



## 14. BOROUGH OF WEST CAPE MAY

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

### 14.1 HAZARD MITIGATION PLANNING TEAM

The Borough of West Cape May identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many Borough departments. The 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 14-1 summarizes Borough officials who participated in the development of the annex and in what capacity. Additional documentation of the Borough’s planning activities through Planning Partnership meetings is included in Volume I.

Table 14-1. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Gregory M. Basile, OEM Coordinator/Director of Public Works Address: 732 Broadway West Cape May, NJ 08204 Phone Number: (609) 884-1005 Email: <a href="mailto:gbasile@westcapemay.us">gbasile@westcapemay.us</a>	Name/Title: George Dick, Mayor Address: 732 Broadway West Cape May, NJ 08204 Phone Number: (609) 884-1005 Email: <a href="mailto:gdick@westcapemay.us">gdick@westcapemay.us</a>
<b><i>National Flood Insurance Program Floodplain Administrator</i></b>	
Name/Title: Paul Dietrich, Floodplain Manager and CRS Coordinator Address: 732 Broadway West Cape May, NJ 08204 Phone Number: 609-435-2642 Email: <a href="mailto:pdietrich@capemaycity.com">pdietrich@capemaycity.com</a>	

### 14.2 COMMUNITY PROFILE

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

#### 14.2.1 Governing Body Format

The Borough of West Cape May is governed by a Mayor and Board of Commissioners. The Mayor oversees the executive functions of the borough, ensuring that municipal operations run smoothly and efficiently. This includes managing borough departments, implementing policies, and representing the borough in various capacities.



The Board of Commissioners handles the legislative responsibilities. This body passes ordinances, approves the budget, and makes decisions on various local matters. The Commissioners are elected by the residents to represent their interests and ensure the smooth functioning of the borough.

### 14.2.2 Population and Social Vulnerability

According to the U.S. Census, the 2020 population for West Cape May was 1,010, a 1.1 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 4.2 percent of the population is 5 years of age or younger, 36.2 percent is 65 years of age or older, 1.1 percent is non-English speaking, 2.7 percent is below the poverty threshold, and 12.5 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%.

## 14.3 JURISDICTIONAL CAPABILITY ASSESSMENT AND INTEGRATION

---

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



### 14.3.1 Planning and Regulatory Capability and Integration

Table 14-2 summarizes the planning and regulatory tools that are available to West Cape May.

Table 14-2. 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
<b>CODES, ORDINANCES, &amp; REGULATIONS</b>				
<b>Building Code</b>	Yes	Building and Housing Chapter X, adopted by the Board of Commissioners	State and Local	Board of Commissioners
<p>How has or will this be integrated with the HMP and how does this reduce risk?            It is hereby found and determined that there exists a substantial number of buildings, or parts thereof, within the Borough of West Cape May which are unfit for human habitation, occupancy or use due to their age, dilapidation, defects increasing the risks of fire, accidents or other calamities, lack of ventilation, light or sanitation facilities, or due to other conditions rendering such buildings, or a part thereof, unsafe or unsanitary, or dangerous or detrimental to the health, safety or welfare of the residents of the Borough of West Cape May and that a public necessity exists for the repair, closing or demolition of such buildings.</p>				
<b>Zoning/Land Use Code</b>	Yes	Zoning, Chapter XXVII, adopted by the Board of Commissioners	Local	Board of Commissioners
<p>How has or will this be integrated with the HMP and how does this reduce risk?            No building or land may hereafter be used or occupied, and no building or other improvement may be erected, enlarged, improved, altered or moved without compliance with the provisions of this Chapter.</p>				
<b>Subdivision Code</b>	Yes	Subdivision, Chapter XXV, adopted by the Board of Commissioners	Local	Board of Commissioners
<p>How has or will this be integrated with the HMP and how does this reduce risk?            The purpose of this Chapter shall be to provide rules, regulations and standards to guide land subdivision in the Borough in order to provide for the orderly growth and development of the municipality and to assure and promote the comfort, health, safety, convenience and general welfare of the Borough.</p>				
<b>Site Plan Code</b>	Yes	Site Plan Regulations, Chapter XXIV, adopted by the Board of Commissioners	Local and County	Board of Commissioners
<p>How has or will this be integrated with the HMP and how does this reduce risk?            The purpose of this Chapter is to establish rules, regulations, standards and procedures for the approval of all development in order to: Preserve existing natural resources and give proper consideration to the physical constraints of the land; Ensure logical, safe and aesthetic land development that enhances the function and character of the community; Provide for compliance with appropriate design standards to ensure adequate light and air, context sensitive building arrangements and minimum adverse effect on surrounding property; and Develop proper safeguards to minimize the impact on the environment including but not limited to soil erosion and sedimentation and air and water pollution.</p>				
<b>Stormwater Management Code</b>	Yes	Stormwater Control, Chapter XXII, adopted by the Board of Commissioners	Local	Board of Commissioners
<p>How has or will this be integrated with the HMP and how does this reduce risk?            In this Chapter, Flood control, groundwater recharge, and pollutant reduction through nonstructural or low impact techniques shall be explored before relying on structural BMPs. Structural BMPs should be integrated with nonstructural stormwater management strategies and proper maintenance plans. Nonstructural strategies include both environmentally sensitive site design and source controls that prevent pollutants from being placed on the site or from</p>				



	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
--	---------------------------------	--	---	--

being exposed to stormwater. This Chapter establishes minimum stormwater management requirements and controls for "major development,".

<b>Post-Disaster Recovery/ Reconstruction Code</b>	No	-	-	-
--	----	---	---	---

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

<b>Real Estate Disclosure Requirements</b>	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 ("SOD-year floodplain") and if the landlord has actual knowledge that the rental premises or any portion of the parking areas of the real property containing the rental premises has been subjected to flooding. The law does not apply to (1) landlords who lease commercial space or residential dwellings for less than one month, (2) residential dwellings in a premises containing not more than two units, (3) owner-occupied premises containing not more than three units, or (4) hotels, motels, or other guest houses serving transient or seasonal guests for a period of less than 120 days.

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

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

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

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



	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
<ul style="list-style-type: none"> <li>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?</li> </ul>				
Not all provisions of this law have become effective at the time of the writing of this plan.				
<b>Growth Management</b>	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
<b>Environmental Protection Ordinance(s)</b>	Yes	Code in Zoning Chapter XXVII	Local	Board of Commissioners
How has or will this be integrated with the HMP and how does this reduce risk? This chapter outlines the rules and regulations for land use within the borough, ensuring that development is consistent with the community's goals and vision. The code sets standards for building heights, lot sizes, setbacks, and other structural requirements to maintain the character and aesthetics of the borough. It includes provisions to protect natural resources, manage stormwater, and ensure sustainable development practices.				
<b>Flood Damage Prevention Ordinance</b>	Yes	Regulations for the Flood Control Hazards Act were adopted in 2007 and amended effective June 20,2016	Federal, State, County, and Local	Board of Commissioners
How has or will this be integrated with the HMP and how does this reduce risk? <ul style="list-style-type: none"> <li>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;</li> <li>Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction;</li> <li>Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;</li> <li>Controlling filling, grading, dredging, and other development which may increase flood damage; and,</li> <li>Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.</li> </ul>				
<b>Wellhead Protection</b>	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
<b>Emergency Management Ordinance</b>	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
<b>Climate Change Ordinance</b>	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
<b>Other</b>	Yes	Water, Chapter XIX, adopted by the Board of Commissioners	Local	Board of Commissioners
How has or will this be integrated with the HMP and how does this reduce risk? Water, Chapter XIX, adopted by the Board of Commissioners. This Chapter addresses water emergencies in Section 19-S and states that; There is a shortage of potable water in the southern Cape May County area; and it is estimated that this shortage will worsen in the immediate future due to increased population and increasing salt water intrusion into certain area aquifers. It has been determined that certain uses of water should be regulated in order to help				



	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
--	---------------------------------	--	---	--

conserve the supply thereof. This section shall apply to all persons obtaining or furnishing water from the water utility operated by the Borough of West Cape May.

