,000 people, nearly 6,500 structures, and $4.7 billion in RCV. The City has identified a need to enhance public outreach relating to wildfire risk in the City. Solution: The City seeks a status as a Firewise community through the facilitation of public outreach/awareness	1. Completed 2. Ocean City did receive a Class 1 ISO fire rating this past year.	1. Discontinue 2. N/A 3. Ocean City did receive a Class 1 ISO fire rating this past year**, June 1, 2024.**

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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				projects and fire risk reduction activities.		
2020-OceanCity-011	South End Oceanfront Bulkhead Replacement	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change/Sea Level Rise; Coastal Erosion	Engineering & Project Mgt Department	Problem: The South End of Ocean City is partially protected by a wooden bulkhead that runs along Central Avenue from 57th Street south. The oceanward side of the bulkhead is protected by a vegetated dune and the landward side of the bulkhead includes parking spaces, a road, and residential homes. The bulkhead is deteriorated and undersized. The South End is vulnerable to coastal erosion and waves overtopping dunes. Solution: The City proposes to elevate and replacement the South End bulkhead with a higher bulkhead built of sturdier materials. The bulkhead will provide an enhanced level of protection.	1. No progress 2. contingent on funding	1. include 2. The City proposes to elevate and replacement the South End bulkhead with a higher bulkhead built of sturdier materials. The bulkhead will provide an enhanced level of protection. 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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
2020-OceanCity-012	Roosevelt Boulevard Elevation (2020-CapeMayCounty-020)	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change and Sea Level Rise	County Engineering	Problem: Roosevelt Boulevard (CR-623) is a major access road and evacuation route between Ocean City and the mainland. The road sees average daily traffic of between 10,000 and 25,000 vehicles depending on the season. The Boulevard sees flooding beginning at water levels that are two feet above high tide. Solution: Elevate Roosevelt Boulevard (CR-623) from the Parkway into Ocean City proper.	1. Ongoing Capability 2. County engineering design is complete, awaiting going out to bid	1. include 2. The City will pursue the next steps in elevating Roosevelt Boulevard (CR-623) from the Parkway into Ocean City Proper. Bid is under way and engineer designs have been completed. 3. N/A
2020-OceanCity-013	Merion Park Bulkheading	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change and Sea Level Rise	Engineering & Project Mgt Department	Problem: Merion Park is a neighborhood in Ocean City encompassing more than 70 acres of land, 545 properties, and more than 500 buildings worth more than $109 million in assessed value. The neighborhood is among the City's lowest lying, with street flooding observed in typical	1. No progress 2. Contingent on funding, would need a FEMA grant to make feasible	1. include 2. The City will apply for FEMA funding to construct a bulkhead Merion Park, thereby closing gaps in existing flood protection and enhancing the level of protection for the neighborhood. 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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				storm events and flooding observable when tide levels are less than one foot above typical high tides. The neighborhood lacks bulkheading in several sections, allowing for flood waters to inundate the neighborhood and cause flooding. Solution: Bulkhead Merion Park, thereby closing gaps in existing flood protection and enhancing the level of protection for the neighborhood.		
2020-OceanCity-014	Elevate Merion Park	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change and Sea Level Rise	Engineering & Project Mgt Department	Problem: Merion Park is a neighborhood in Ocean City encompassing more than 70 acres of land, 545 properties, and more than 500 buildings worth more than $109 million in assessed value. The neighborhood is among the City's lowest lying, with street flooding observed in typical storm events and flooding observable	1. In Progress 2. job was awarded in 2024 and is 90% complete	1. Include 2. The City continues to work to elevate low-lying streets and yards in Merion Park to assist with drainage and mitigate flooding. Currently this project is 90% completed. 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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				when tide levels are less than one foot above typical high tides. The neighborhood lacks bulkheading in several sections, allowing for flood waters to inundate the neighborhood and cause flooding. In addition to low-lying streets and lack of bulkheads, the neighborhoods overall elevation is low, including private yards and homes. Nearly half of the properties in the neighborhood are owned by year-round residents – one of the highest proportions in the City. Solution: The City proposes to elevate low-lying streets and yards in Merion Park to assist with drainage and mitigate flooding.		
2020-OceanCity-015	Ocean City Homes Bulkheading	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change	Engineering & Project Mgt Department	Problem: Ocean City Homes is a neighborhood of approximately 450 residential structures located at the South	1. No progress 2. Contingent on funding, would need a FEMA grant to make feasible	1. include 2. In order to mitigate back bay flooding in Ocean City homes, the City proposes a comprehensive bulkhead/floodwall to provide

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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
		and Sea Level Rise		End of Ocean City. The neighborhood was built on filled marsh in the mid-twentieth century and is generally low-lying. Assessed structures in the neighborhood total more than $77 million. Ocean City Homes lacks bulkheads in most of the neighborhood and there are no structural flood protection measures besides the fill and oceanfront dunes and bulkheads. Solution: In order to mitigate back bay flooding in Ocean City homes, the City proposes a comprehensive bulkhead/floodwall to provide protection for the neighborhood as well as an appurtenant pump station to pump out excess floodwater.		protection for the neighborhood as well as an appurtenant pump station to pump out excess floodwater. 3. N/A
2020-OceanCity-016	Ocean City Homes Elevation	Flood; Hurricane/Tropical Storm;	Engineering & Project Mgt Department working	Problem: Ocean City Homes is a neighborhood of approximately 450	1. No progress 2. Contingent on funding	1. include 2. The City proposes to elevate portions of the Ocean City Homes neighborhood,

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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
		Nor'easter; Climate Change and Sea Level Rise	with property owners	residential structures located at the South End of Ocean City. The neighborhood was built on filled marsh in the mid-twentieth century and is generally low-lying. Assessed structures in the neighborhood total more than $77 million. Numerous sections of the neighborhood are at a particularly low elevation, including 52nd, 53rd, 54th, and 55th Streets. Solution: The City proposes to elevate portions of the Ocean City Homes neighborhood, including streets and yards, to facilitate drainage and prevent flooding.		including streets and yards, to facilitate drainage and prevent flooding. 3. N/A
2020-OceanCity-017	Route 152 Hardening	Flood; Hurricane/Tropical Storm; Nor'easter; Climate Change and Sea Level Rise; Coastal Erosion	Atlantic County; NJ Department of Transportation; Cape May County; NJDEP; Egg Harbor Township	Problem: Ocean Drive/CR-656 is an evacuation route for the Gardens and the northern portion of Ocean City. The Ocean Drive bridge crosses the Great Egg Harbor Inlet into Egg Harbor	1. No progress 2. Contingent on funding and design would need Atlantic County cooperation	1. include 2. The City proposes a Route 152 Shore Protection and Elevation project that provides a higher degree of protection to the evacuation route and arrests the erosion issue. 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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				Township, where it intersects with Route 152 and continues inland to Somers Point and eastward into Longport and Seaview Harbor. While the Ocean City section of roadway is on high ground, the portion in Atlantic County is at a low elevation that is subject to flooding and coastal erosion. Land on the south side of Ocean Drive has steadily eroded over the past few decades, with portions of the roadbed now exposed and only protected by rip-rap. Solution: The City proposes a Route 152 Shore Protection and Elevation project that provides a higher degree of protection to the evacuation route and arrests the erosion issue.		
2020-OceanCity-018	Disaster Debris Management Plan	All Hazards	Administration/DPW	Problem: The City lacks a debris management plan.	1. In Progress 2. We do have TDMA sites approved though NJ DEP	1. Include 2. The City Administration and DPW will work to develop a Disaster Debris Management

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 2026 HMP or Discontinue 2. If including action in the 2026 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				Solution: The City will develop a vegetation management program.		Plan. Currently, the City has TDMA sites approved through NJDEP. 3. N/A
2020-OceanCity-019	Ocean City First Responder Building Consolidation	All Hazards	Ocean City Police Department, Fire Department, Emergency Management	Problem: The City's existing police/court building and fire department are both located in outdated, flood prone facilities. Solution: The City proposes to consolidate the Police Department, Fire Department, emergency operations center, 9-1-1 center in a single facility located at the site of the current firehouse located between West and Asbury Avenues between Fifth and Sixth Streets.	1. In progress 2. Design of a new Police Building is complete. Plan is to rehabilitate the Fire Department. Building will stay separate however and not be combined	1. include 2. The City proposes to rehabilitate and mitigate the Police Department, Fire Department, emergency operations center, and 9-1-1 center. Currently, the Police Building engineering designs have been completed. 3. N/A

10.7.3 Proposed Hazard Mitigation Actions for the HMP Update

Ocean 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 Flood prone 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 Ocean 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 10-18 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.

The Volume I identity 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 10-19 provides a summary of the prioritization of all proposed mitigation actions for the HMP update.

Table 10-18. 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
Drought	X									X
Earthquake	X									X
Extreme Temperature	X									X
Flood	X	X			X	X			X	X
Severe Weather	X	X			X	X			X	X
Severe Winter Weather	X									X
Wildfire	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, and on the City's website.

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, and the City's website.

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 evacuation shelters.