**PLANNING DOCUMENTS**

<b>General/Comprehensive Plan</b>	Yes	Comprehensive Master Plan, submitted December 30, 2005	Local	Board of Commissioners
-----------------------------------	-----	--	-------	------------------------

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

This Comprehensive Master Plan Update addresses the following Mandatory and Optional Master Plan Elements.

- Mandatory Elements; Statement of Objectives, Principles, Assumptions, Policies & Standards; Land Use Plan Element; and Housing Plan Element
- Optional Elements; Open Space, Recreation & Conservation Plan Element; and A Historic Preservation Plan Element
- It is recommended that the Borough undertake the remaining optional Master Plan Elements as funding permits.
- Borough Policymakers reaffirm their commitment to the 15 Purposes of the Municipal Land Use Law and adopt same as general guidelines for this Comprehensive Master Plan Update, the Land Development Ordinance and for the policies and practices of all appropriate municipal agencies in the administration of their duties and responsibilities.
- The Plan explains that Measured sea level has risen approximately 15" in the Cape Island region over the past century, and is expected to continue to rise for the foreseeable future. Consequences of this ongoing inundation of Cape Island by the sea include: shoreline erosion and tidal flooding caused primarily by storms; Wider, deeper and saltier streams; Tidal penetration into the interior of Cape Island; and Migration of salt marshes (replacing swamp forests as trees are killed when saltwater inundates their roots).
- Additionally, saltwater intrusion into the aquifers beneath Cape Island has resulted in the contamination of the groundwater with high levels of sodium. Cape Island's municipal system now gets the majority of its drinking water from a single pocket of fresh groundwater in the Cohansey aquifer. 16New Jersey's only desalination plant was built in 1998 to supplement the water supply from this source.
- Master Plan Re- Examination Report, October 2015. The Re-Examination looks at major problems and objectives related to land development in the borough of west cape may at the time of the adoption of the last master plan. The Plan contains a number of recommendations that should be considered in the areas of; Infrastructure; Environmental Preservation, Recreation and Open Space; Sustainability Traffic Safety, Circulation and Parking; Economic Development and Growth; Dark Sky; and FEMA.

<b>Capital Improvement Plan</b>	Yes	Capital Budget and Capital Improvement Plan, introduced on March 25, 2020	Local	Board of Commissioners
---------------------------------	-----	---	-------	------------------------

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

The CIP is a strategic blueprint that outlines the municipality's planned investments in infrastructure and public facilities over a multi-year period. It prioritizes projects such as road repairs, water and sewer upgrades, and park improvements to enhance community services and support sustainable growth.

<b>Disaster Debris Management Plan</b>	No	-	-	-
--	----	---	---	---

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

<b>Floodplain Management or Watershed Plan</b>	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
<b>Stormwater Management Plan</b>	Yes	Municipal Stormwater Management Plan, December 2004	Local	Board of Commissioners

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

This Municipal Stormwater Management Plan (MSWMP) documents the strategy for the Borough of West Cape May to address stormwater-related impacts. The creation of this plan is required by N.J.A.C.7:14A-25 (Municipal Stormwater Regulations). As required, this plan contains all of the required elements described in N.J.A.C.7:8 (Stormwater Management Regulations).

The goals of this MSWMP are as follows: Reduce flood damage, including damage to life and property; Minimize, to the extent practical, any increase in stormwater runoff from any new development; Reduce soil erosion from any development or construction project; Assure the adequacy of existing and proposed culverts, bridges and other in-stream structures; Maintain groundwater recharge; Prevent, to the greatest extent feasible, an increase in non point pollution; Maintain the integrity of stream channels for their biological functions, as well as for drainage; 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, protect public health, safeguard fish and aquatic life and scenic and ecological values, enhance the domestic, municipal, recreational, industrial and other uses of water; and Protect public safety through the proper design and operation of stormwater basins.

<b>Open Space Plan</b>	Yes	Master Plan	Local	Board of Commissioners
------------------------	-----	-------------	-------	------------------------

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

The Master Plan includes open space information by identifying and preserving areas for recreational use, conservation, and natural beauty. It outlines strategies for maintaining and enhancing parks, greenways, and other open spaces to ensure they remain accessible and beneficial for the community. This plan emphasizes the importance of open spaces in promoting environmental sustainability, improving residents' quality of life, and supporting biodiversity.

<b>Urban Water Management Plan</b>	No	-	-	-
------------------------------------	----	---	---	---

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

<b>Habitat Conservation Plan</b>	Yes	Master Plan	Local	Board of Commissioners
----------------------------------	-----	-------------	-------	------------------------

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

The Master Plan includes habitat conservation information by identifying critical natural areas and ecosystems that need protection. It outlines strategies for preserving wildlife habitats, promoting biodiversity, and implementing sustainable land use practices. The plan emphasizes the importance of maintaining ecological balance and protecting native species through conservation efforts and responsible development.

<b>Economic Development Plan</b>	Yes	Master Plan	Local	Board of Commissioners
----------------------------------	-----	-------------	-------	------------------------

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

The Master Plan includes economic development information by outlining strategies to support local businesses, attract new investments, and enhance the overall economic vitality of the borough. It emphasizes the importance of creating a business-friendly environment, promoting tourism, and leveraging the unique characteristics of the area to stimulate economic growth. The plan also highlights the need for infrastructure improvements and community partnerships to sustain long-term economic development.

<b>Community Wildfire Protection Plan</b>	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
<b>Community Forest Management Plan</b>	Yes	Community Forestry Management Plan, December 6, 2018 form January 1, 2018 to December 31, 2022	Local	Board of Commissioners

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

The plan include the following elements: Training plan; Public education/ awareness/ outreach; Tree ordinance establishment; Tree inventory plan; Tree risk assessment plan; Storm damage assessment related to trees; Tree maintenance and removals; Insect and disease management; Wildfire protection; and Storm water management.

<b>Transportation Plan</b>	No	-	-	-
----------------------------	----	---	---	---

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

<b>Agriculture Plan</b>	No	-	-	-
-------------------------	----	---	---	---

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

<b>Climate Action/ Resilience/Sustainability Plan</b>	Yes	Getting to Resilience online Assessment, January 23, 2024.	Local	Board of Commissioners
---	-----	--	-------	------------------------

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

The Borough completed the GTR on line assessment at Borough Hall on January 23rd. The complete list of linkages and recommendations is available upon request. Chosen relevant recommendations are listed below:

- Adopt a Municipal Floodplain Management Plan and Incorporate the Plan into the Municipal Master Plan, Municipal Stormwater Plan, and Hazard Mitigation Plan
- Adopt an Economic Development Plan or Strategy

<b>Tourism Plan</b>	Yes	Master Plan	Local	Board of Commissioners
---------------------	-----	-------------	-------	------------------------

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

The Master Plan includes tourism information by outlining strategies to promote the borough as a desirable destination. It emphasizes the importance of enhancing local attractions, improving visitor amenities, and marketing the unique cultural and natural features of the area. The plan aims to boost tourism by supporting events, festivals, and activities that draw visitors, thereby contributing to the local economy and community vibrancy.

<b>Business/ Downtown Development Plan</b>	No	-	-	-
--	----	---	---	---

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

<b>Other: Stormwater Pollution Prevention Plan</b>	Yes	Stormwater Pollution Prevention Plan updated in June 1, 2024	Local	Board of Commissioners
--	-----	--	-------	------------------------

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

The Plan is crucial for protecting local water quality and preventing flooding. It outlines measures to manage stormwater runoff, reduce pollutants entering waterways, and ensure compliance with environmental regulations. This plan helps safeguard public health, preserve natural habitats, and maintain the borough's overall environmental sustainability

**RESPONSE/RECOVERY PLANNING**

<b>Emergency Operations Plan</b>	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
<b>Continuity of Operations Plan</b>	Yes	Master Plan	Local	Board of Commissioners
How has or will this be integrated with the HMP and how does this reduce risk? The Master Plan includes continuity of operations information by outlining strategies to ensure that essential services and functions can continue during and after emergencies. It emphasizes the importance of preparedness, risk management, and establishing protocols for maintaining critical infrastructure and municipal operations. The plan aims to enhance the borough's resilience and ability to recover quickly from disruptions, ensuring the safety and well-being of the community.				
<b>Substantial Damage Response Plan</b>	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
<b>Threat and Hazard Identification and Risk Assessment</b>	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
<b>Post-Disaster Recovery Plan</b>	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
<b>Public Health Plan</b>	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				
<b>Other</b>	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				

### 14.3.2 Development and Permitting Capability

Table 14-3 summarizes the capabilities of West Cape May to oversee and track development.

Table 14-3. Development and Permitting Capability

	Yes/No	Comment
Do you issue development permits? <ul style="list-style-type: none"> <li>If you issue development permits, what department is responsible?</li> <li>If you do not issue development permits, what is your process for tracking new development?</li> </ul>	Yes	- Planning and Zoning Office
Are permits tracked by hazard area? (For example, floodplain development permits.)	No	-
Do you have a buildable land inventory? <ul style="list-style-type: none"> <li>If you have a buildable land inventory, please describe</li> </ul>	Yes	Land assessment was completed in 2018 and updated in 2023.



	Yes/No	Comment
Describe the level of buildout in your jurisdiction.	N/A	The Borough is mostly built out with limited available spaces for further build-out.

### 14.3.3 Administrative and Technical Capability

Table 14-4 summarizes potential staff and personnel resources available to West Cape May and their current responsibilities that contribute to hazard mitigation.

Table 14-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
<b>ADMINISTRATIVE CAPABILITY</b>		
Planning Board	Yes	Planning/Zoning Board of Commissioners
Zoning Board of Adjustment	Yes	Planning/Zoning Board of Commissioners
Planning Department	Yes	Planning Board
Mitigation Planning Committee	No	-
Environmental Board/Commission	Yes	Environmental Commission
Open Space Board/Committee	No	-
Economic Development Commission/Committee	No	-
Public Works/Highway Department	Yes	Five (5) person department
Construction/Building/Code Enforcement Department	Yes	Building and Zoning
Emergency Management/Public Safety Department	Yes	Emergency Management Coordinator
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	Shade Tree Commission
Mutual aid agreements	Yes	Surrounding municipalities
Human Resources Manual - Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?	No	-
Other	Yes	County MOU
<b>TECHNICAL/STAFFING CAPABILITY</b>		
Planners or engineers with knowledge of land development and land management practices	Yes	Municipal engineer
Engineers or professionals trained in building or infrastructure construction practices	Yes	Municipal engineer
Planners or engineers with an understanding of natural hazards	Yes	Municipal engineer; Planning Board
Staff with expertise or training in benefit/cost analysis	Yes	Municipal engineer



Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
Professionals trained in conducting damage assessments	No	-
Personnel skilled or trained in GIS and/or Hazus applications	No	-
Staff that work with socially vulnerable populations or underserved communities	No	-
Environmental scientists familiar with natural hazards	Yes	Environmental Commission
Surveyors	Yes	Municipal engineer
Emergency manager	Yes	Coordinator/Deputy
Grant writers	Yes	Starting in 2025.
Resilience Officer	Yes	Environmental Commission
Other (this could include stormwater engineer, environmental specialist, etc.)	No	-

### 14.3.4 Fiscal Capability

Table 14-5 summarizes financial resources available to West Cape May.

Table 14-5. Fiscal Capabilities

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

### 14.3.5 Education and Outreach Capability

Table 14-6 summarizes the education and outreach resources available to West Cape May.



Table 14-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment
Public information officer or communications office	Yes	Commissioner of OEM
Personnel skilled or trained in website development	Yes	Clerk/Finance
Hazard mitigation information available on your website	No	-
Social media for hazard mitigation education and outreach	No	-
Citizen boards or commissions that address issues related to hazard mitigation	No	-
Warning systems for hazard events	Yes	WCM Commissioner of OEM/Clerk and CM Police have system access
Natural disaster/safety programs in place for schools	Yes	Emergency Management and School security has copies
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	The West Cape May OEM office.

### 14.3.6 Community Classifications

Table 14-7 summarizes classifications for community programs available to West Cape May.

Table 14-7. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Community Rating System (CRS)	No	-	-
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	Class 3	7/1/2017
National Weather Service StormReady Certification	No	-	-
Firewise Communities classification	No	-	-
New Jersey Sustainable Jersey Community	Yes	Bronze	December 12, 2019
Other: Organizations with mitigation focus (advocacy group, non-government)	No	-	-

— = Unavailable

### 14.3.7 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 14-8 summarizes the adaptive capacity for each identified hazard of concern and the Borough’s capability to address related actions using the following classifications:

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



- Weak: Capacity does not exist or could use substantial improvement

Table 14-8. Adaptive Capacity

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

## 14.4 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 14-1 is responsible for maintaining this information.

### 14.4.1 NFIP Statistics

Table 14-9 summarizes the NFIP policy and claim statistics for West Cape May.