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 10-19. Summary of Prioritization of Actions

Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Local Objectives	Total	
2026-Ocean City-01	West Ave Bulkhead and Road Elevation	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-02	Shelter Elevations	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-03	Music Peir Wave Attenuation Measures	1	1	1	1	1	1	0	1	0	1	1	1	1	0	**11**	High
2026-Ocean City-04	Outfall Rehabilitation and Consolidation	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-05	Stormwater System Upgrades	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-06	Repetitive Loss Property Acquisition	1	1	1	1	1	0	1	1	1	1	1	1	1	1	**13**	High
2026-Ocean City-07	Drainage and Pump System on Haven Avenue	1	1	1	1	1	0	1	1	1	1	1	1	1	1	**13**	High
2026-Ocean City-08	South End Bulkhead Rehabilitation	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-09	Roosevelt Boulevard (CR-623) Elevation	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-10	Merion Park Bulkhead	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-11	Marion Park Roadway Elevation	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-12	Ocean City Homes Bulkhead and Floodwall	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-13	Ocean City Homes Elevations	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-14	Route 152 Shore Protection and Elevation	1	1	1	1	1	0	1	1	1	1	1	1	1	1	**13**	High

Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Local Objectives	Total	
2026-Ocean City-15	Disaster Debris Management Plan	1	1	1	1	1	0	1	1	1	1	1	1	1	1	**13**	High
2026-Ocean City-16	Emergency Service Facilities Rehabilitation and Mitigation	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High
2026-Ocean City-17	Community Center Backup Shelter	1	1	1	1	1	0	0	1	1	1	1	1	1	1	**12**	High

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

Action 2026-Ocean City-01. West Ave Bulkhead and Road Elevation

Lead Agency:	City Engineering & Project Management Department
Supporting Agencies:	property owners and County
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	West Avenue in Ocean City is located at a low elevation. Inundation of West Avenue begins at water levels that are just two feet above the typical high tide. Currently there are no structural protective measures in place preventing floodwaters from inundating West Avenue and moving inland into Ocean City.
Description of the Solution:	The City will continue to install a bulkhead/Barrier along West Ave. from 36th to 52nd Street and install pump station to encumber Asbury Ave. to marsh and elevate roads.
Estimated Cost:	Medium
Potential Funding Sources:	HMPG, FMA, Annual Budget
Implementation Timeline:	TBD
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Elevating the road will provide a safe path of ingress and egress for residents of flood prone areas. Emergency vehicles will have the ability to assist residents during a flood event.
Impact on Future Development:	Communities with sound and resilient infrastructure encourage commercial and residential development. As well, ensuring safe travel encourages businesses and residents to remain in or move to the area.
Impact on Critical Facilities/Lifelines:	Roadway will be less likely to incur damage from floodwaters and be able to remain open for travel.
Impact on Capabilities:	Increases community resiliency to flooding events in vulnerable areas that would normally be at high risk of property damage or loss of life and reduces recovery time.
Climate Change Considerations:	Consideration should be taken regarding the increase in heavy rain and flood events as a result of climate change.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Structural Flood Control Project,
Priority	High

Alternatives	Action	Evaluation
	No action	Problem persists
	Remove the roadway	Loss of service. Not an option
	Build levee around roadway	Not enough space to construct full levee

Action 2026-Ocean City-02. Shelter Elevations

Lead Agency:	City Engineering
Supporting Agencies:	Project Management Department
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Some of Ocean City's recreation and open space facilities are located at low elevations. For example, the Grimes Field facility at Sixth Street begins experiencing flooding when flood levels are just one foot above typical high tides. This leads to acute drainage issues and hampers the ability of the City to use the publicly-owned land for staging and recovery during emergency situations.
Description of the Solution:	The City proposes to elevate certain recreational facilities to provide local areas of high ground refuge during flooding events.
Estimated Cost:	Medium
Potential Funding Sources:	HMPG, FMA, Annual Budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Socially vulnerable population will have access to recreational facilities that are safe during flood and severe storm events, providing safe shelter during these hazard events.
Impact on Future Development:	N/A
Impact on Critical Facilities/Lifelines:	The recreational facilities which are critical facilities will be protected against flood impacts and will remain fully operational during these hazard events.
Impact on Capabilities:	By mitigating these public shelters, it will increase the City's capabilities to provide safe shelter during flood and severe weather events.
Climate Change Considerations:	As climate change continues, severe weather and flooding will continue to increase in severity and frequency.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Emergency Services, Structural Flood Control Project
Priority	High

Alternatives

Action	Evaluation
No action	Problem persists.
Relocate recreational facilities	Very costly and there is no open space to relocate these large facilities.
Remove recreational facilities	Loss of service and public shelter for community.

Action 2026-Ocean City-03. Music Peir Wave Attenuation Measures

Lead Agency:	City Engineering
Supporting Agencies:	Project Management Department
Hazards of Concern:	Severe Weather, Coastal Erosion
Description of the Problem:	The Ocean City Music Pier, located on the boardwalk, is a major destination in Ocean City as well a building eligible for listing on the State Register of Historic Places. The Music Pier is located within the VE Zone and is highly vulnerable to coastal erosion and wave action. The historic structure is located on concrete pilings that extend into the surf.
Description of the Solution:	The City proposes to expand the deck around the Music Pier and provide wave attenuating measures to protect the Music Pier, Boardwalk, and landward properties. This would mitigate wave action and erosive forces.
Estimated Cost:	Low (< $10,000)
Potential Funding Sources:	FEMA HMA, capital budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5,
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	N/A
Impact on Future Development:	N/A
Impact on Critical Facilities/Lifelines:	The Music Pier is a historic structure which is a critical facility for the community. Construction wave attenuation will ensure the facility is able to be safely used by the public.
Impact on Capabilities:	N/A
Climate Change Considerations:	As climate changes, coastal erosion will continue to increase in frequency and severity.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Preventative Measures, Property Protection
Priority	High

Alternatives	Action	Evaluation
	No Action	Problem persists
	Remove the Music Peir	Not an option. This would result in loss of a historical structure.
	Build a flood wall around pier	Costly and not enough room to build around the pier without causing environmental damage.