Table 14-9. West Cape May NFIP Summary of Policy and Claim Statistics

# Policies	297
# Claims (Losses)	112
Total Loss Payments	\$463,191.98
# Repetitive Loss Properties (NFIP definition)	15
# Repetitive Loss Properties (FMA definition)	0
# Severe Repetitive Loss Properties (NFIP definition)	1
# Severe Repetitive Loss Properties (FMA definition)	2

*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

### 14.4.2 Flood Vulnerability Summary

Table 14-10 provides a summary of the NFIP program in West Cape May.



Table 14-10. NFIP Summary

NFIP Topic	Comments
<b>Flood Vulnerability Summary</b>	
Describe areas prone to flooding in your jurisdiction.	Pacific Ave from 5 <sup>th</sup> to Sunset Blvd/4 <sup>th</sup> Ave at State Street/Little Myrtle, which are all due to tidal events and coastal storms.
Do you maintain a list of properties that have been damaged by flooding?	Only after a declared flood event.
Do you maintain a list of property owners interested in flood mitigation?	No, not at this time.
How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?	None, at this time.
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what projects are underway.	Yes, there are RiskMAP projects currently underway.
How do you make Substantial Damage determinations?	Unclear at this time.
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	None, at this time.
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? If there are mitigation properties, how were the projects funded?	There were 5 total which were privately funded.
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	Yes, the flood hazard maps address the flood risks within the Borough.
<b>NFIP Compliance</b>	
What local department is responsible for floodplain management?	Cape May City
Are any certified floodplain managers on staff in your jurisdiction?	Cape May City Construction Office and Floodplain Manager
Do you have access to resources to determine possible future flooding conditions from climate change?	No, not at this time.
Does your floodplain management staff need any assistance or training to support its floodplain management program? If so, what type of assistance/training is needed?	Yes, the floodplain management staff for the Borough would like additional training opportunities.
Provide an explanation of NFIP administration services you provide (e.g., permit review, GIS, education/outreach, inspections, engineering capability)	The Borough Engineer conducts a permit review.
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	The Planning and Zoning Office is responsible for determining.
What are the barriers to running an effective NFIP program in the community, if any?	Financial constraints for the Borough.
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, state the violations.	No, not at this time.
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	Over 10 years ago.



NFIP Topic	Comments
What is the local law number or municipal code of your flood damage prevention ordinance?	Ordinance 526-17
What is the date that your flood damage prevention ordinance was last amended?	2017
Does your floodplain management program meet or exceed minimum requirements? If exceeds, in what ways?	The floodplain management program meets the minimum NFIP requirements.
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	Yes, the Borough has local plans and programs that support floodplain management.
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	The Borough would like to explore the possibility of becoming a CRS community.

## 14.5 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 14-11 through Table 14-13.

Table 14-11. 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
<b>2020</b>				
Total Permits	15	0	0	15
Permits within SFHA	0	0	0	0
<b>2021</b>				
Total Permits	17	0	0	17
Permits within SFHA	0	0	0	0
<b>2022</b>				
Total Permits	8	0	0	8
Permits within SFHA	0	0	0	0
<b>2023</b>				
Total Permits	13	0	0	13
Permits within SFHA	0	0	0	0
<b>2024</b>				
Total Permits	15	0	0	15
Permits within SFHA	0	0	0	0

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



Table 14-12. 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
There is no recent major development.					

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

Table 14-13. 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
There is no known or anticipated major development.					

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

### 14.6.1 Hazard Area

Hazard area maps provided below illustrate the probable hazard areas impacted within the Borough are shown in Figure 14-1 through Figure 14-3. 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 West Cape May has significant exposure. The maps show the location of potential new development, where available.



Figure 14-1. West Cape May Sea Level Rise and FEMA Flood Hazard Area Extent and Location Map

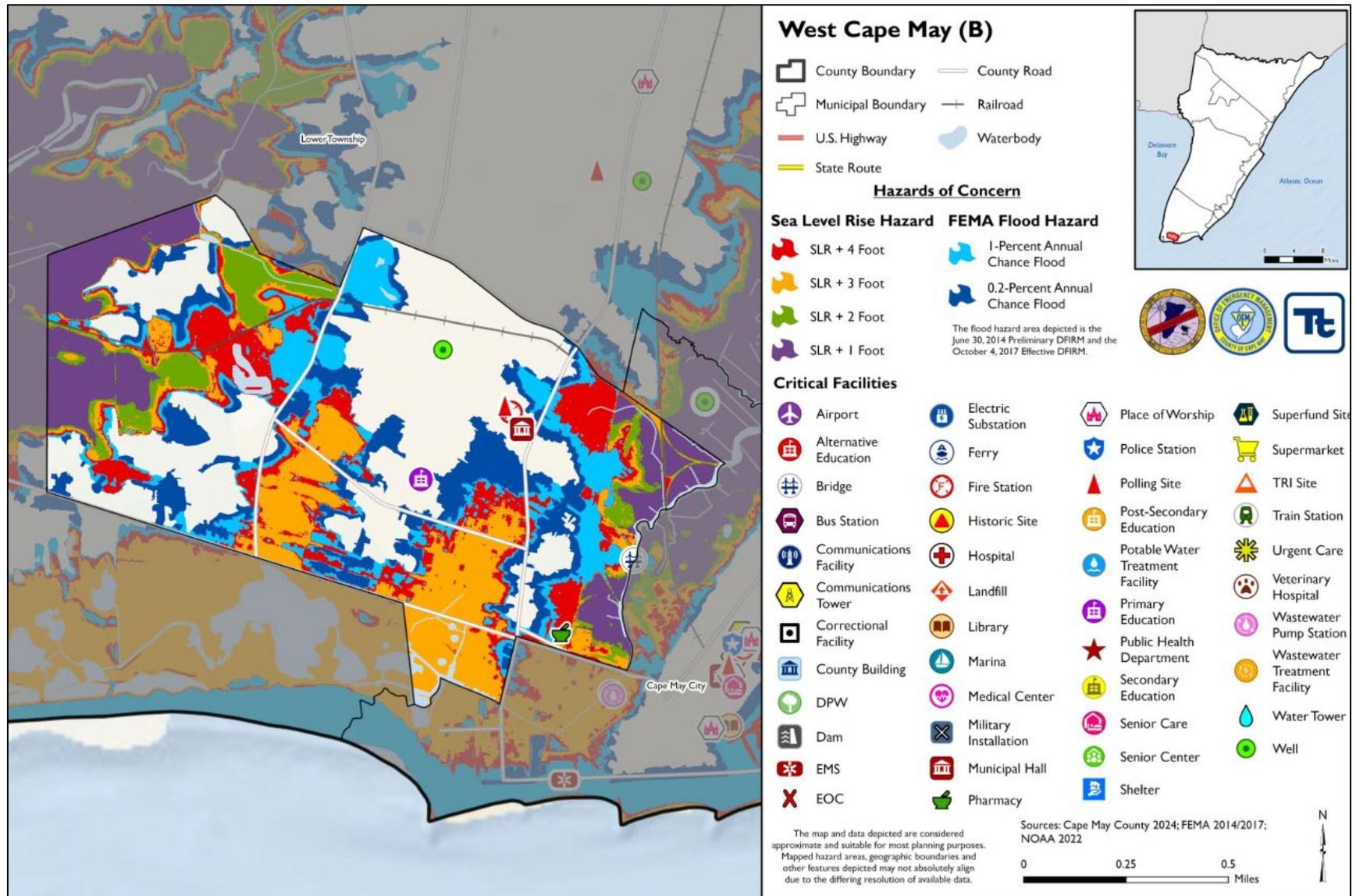




Figure 14-2. West Cape May SLOSH Hazard Area Extent and Location Map

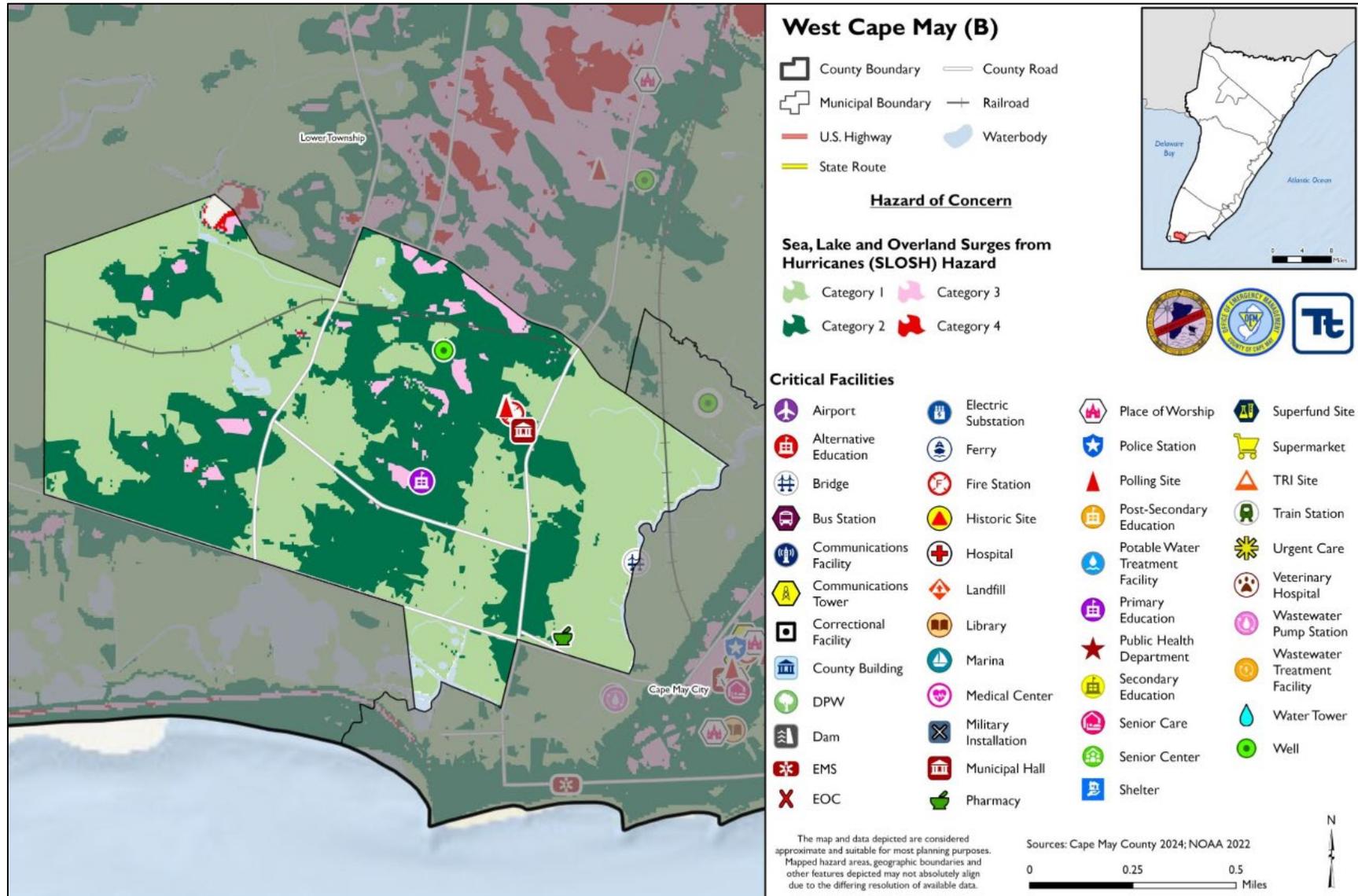
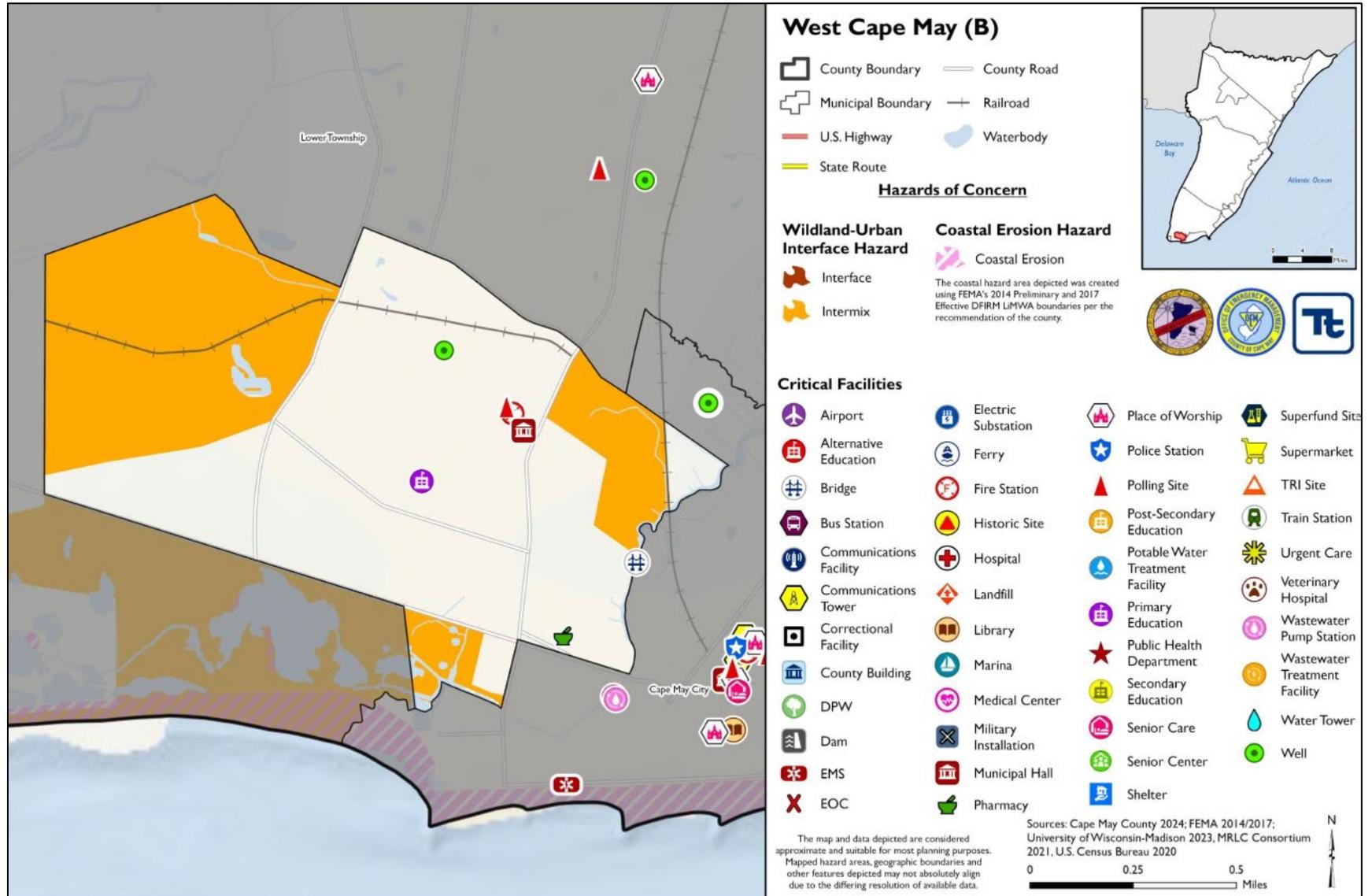