Action 2026-Ocean City-04. Outfall Rehabilitation and Consolidation

Lead Agency:	City Engineering
Supporting Agencies:	Project Management Department
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Ocean City has a number of outfall structures that carry stormwater from streets and properties to both the Ocean and bay. The utility of the outfalls has decreased as sediment has accumulated and caused backups at numerous outfalls. This inhibits stormwater drainage, causing upland impacts.
Description of the Solution:	The City proposes to consolidate existing outfalls and remove surplus outfalls as identified by the Operations and Engineering Department. The City will work to consolidate and replace the remaining outfalls.
Estimated Cost:	Low (< $10,000)
Potential Funding Sources:	FEMA HMA, capital budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Socially vulnerable populations located upland will be protected from harmful stormwater backup on streets and in homes through the consolidation and cleaning of outfalls.
Impact on Future Development:	Future development planned for upland will be protected from flood waters and stormwater backup.
Impact on Critical Facilities/Lifelines:	Outfalls are a critical facility for the City and will be mitigated to maintain proper function during a severe storm event.
Impact on Capabilities:	This action will provide increase stormwater maintenance capabilities for the City.
Climate Change Considerations:	As climate changes, severe storms and flooding events will continue to increase in severity and frequency.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Property Protection, Structural Flood Control Project
Priority	High
Alternatives	

Action	Evaluation
No Action	Problem persists.
Remove all outfalls that are backed up	Loss of service and stormwater is still a hazard for community.
Build additional outfalls	Not enough space and existing backed up outfalls are still a hazard.

Action 2026-Ocean City-05. Stormwater System Upgrades

Lead Agency:	City Engineering
Supporting Agencies:	Project Management Department
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Ocean City's drainage systems have historically been designed to handle the two-year stormwater event. The City has replaced the system in some areas, though a number of sections of the City continue to have undersized stormwater systems.
Description of the Solution:	The City will enhance and upgrade Ocean City's stormwater system capabilities to handle more intense storms.
Estimated Cost:	Medium
Potential Funding Sources:	FEMA HMA, capital budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Socially vulnerable populations within the City will be protected from stormwater flooding through the increase of the City stormwater system.
Impact on Future Development:	Future development will be protected against stormwater flood risk through the implementation of the increase of a stormwater system.
Impact on Critical Facilities/Lifelines:	The stormwater system is a critical facility for the City and provides essential functions during flood and severe weather events.
Impact on Capabilities:	Increasing the stormwater system throughout the City will increase the flood mitigation capabilities for the community.
Climate Change Considerations:	As climate changes, flood and severe weather will increase in severity and frequency.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Preventative Measures, Property Protection
Priority	High

Alternatives

Action	Evaluation
No action	Problem persists.
Remove the undersized stormwater system	Loss of service, not an option.
Upgrade only portions of the stormwater system	Would not be able to ensure the entire aging stormwater system is effective

Action 2026-Ocean City-06. Repetitive Loss Property Acquisition

Lead Agency:	City OEM
Supporting Agencies:	Floodplain Administrator
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Due to technical or financial factors, the elevation of each floodprone structure in the Special Flood Hazard Area is not currently feasible. This includes structures at very low ground elevations where future infrastructure provision may not be feasible.
Description of the Solution:	Where appropriate, the City proposes to acquire properties in low-lying areas where structural flood protection is not feasible.
Estimated Cost:	High (> $100,000)
Potential Funding Sources:	FEMA HMA
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Removing homes from the floodplain immediately removes the risk to life and property. Socially vulnerable populations may be able to have houses elevated or acquired when it would otherwise be unaffordable.
Impact on Future Development:	Homes will be acquired, which will remove those structures from the floodplain and prevent future development on those sites.
Impact on Critical Facilities/Lifelines:	Eliminates flood damage to homes and residences, which creating an open space for the municipality and increasing flood storage. Removing structures from the floodplain decreases the demand on utilities and emergency services including health and medical, law enforcement, and search and rescue.
Impact on Capabilities:	Removing the risk from the immediate floodplain via acquisition of properties will free up resources for search and rescue and other emergency operations as needed.
Climate Change Considerations:	Climate change is likely to increase the frequency and severity of severe rainfall, flash flooding, riverine flooding, and coastal flooding from sea level rise and storm surge events. Removing structures from the floodplain will reduce the response and recovery costs as a result of these events and decrease the loss of human life as a result of these events. Elevating structures will reduce the recovery costs as a result of these events.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Property Protection
Priority	High

Alternatives

Action	Evaluation
No actin	Problem persists
Elevate all homes	Costly to the homeowner, needs homeowner buy-in. Hazard is still a threat to these residents.
Relocate residents	Not an option, very costly. Will need homeowner buy-in.