Figure 14-3. West Cape May WUI and Coastal Erosion Hazard Area Extent and Location Map





### 14.6.2 Hazard Event History

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

Table 14-14. Hazard Event History in West Cape May

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in West Cape May
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 impacts were recorded.
January 13, 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.	No impacts were recorded.
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	No impacts were recorded.



Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in West Cape May
			snowfall report was from Dennis Township with 4.9.	

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

### 14.6.3 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 West Cape May.

#### 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. West Cape May reviewed the County hazard ranking and individual results to assess the relative risk of the hazards of concern to the community. During the review of the hazard ranking, the Borough agreed with the hazard rankings identified in Table 14-15.

Table 14-15 shows West Cape May’s final hazard rankings for identified hazards of concern. Mitigation action development uses the ranking to target hazards with the highest risk.

Table 14-15. Hazard Ranking

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

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

#### Critical Facilities

Table 14-16 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.



Table 14-16. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
Elmira Street Bridge	Bridge	Y	Y
Sinu Rx Pharmacy	Pharmacy	Y	Y

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

### 14.6.4 Identified Issues

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

- The Cape Island Creek tunnel causes the Borough to flood
- Falling trees and tree branches can result in utility failure and property damages.
- CR-606 (Sunset Boulevard) through the South Cape May Meadows (Lower and WCM) are low lying and experience flooding. The roadway is County owned.
- The following critical facilities require backup power to operate during power outages as a result from natural hazard events:
  - West Cape May Fire Company and Broadway pump station
  - Borough Hall West Cape May
  - 4<sup>th</sup> Ave pump station
  - West Drive Pump Station
- 2nd Ave/Pacific Ave along Sunset Blvd there is an undersized County culvert.
- Pacific Ave from 6<sup>th</sup> to Sunset Blvd has flooding.

## 14.7 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.

### 14.7.1 Past Mitigation Action Status

Table 14-17 indicates progress on the Borough’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.

### 14.7.2 Additional Mitigation Efforts

In addition to the mitigation actions completed in Table 14-17, West Cape May identified the following mitigation efforts completed since the last HMP:

- Retrofit City Hall to reduce vulnerability to natural hazards, including wind-resistance glazing, improved communications system, and emergency lighting.
- Developed Stormwater Master Plan



- Developed a Disaster Debris Management Plan

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

- Public Outreach
- Planning and Reports
- Structural Flood Control Projects



Table 14-17. 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.
2021-West Cape May-001	Repetitive Loss Mitigation	Flood, Severe Storm	NFIP Floodplain Administrator, Supported by homeowners	<p>Problem: the Borough has 14 remaining unmitigated repetitive loss properties and 1 severe repetitive loss property.</p> <p>Solution: The Borough will conduct outreach to RL/SRL property owners and provide information on mitigation alternatives. After preferred mitigation measures are identified, collect required property-owner information and develop a FEMA grant application and BCA to obtain funding to implement acquisition/purchase/moving/elevating residential homes in the flood prone areas that experience frequent flooding (high risk areas).</p>	<p>1. No Progress 2. Lack of resident buy-in and staff availability.</p>	<p>1. Discontinued 2. N/A 3. Lack of resident buy-in and staff availability.</p>
2021-West Cape May-002	Cape Island Creek Tunnel Pump Station	Flood, Severe Storm	Engineer, Public Works	<p>Problem: the Cape Island Creek tunnel causes the Borough to flood.</p> <p>Solution: The Borough will construct a pump station to address flooding at the Cape Island Creek tunnel. The Pump station will be protected to the 500-year flood level</p>	<p>1. In Progress 2. Change of scope - The Borough will be installing back flow prevention valves.</p>	<p>1. Include 2. The Borough will construct a back flow prevention valves to address flooding at the Cape Island Creek tunnel. 3. N/A</p>
2021-West Cape May-003	Support School Retrofits	All Natural Hazards	School Board with assistance from local departments	<p>Problem: Local schools require retrofitting to protect against hazard damages.</p> <p>Solution: The Borough will provide support in the form of expertise and guidance as the schools work to</p>	<p>1. Not completed 2. The action should we prioritized by the school district.</p>	<p>1. Discontinue 2. N/A 3. This is a school district issue.</p>



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.
				retrofit school buildings to reduce vulnerability to natural hazards, including wind-resistant glazing and addition of backup power.		
2021-West Cape May-004	City Hall Retrofit	Flood, Severe Storm	County Engineering with support from Emergency Management	<p>Problem: City Hall's construction is outdated and leaves the building exposed to potential storm damages and impacts that would limit continuity of operations.</p> <p>Solution: Retrofit City Hall to reduce vulnerability to natural hazards, including wind-resistance glazing, improved communications system, and emergency lighting.</p>	<ol style="list-style-type: none"> <li>1. completed</li> <li>2. The communication system and emergency lighting was completed throughout the building.</li> </ol>	<ol style="list-style-type: none"> <li>1. Discontinue</li> <li>2. N/A</li> <li>3. Completed action.</li> </ol>
2021-West Cape May-005	Tree Maintenance Program	Severe Storm, Severe Winter Storm, Earthquake, Tornado, High Winds	County Engineering with support from Shade Tree Commission and electric utility (AC Electric)	<p>Problem: Falling trees and tree branches can result in utility failure and property damages.</p> <p>Solution: Work with Shade Tree Commission and utilities to develop and implement as improved tree maintenance program in conjunction with the electric utility (AC Electric).</p>	<ol style="list-style-type: none"> <li>1. In Progress</li> <li>2. The Shade Tree Commission has started evaluating all Borough trees in conjunction with AC Electric to identify all hazards within the Borough and will remedy all unsafe issues.</li> </ol>	<ol style="list-style-type: none"> <li>1. Include</li> <li>2. Work with Shade Tree Commission and utilities to develop and implement as improved tree maintenance program in conjunction with the electric utility (AC Electric).</li> <li>3. N/A</li> </ol>
2021-West Cape May-006	Sunset Boulevard Elevation Support	Flood, Severe Storm	County Engineering, Administration	<p>Problem: CR-606 (Sunset Boulevard) through the South Cape May Meadows (Lower and WCM) are low lying and experience flooding. The roadway is County owned.</p> <p>Solution: The Borough will support the County in the elevation of approximately 1.5 miles of CR-606</p>	<ol style="list-style-type: none"> <li>1. In Progress</li> <li>2. The County is in the infant stages of repaving Sunset Boulevard which will include new storm water basins and pipes and culverts.</li> </ol>	<ol style="list-style-type: none"> <li>1. Include</li> <li>2. The Borough will support the County in the elevation of approximately 1.5 miles of CR-606 (Sunset Boulevard) through the South Cape May Meadows (Lower and WCM). SO far, the County has started to repave and design</li> </ol>



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.
				(Sunset Boulevard) through the South Cape May Meadows (Lower and WCM).		the new storm water basins and pipes/culverts. 3. N/A
2021-West Cape May-007	Stormwater Master Plan For West Cape May	Flooding, Severe Storm	County Engineering/Planning with municipal support	Problem: West Cape May lacks a Stormwater Master Plan.  Solution: the Borough will work with Cape May County Engineering and Planning to develop a Stormwater Master Plan.	1. Completed 2. the Stormwater Master Plan was updated June 1, 2024.	1. Discontinue 2. N/A 3. Completed
2021-West Cape May-008	Disaster Debris Management Plan	All Natural Hazards	Public Works and Emergency Management	Problem: The Borough lacks a Disaster Debris Management Plan.  Solution: The Borough will develop a Disaster Debris Management Plan.	1. Completed 2. The Debris Management Plan was completed in December 2024.	1. Discontinue 2. N/A 3. Completed



### 14.7.3 Proposed Hazard Mitigation Actions for the HMP Update

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

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

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

Table 14-18 indicates the range of proposed mitigation action categories. The four FEMA mitigation action categories and the six CRS mitigation action categories are listed in the table to further demonstrate the wide range of activities and mitigation measures selected.

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



Table 14-18. 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			X	X				
Extreme Temperature		X			X					
Flood		X			X				X	
Severe Weather	X	X			X	X			X	
Severe Winter Weather	X	X			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

*Preventative Measures (PR)*—Government, administrative or regulatory actions, or processes that influence the way land and buildings are developed and built. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.

*Property Protection (PP)*—These actions include public activities to reduce hazard losses or actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.

*Public Information (PI)*—Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and educational programs for school-age children and adults.

*Natural Resource Protection (NR)*—Actions that minimize hazard loss and preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.

*Structural Flood Control Projects (SP)*—Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.

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



Table 14-19. 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-West Cape May-01	Cape Island Creek Tunnel Pump Station	1	1	1	1	1	0	0	1	1	1	1	1	1	1	12	High
2026-West Cape May-02	Tree Maintenance Program	1	1	1	1	1	1	1	1	1	1	1	1	1	0	13	High
2026-West Cape May-03	Sunset Boulevard Elevation Support	1	1	1	1	1	0	0	1	1	1	1	0	1	1	11	High
2026-West Cape May-04	Backup Generators for Critical Facilities	1	1	1	1	1	0	0	1	1	1	1	1	1	1	12	High
2026-West Cape May-05	Culvert Upgrade for Sunset Boulevard	1	1	1	1	1	0	1	1	0	1	1	1	1	1	12	High
2026-West Cape May-06	Repave Sunset Boulevard	1	1	1	1	1	0	1	1	0	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-West Cape May-01. Cape Island Creek Tunnel Pump Station

Lead Agency:	Engineer	
Supporting Agencies:	Public Works	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	The Cape Island Creek tunnel causes the Borough to flood.	
Description of the Solution:	The Borough will construct a back flow prevention valves to address flooding at the Cape Island Creek tunnel.	
Estimated Cost:	Medium	
Potential Funding Sources:	HMGP, Annual Budget, State funding opportunities	
Implementation Timeline:	Medium (< 5 years)	
Goals Met:	1, 2, 3, 4, 6, 7	
Benefits:	High (> \$100,000)	
Impact on Socially Vulnerable Populations:	Socially vulnerable populations, such as the elderly or disabled, are more at risk to flooding impacts in the Borough. This action will mitigate flood risks within the Borough and lessen the exposure of flooding to socially vulnerable populations within the area.	
Impact on Future Development:	Future development within the Borough will be protected against future flooding potential by the Cape Island Creek tunnel having back flow prevention valves which will mitigate flood risks.	
Impact on Critical Facilities/Lifelines:	Critical facilities that are prone to flooding in the Borough will have better protected against flooding due to the back flow prevention valve which will mitigate future flood impacts.	
Impact on Capabilities:	This action will strengthen the Boroughs ability to mitigate future flood risks.	
Climate Change Considerations:	Climate change will continue to impact the severity and frequency of hazards such as flooding and severe storms. This action will work to mitigate future flooding concerns.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Project	
Priority	High	
Alternatives		
	Action	Evaluation
	No action	Problem still persists.
	Install a flood wall	Not enough space and costly to implement.
Install a levee system	Not enough space and costly to implement.	



Action 2026-West Cape May-02. Tree Maintenance Program

Lead Agency:	County Engineering	
Supporting Agencies:	Shade Tree Commission, electric utility (AC Electric)	
Hazards of Concern:	Severe Storm, Severe Winter Storm, Earthquake, Tornado, High Winds	
Description of the Problem:	Falling trees and tree branches can result in utility failure and property damages.	
Description of the Solution:	Work with Shade Tree Commission and utilities to develop and implement as improved tree maintenance program in conjunction with the electric utility (AC Electric).	
Estimated Cost:	Medium	
Potential Funding Sources:	Shade Tree Commission, Annual Budget, State funds	
Implementation Timeline:	Medium (< 5 years)	
Goals Met:	1, 2, 3, 4, 5, 6, 7	
Benefits:	High (> \$100,000)	
Impact on Socially Vulnerable Populations:	Socially vulnerable populations, such as the elderly or disabled, are more at risk to downed tree impacts in the Borough. This action will mitigate downed tree risks within the Borough and lessen the exposure of this hazard to socially vulnerable populations within the area.	
Impact on Future Development:	Future development will be protected from future downed tree impacts as a result from natural hazard events.	
Impact on Critical Facilities/Lifelines:	Critical facilities will be protected from future downed tree impacts as a result from natural hazard events.	
Impact on Capabilities:	This will strengthen the Borough's capabilities to maintain continuity of operations during natural hazard events by lessening the amount of downed trees which can result in loss of service for utilities and roadways.	
Climate Change Considerations:	Climate change will continue to impact the frequency and severity of hazard events such as severe storms and severe winter storms which can result in many downed trees. This action will work to lessen this impact from future hazard events.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Preventative Measures, Property Protection	
Priority	High	
Alternatives	<b>Action</b>	<b>Evaluation</b>
	No action	Problem still persists.
	Plant more trees in the Borough	Problem still persists and the hazard is still present.
	Remove all trees in the Borough	Not an option, increase the amount of heat hazards in the Borough.