Action 2026-Ocean City-07. Drainage and Pump System on Haven Avenue

Lead Agency:	City Engineering
Supporting Agencies:	Project Management Department
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	The Third Ward of Ocean City experiences nuisance tidal and stormwater flooding owing to drainage patterns and low elevations. The neighborhood has not yet received comprehensive drainage improvements that have been undertaken for other sections of the City.
Description of the Solution:	The City has completed the preliminary engineering and BCA analysis. The City will submit an application to FEMA to fund the elevation, consolidation of the Drainage Systems and Construction of pump stations on Haven Ave. between 9th St. and 26th St.; and Simpson Ave. between 9th Street and 26th Street
Estimated Cost:	Medium
Potential Funding Sources:	FEMA HMA, capital budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Socially vulnerable populations within the City will be protected from stormwater flooding through the increase of the City stormwater system and drainage system.
Impact on Future Development:	Future development will be protected against stormwater flood risk through the implementation of the increase of a stormwater system.
Impact on Critical Facilities/Lifelines:	The stormwater system is a critical facility for the City and provides essential functions during flood and severe weather events.
Impact on Capabilities:	Increasing the stormwater system throughout the City will increase the flood mitigation capabilities for the community.
Climate Change Considerations:	As climate changes, flood and severe weather will increase in severity and frequency.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Preventative Measures, Property Protection
Priority	High
Alternatives	

Action	Evaluation
No action	Problem persists.
Remove drainage system	Loss of critical facility for the city
Build levee around roadways	Not enough space to develop a full levee system.

Action 2026-Ocean City-08. South End Bulkhead Rehabilitation

Lead Agency:	City Engineering
Supporting Agencies:	Project Management Department
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	The South End of Ocean City is partially protected by a wooden bulkhead that runs along Central Avenue from 57th Street south. The oceanward side of the bulkhead is protected by a vegetated dune and the landward side of the bulkhead includes parking spaces, a road, and residential homes. The bulkhead is deteriorated and undersized. The South End is vulnerable to coastal erosion and waves overtopping dunes.
Description of the Solution:	The City proposes to elevate and replace the South End bulkhead with a higher bulkhead built of sturdier materials. The bulkhead will provide an enhanced level of protection.
Estimated Cost:	Medium
Potential Funding Sources:	HMGP, FMA, Annual Budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Less damage to property and decreased loss of life will occur in hazard prone areas, and lead to reduced recovery costs and flood insurance claims.
Impact on Future Development:	If sea level rise is prevented from infiltrating land, a community may remain in place for a longer period of time until migration is required.
Impact on Critical Facilities/Lifelines:	Ensures transportation routes remain open and accessible to the public for daily use and evacuation needs. Reduces the risk of water systems becoming contaminated and unusable for potable water purposes.
Impact on Capabilities:	Increases community resiliency to flooding events in vulnerable areas that would normally be at high risk of property damage or loss of life and reduces recovery time.
Climate Change Considerations:	Ensure new bulkhead can withstand water capacity at a higher elevation than anticipated as sea levels rise and extreme rain events increase in frequency.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Preventative Measures, Property Protection
Priority	High

Alternatives	Action	Evaluation
	No action	Problem persists.
	Remove the South End bulkhead	Loss of critical flood control structure for the City.
	Build a levee around the pre-existing bulkhead	The bulkhead is still vulnerable to collapse due to age.

Action 2026-Ocean City-09. Roosevelt Boulevard (CR-623) Elevation

Lead Agency:	County Engineering
Supporting Agencies:	City Engineering and Project Management Department
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Roosevelt Boulevard (CR-623) is a major access road and evacuation route between Ocean City and the mainland. The road sees average daily traffic of between 10,000 and 25,000 vehicles depending on the season. The Boulevard sees flooding beginning at water levels that are two feet above high tide.
Description of the Solution:	The City will pursue the next steps in elevating Roosevelt Boulevard (CR-623) from the Parkway into Ocean City Proper. Bid is under way and engineer designs have been completed.
Estimated Cost:	Medium
Potential Funding Sources:	HMGP, Annual Budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Elevating the road will provide a safe path of ingress and egress for residents of flood prone areas.
Impact on Future Development:	Ensuring safe travel encourages businesses and residents to remain in or move to the area.
Impact on Critical Facilities/Lifelines:	Roadway will be less likely to incur damage from floodwaters and be able to remain open for travel.
Impact on Capabilities:	Economic resiliency is increased by reducing the time needed for businesses to access facilities to reopen following a flood.
Climate Change Considerations:	Consideration should be taken for more frequent flood events as a result of increases in rainfall frequency and severity.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Preventative Measures
Priority	High

Alternatives

Action	Evaluation
No action	Problem persists.
Remove the Boulevard	Loss of access to homes, not an option
Relocate the Boulevard	Loss of service and no available space to relocate.

Action 2026-Ocean City-10. Merion Park Bulkhead

Lead Agency:	City Engineering
Supporting Agencies:	Project Management Department
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Merion Park is a neighborhood in Ocean City encompassing more than 70 acres of land, 545 properties, and more than 500 buildings worth more than $109 million in assessed value. The neighborhood is among the City's lowest lying, with street flooding observed in typical storm events and flooding observable when tide levels are less than one foot above typical high tides. The neighborhood lacks bulkheading in several sections, allowing for flood waters to inundate the neighborhood and cause flooding.
Description of the Solution:	The City will apply for FEMA funding to construct a bulkhead in Merion Park, thereby closing gaps in existing flood protection and enhancing the level of protection for the neighborhood
Estimated Cost:	Medium
Potential Funding Sources:	HMGP, FMA, Annual Budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Less damage to property and decreased loss of life will occur in hazard prone areas, and lead to reduced recovery costs and flood insurance claims.
Impact on Future Development:	If sea level rise is prevented from infiltrating land, a community may remain in place for a longer period of time until migration is required.
Impact on Critical Facilities/Lifelines:	Ensures transportation routes remain open and accessible to the public for daily use and evacuation needs. Reduces the risk of water systems becoming contaminated and unusable for potable water purposes.
Impact on Capabilities:	Increases community resiliency to flooding events in vulnerable areas that would normally be at high risk of property damage or loss of life and reduces recovery time.
Climate Change Considerations:	Ensure new bulkhead can withstand water capacity at a higher elevation than anticipated as sea levels rise and extreme rain events increase in frequency.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Preventative Measures, Property Protection
Priority	High

Alternatives

Action	Evaluation
No action	Problem persists.
Remove the Marion Park neighborhood	Loss of homes for families, not an option.
Relocate entire neighborhood	Not feasible and there is no space to relocate development.

Action 2026-Ocean City-11. Merion Park Roadway Elevation

Lead Agency:	City Engineering	
Supporting Agencies:	Project Management Department	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	Merion Park is a neighborhood in Ocean City encompassing more than 70 acres of land, 545 properties, and more than 500 buildings worth more than $109 million in assessed value. The neighborhood is among the City's lowest lying, with street flooding observed in typical storm events and flooding observable when tide levels are less than one foot above typical high tides. The neighborhood lacks bulkheading in several sections, allowing for flood waters to inundate the neighborhood and cause flooding. In addition to low-lying streets and lack of bulkheads, the neighborhoods overall elevation is low, including private yards and homes. Nearly half of the properties in the neighborhood are owned by year-round residents – one of the highest proportions in the City.	
Description of the Solution:	The City continues to work to elevate low-lying streets and yards in Merion Park to assist with drainage and mitigate flooding. Currently this project is 90% completed.	
Estimated Cost:	Medium	
Potential Funding Sources:	HMGP, Annual Budget	
Implementation Timeline:	Medium (<5 years)	
Goals Met:	1, 2, 3, 5, 6, 7	
Benefits:	High (> $100,000)	
Impact on Socially Vulnerable Populations:	Elevating the streets will provide a safe path of ingress and egress for residents of flood prone areas.	
Impact on Future Development:	Ensuring safe travel encourages businesses and residents to remain in or move to the area.	
Impact on Critical Facilities/Lifelines:	Roadway and yards will be less likely to incur damage from floodwaters and be able to remain open for travel.	
Impact on Capabilities:	Economic resiliency is increased by reducing the time needed for businesses to access facilities to reopen following a flood.	
Climate Change Considerations:	Consideration should be taken for more frequent flood events as a result of increases in rainfall frequency and severity.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Preventative Measures	
Priority	High	
Alternatives	Action	Evaluation
	No action	Problem persists.
	Remove streets in Marion Park	Not an option due to lack of access to homes for residents and emergency personnel
	Relocate streets and yards in Marion Park	No available space to relocate and not feasible.