Action 2026-West Cape May-03. Sunset Boulevard Elevation Support

Lead Agency:	County Engineering	
Supporting Agencies:	Administration	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	CR-606 (Sunset Boulevard) through the South Cape May Meadows (Lower and WCM) are low lying and experience flooding. The roadway is County owned.	
Description of the Solution:	The Borough will support the County in the elevation of approximately 1.5 miles of CR-606 (Sunset Boulevard) through the South Cape May Meadows (Lower and WCM). So far, the County has started to repave and design the new storm water basins and pipes/culverts.	
Estimated Cost:	High	
Potential Funding Sources:	State funds, HMGP, Staff time	
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, such as the elderly or children, who utilize the roadway daily will be protected against future flood risks.	
Impact on Future Development:	Future development which will be located near the roadway will be better protected against flooding. Residents will have better access to this new development by protecting the roadway from flood impacts.	
Impact on Critical Facilities/Lifelines:	The roadway is a critical lifeline for the residents in the Borough as it allows transportation and evacuation. This will lessen flood impacts to this critical lifeline.	
Impact on Capabilities:	This action will strengthen the Borough capabilities for EMS to responds to emergency calls by providing safe transportation route to access residents during a flood event.	
Climate Change Considerations:	Climate change will continue to impact the severity and frequency of flood events. This action will help to mitigate future flooding impacts to transportation routes.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Project	
Priority	High	
Alternatives	Action	Evaluation
	No action	Problem persists.
	Remove CR-606	Loss of critical service, costly.
	Build a levee around CR-606	Not enough space, costly.



Action 2026-West Cape May-04. Backup Generators for Critical Facilities

Lead Agency:	City Engineer	
Supporting Agencies:	Critical Facility Operators, Administration	
Hazards of Concern:	All Natural Hazards	
Description of the Problem:	<p>The following critical facilities require backup power to operate during power outages as a result from natural hazard events:</p> <ul style="list-style-type: none"> <li>• West Cape May Fire Company and Broadway pump station</li> <li>• Borough Hall West Cape May</li> <li>• 4<sup>th</sup> Ave pump station</li> <li>• West Drive Pump Station</li> </ul>	
Description of the Solution:	<p>The following generators will be installed and maintained/monitored by the City engineer and support from Critical Facility Operators:</p> <ul style="list-style-type: none"> <li>• Generator Blue Star 60 KW</li> <li>• Genrator Blue Star 60 KW 240 Volts</li> <li>• Generator Onan 35 KW 240 volts</li> <li>• Generator Kohler 45 KW 208 Volts</li> </ul>	
Estimated Cost:	Medium	
Potential Funding Sources:	HMGP, State funds, PDM, Annual budget	
Implementation Timeline:	Medium (< 5 years)	
Goals Met:	1, 3, 4, 5, 6	
Benefits:	High (> \$100,000)	
Impact on Socially Vulnerable Populations:	Socially vulnerable populations are more at risk to natural hazard events. This action would ensure that critical facility which are vital to the safety of socially vulnerable populations will be fully operational during natural hazard events.	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	This action would protect several critical facilities and lifelines in the Borough from power outages during natural hazard events.	
Impact on Capabilities:	This action will strengthen the Boroughs capabilities to maintain standard of operations during power outages.	
Climate Change Considerations:	Climate change will continue to increase the severity and frequency of natural hazard events which can cause power outages. This action will lessen the impact to critical facilities during these events.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Preventative Measures	
Priority	High	
Alternatives		



Action 2026-West Cape May-05. Culvert Upgrade for Sunset Boulevard

Lead Agency:	County Engineer/County Highway Department	
Supporting Agencies:	City Engineer/City Highway Department	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	2nd Ave/Pacific Ave along Sunset Blvd there is an undersized County culvert.	
Description of the Solution:	The County Engineer and County Highway Department will work with City Engineer and City Highway Department to install a larger culvert. They will also work to install a larger storm water pipe with the new storm basins, and back flow prevention valves.	
Estimated Cost:	Medium	
Potential Funding Sources:	County funds, State funds, HMGP, Staff time	
Implementation Timeline:	Medium (< 5 years)	
Goals Met:	1, 2, 3, 4, 5, 6, 7	
Benefits:	High (> \$100,000)	
Impact on Socially Vulnerable Populations:	Socially vulnerable populations are more at risk to flood impacts. This action will enhance a stormwater system that will mitigate future flooding impacts and lessen flood risks to all residents.	
Impact on Future Development:	Future development is at risk to future flood impacts. This action will work to mitigate future flood and stormwater runoff to lessen these impacts to future development.	
Impact on Critical Facilities/Lifelines:	Critical facilities and lifelines such as roadways and utilities are at risk to flood impacts and can be damaged. This action would lessen future flood risks to these facilities.	
Impact on Capabilities:	This action would increase the flood mitigation and stormwater capabilities for the Borough.	
Climate Change Considerations:	Climate change will continue to impact the severity and frequency of flooding and other natural hazard events. This action will mitigate those future flood risks that may be exacerbated from climate change.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Project	
Priority	High	
Alternatives	<b>Action</b>	<b>Evaluation</b>
	No action	Problem persists.
	Remove the culvert	Loss of critical service, problem persists.
	Install a levee system	Not enough space, costly, problem may still persist.



Action 2026-West Cape May-06. Repave Sunset Boulevard

Lead Agency:	City Engineer/City Highway Department	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Storm	
Description of the Problem:	Pacific Ave from 6 <sup>th</sup> to Sunset Blvd has flooding.	
Description of the Solution:	The City Engineer will work with the City Highway Department to repave Pacific Ave and install new storm inlets with a larger diameter storm water pipe.	
Estimated Cost:	Medium	
Potential Funding Sources:	City funds, State funds, HMGP, Staff time	
Implementation Timeline:	Medium (< 5 years)	
Goals Met:	1, 2, 3, 4, 5, 6, 7	
Benefits:	High (> \$100,000)	
Impact on Socially Vulnerable Populations:	Socially vulnerable populations are more at risk to flooding impacts. This action would ensure a vital transportation route is safe to use during severe storm and flood events.	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	The roadway is a critical lifeline for residents as it provides evacuation and transportation routes. This action will protect these facilities for safe operation during flood events.	
Impact on Capabilities:	This action will increase the Boroughs capabilities by allowing for same transportation of EMS and Police to access residents in time of need during hazard events.	
Climate Change Considerations:	Climate change will continue to impact the severity and frequency of flood events and other natural hazards. This action will help to mitigate those future flood concerns exacerbated by climate change.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Structural Flood Control Project	
Priority	High	
Alternatives	<b>Action</b>	<b>Evaluation</b>
	No action	Problem persists.
	Remove the roadways	Not an option, loss of transportation and evacuation routes.
	Elevate the roadways	Temporary loss of service, costly.