Action 2026-Ocean City-12. Ocean City Homes Bulkhead and Floodwall

Lead Agency:	City Engineering	
Supporting Agencies:	Project Management Department	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	Ocean City Homes is a neighborhood of approximately 450 residential structures located at the South End of Ocean City. The neighborhood was built on filled marsh in the mid-twentieth century and is generally low-lying. Assessed structures in the neighborhood total more than $77 million. Ocean City Homes lacks bulkheads in most of the neighborhood and there are no structural flood protection measures besides the fill and oceanfront dunes and bulkheads.	
Description of the Solution:	In order to mitigate back bay flooding in Ocean City homes, the City proposes a comprehensive bulkhead/floodwall to provide protection for the neighborhood as well as an appurtenant pump station to pump out excess floodwater. The City will apply for FEMA funding to carry out this project.	
Estimated Cost:	Medium	
Potential Funding Sources:	HMGP, FMA, Annual Budget	
Implementation Timeline:	Medium (<5 years)	
Goals Met:	1, 2, 3, 5, 6, 7	
Benefits:	High (> $100,000)	
Impact on Socially Vulnerable Populations:	Less damage to property and decreased loss of life will occur in hazard prone areas, and lead to reduced recovery costs and flood insurance claims.	
Impact on Future Development:	If sea level rise is prevented from infiltrating land, a community may remain in place for a longer period of time until migration is required.	
Impact on Critical Facilities/Lifelines:	Ensures transportation routes remain open and accessible to the public for daily use and evacuation needs. Reduces the risk of water systems becoming contaminated and unusable for potable water purposes.	
Impact on Capabilities:	Increases community resiliency to flooding events in vulnerable areas that would normally be at high risk of property damage or loss of life and reduces recovery time.	
Climate Change Considerations:	Ensure new bulkhead/floodwall can withstand water capacity at a higher elevation than anticipated as sea levels rise and extreme rain events increase in frequency.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Preventative Measures, Property Protection, Structural Flood Control Project	
Priority	High	
Alternatives	Action	Evaluation
	No action	Problem persists.
	Remove the Ocean City Homes neighborhood	Not feasible and loss of residents homes.
	Relocate entire neighborhood	Lack of space for development and very costly.

Action 2026-Ocean City-13. Ocean City Homes Elevations

Lead Agency:	City Engineering
Supporting Agencies:	Project Management Department, property owners
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	Ocean City Homes is a neighborhood of approximately 450 residential structures located at the South End of Ocean City. The neighborhood was built on filled marsh in the mid-twentieth century and is generally low-lying. Assessed structures in the neighborhood total more than $77 million. Numerous sections of the neighborhood are at a particularly low elevation, including 52nd, 53rd, 54th, and 55th Streets.
Description of the Solution:	The City proposes to elevate portions of the Ocean City Homes neighborhood, including streets and yards, to facilitate drainage and prevent flooding. The City will apply for FEMA funding to carry out this project.
Estimated Cost:	Medium
Potential Funding Sources:	HMGP, FMA, Annual Budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Elevating the streets will provide a safe path of ingress and egress for residents of flood prone areas.
Impact on Future Development:	Ensuring safe travel encourages businesses and residents to remain in or move to the area.
Impact on Critical Facilities/Lifelines:	Roadway and yards will be less likely to incur damage from floodwaters and be able to remain open for travel.
Impact on Capabilities:	Economic resiliency is increased by reducing the time needed for businesses to access facilities to reopen following a flood.
Climate Change Considerations:	Consideration should be taken for more frequent flood events as a result of increases in rainfall frequency and severity.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Preventative Measures
Priority	High

Alternatives	Action	Evaluation
	No action	Problem persists.
	Remove the Ocean City Homes neighborhood	Not feasible and loss of residents' homes.
	Relocate entire neighborhood	Lack of space for development and very costly.

Action 2026-Ocean City-14. Route 152 Shore Protection and Elevation

Lead Agency:	City Administration	
Supporting Agencies:	Atlantic County; NJ Department of Transportation; Cape May County; NJDEP; Egg Harbor Township	
Hazards of Concern:	Flood, Severe Weather, Coastal Erosion	
Description of the Problem:	Ocean Drive/CR-656 is an evacuation route for the Gardens and the northern portion of Ocean City. The Ocean Drive bridge crosses the Great Egg Harbor Inlet into Egg Harbor Township, where it intersects with Route 152 and continues inland to Somers Point and eastward into Longport and Seaview Harbor. While the Ocean City section of roadway is on high ground, the portion in Atlantic County is at a low elevation that is subject to flooding and coastal erosion. Land on the south side of Ocean Drive has steadily eroded over the past few decades, with portions of the roadbed now exposed and only protected by rip-rap.	
Description of the Solution:	The City proposes a Route 152 Shore Protection and Elevation project that provides a higher degree of protection to the evacuation route and arrests the erosion issue. The City will work with Atlantic County to seek FEMA funding to carry out this project.	
Estimated Cost:	Medium	
Potential Funding Sources:	HMGP, Annual Budget	
Implementation Timeline:	Medium (<5 years)	
Goals Met:	1, 2, 3, 5, 6, 7	
Benefits:	High (> $100,000)	
Impact on Socially Vulnerable Populations:	Elevating the streets will provide a safe path of ingress and egress for residents of flood prone areas.	
Impact on Future Development:	Ensuring safe travel encourages businesses and residents to remain in or move to the area.	
Impact on Critical Facilities/Lifelines:	Roadway and yards will be less likely to incur damage from floodwaters and be able to remain open for travel.	
Impact on Capabilities:	Economic resiliency is increased by reducing the time needed for businesses to access facilities to reopen following a flood.	
Climate Change Considerations:	Consideration should be taken for more frequent flood events as a result of increases in rainfall frequency and severity.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Preventative Measures	
Priority	High	
Alternatives	Action	Evaluation
	No action	Problem persists.
	Remove evacuation routes	Lack of critical service for residents.
	Enhance the pre-existing rip-rap	May not be fully protective against flooding of evacuation routes.

Action 2026-Ocean City-15. Disaster Debris Management Plan

Lead Agency:	City Administration
Supporting Agencies:	City DPW, NJDEP
Hazards of Concern:	Dam Failure, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire
Description of the Problem:	The City lacks a debris management plan, however it does have three Temporary Debris Management Areas (TDMA), at 5th St., Shelter Rd., and 46th St.
Description of the Solution:	The City Administration and DPW will work to develop a Disaster Debris Management Plan. Currently, the City has TDMA sites approved through NJDEP.
Estimated Cost:	Low
Potential Funding Sources:	Staff time, Municipal budget
Implementation Timeline:	Short (<1 year)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	N/A
Impact on Future Development:	N/A
Impact on Critical Facilities/Lifelines:	N/A
Impact on Capabilities:	The action will result in increased post disaster capabilities.
Climate Change Considerations:	Climate change may result in an increase in the frequency and severity of weather-related disaster events. This action will increase the capabilities to respond to these events.
Mitigation Category	Local Plans and Regulations
CRS Category	Emergency Services
Priority	High

Alternatives	Action	Evaluation
	No action	Problem persists.
	Continue post hazard mitigation practices without a disaster debris management plan	May not be cohesive across all departments and teams.
	Post-pone the development of the disaster debris management plan	A hazard may occur in the near future which would require the need for safe debris management practices

Action 2026-Ocean City-16. Emergency Service Facilities Rehabilitation and Mitigation

Lead Agency:	City OEM
Supporting Agencies:	City Police Department, City Fire Department
Hazards of Concern:	Flood, Severe Weather
Description of the Problem:	The City's existing police/court building and fire department are both located in outdated, flood prone facilities.
Description of the Solution:	The City proposes to retrofit critical facilities such as the Police Department, Fire Department, emergency operations center, and 9-1-1 center and increase level of protection from flood. Currently, the Police Building engineering designs have been completed.
Estimated Cost:	Medium
Potential Funding Sources:	FEMA HMA, Annual Budget
Implementation Timeline:	Medium (<5 years)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Emergency personnel such as police and firefighters will be able to be deployed during hazard events to assist the community, especially those socially vulnerable to impacts.
Impact on Future Development:	N/A
Impact on Critical Facilities/Lifelines:	The Police Department, Fire Department, emergency operations center, and 9-1-1 center are critical facilities and are essential to the safety of residents. This action will ensure they maintain operations during hazard events.
Impact on Capabilities:	This action will increase the emergency service capabilities of the City during hazard events such as flooding or severe storms by ensuring operations.
Climate Change Considerations:	As climate changes, hazard events such as flooding and severe weather will continue to increase in severity and frequency.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Emergency Services
Priority	High
Alternatives	

Action	Evaluation
No action	Problem persists.
Remove the police department, fire department, EOC, and 9-1-1 center	Loss of critical services, not an option
Relocate the police department, fire department, EOC, and 9-1-1 center	Temporary loss of critical services, not enough space to relocate to a new area.

Action 2026-Ocean City-17. Community Center Backup Shelter

Lead Agency:	City OEM
Supporting Agencies:	City Police Department, City Fire Department
Hazards of Concern:	Extreme Temperature, Severe Weather, Severe Winter Weather
Description of the Problem:	The City need a backup housing shelter for residents in case current shelters become too crowded during hazard events.
Description of the Solution:	The City proposes to establish the Community Center as a backup housing shelter during hazard events and to purchase a Generator from capital funds. The Community Center houses a Senior Center, an Aquatic Center, and a Library, among other facilities. It has kitchens, baths, showers and lockers that would make an ideal backup shelter.
Estimated Cost:	Medium
Potential Funding Sources:	Annual Budget
Implementation Timeline:	Short (<1 year)
Goals Met:	1, 2, 3, 5, 6, 7
Benefits:	High (> $100,000)
Impact on Socially Vulnerable Populations:	Socially vulnerable populations will be able to seek adequate shelter during emergency events, such as the elderly, and receive the care and medical needs they require during these events.
Impact on Future Development:	N/A
Impact on Critical Facilities/Lifelines:	The Community Center is a critical facility and is essential to the safety of residents. This action will ensure they maintain operations during hazard events.
Impact on Capabilities:	This action will increase the emergency service capabilities of the City during hazard events such as flooding or severe storms by ensuring operations.
Climate Change Considerations:	As climate changes, hazard events such as flooding and severe weather will continue to increase in severity and frequency.
Mitigation Category	Structure and Infrastructure Project
CRS Category	Emergency Services
Priority	High

Alternatives

Action	Evaluation
No action	Problem persists.
Remove the Community Center	Loss of critical services, not an option
Relocate the Community Center	Temporary loss of critical services, not enough space to relocate to a new area.