



5. BOROUGH OF CAPE MAY POINT

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

5.1 HAZARD MITIGATION PLANNING TEAM

The Borough of Cape May Point 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 5-1 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 5-1. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: Bill Gibson, Public Works Supervisor and OEM Coordinator Address: PO Box 490 Cape May Point, NJ 08212 Phone Number: 609-884-1415 Email: bgibson@capemaypoint.org	Name/Title: Elaine Wallace, Municipal Clerk Address: PO Box 490 Cape May Point, NJ 08212 Phone Number: 609-884-8468 ext. 12 Email: ewallace@capemaypoint.org
National Flood Insurance Program Floodplain Administrator	
Name/Title: Paul Deitrich, CRS Coordinator and Floodplain Administrator Address: PO Box 490 Cape May Point, NJ 08212 Phone Number: 609-884-9536 Email: pdeitrich@capemaypoint.org	
Additional Contributors	
Name/Title: Dale Foster, Borough Engineer Method of Participation: Assisted in worksheet completion and reviewing materials	
Name/Title: Ed Grant, Borough Administrator Method of Participation: Assisted in worksheet completion and reviewing materials	
Name/Title: Lou Vito, Construction Official Method of Participation: Assisted in worksheet completion and reviewing materials	
Name/Title: Elaine Wallace, Municipal Clerk Method of Participation: Assisted in worksheet completion and reviewing materials	

5.2 COMMUNITY PROFILE

Cape May Point is a Borough at the southwestern 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 portions of the Township of Lower, the Borough of West Cape May, and the City of Cape May; on the south



by the Atlantic Ocean and Delaware Bay; and on the west by Delaware Bay. It is part of the Ocean City Metropolitan Statistical Area. Cape May Point is home to the Cape May Lighthouse.

5.2.1 Governing Body Format

The Borough of Cape May Point is governed by a dedicated Board of Commissioners, which is responsible for overseeing the various aspects of the borough's administration and ensuring the well-being of its residents. This board is composed of three key officials, each with distinct roles and responsibilities:

1. **Mayor:** Is responsible for managing the borough's financial matters, including budgeting, taxation, and revenue collection, ensuring that the borough's finances are handled efficiently and transparently.
2. **Deputy Mayor:** Duties include overseeing the borough's public safety measures, such as the police and fire departments, as well as managing public relations and community engagement initiatives.
3. **Commissioner:** responsibilities encompass the maintenance and development of the borough's infrastructure, including roads, parks, and public buildings. She ensures that these facilities are well-maintained and accessible to the community.

Each commissioner plays a vital role in the governance of Cape May Point, working collaboratively to address the needs of the borough and its residents. Their combined efforts contribute to the smooth functioning and overall quality of life in the community.

5.2.2 Population and Social Vulnerability

According to the U.S. Census, the 2020 population for Cape May Point was 305, a 0.3 percent of the County population.

Research has shown that some populations are at greater risk from hazard events because of decreased resources or physical abilities. These populations can be more susceptible to hazard events based on a number of factors including their physical and financial ability to react or respond during a hazard, and the location and construction quality of their housing. Data from the 2020 U.S. Census indicates that 0.0 percent of the population is 5 years of age or younger, 38.7 percent is 65 years of age or older, 0.0 percent is non-English speaking, 8.5 percent is below the poverty threshold, and 14.1 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%.

5.3 JURISDICTIONAL CAPABILITY ASSESSMENT AND INTEGRATION

Cape May Point performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Volume I describes the components included in the capability



assessment and their significance for hazard mitigation planning. The jurisdictional assessment for this annex includes analyses of the following:

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

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

5.3.1 Planning and Regulatory Capability and Integration

Table 5-2 summarizes the planning and regulatory tools that are available to Cape May Point.

Table 5-2. 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	Construction Codes, Uniform, Chapter 75, September 3, 2019	State and Local	Board of Commissioners
How has or will this be integrated with the HMP and how does this reduce risk? There is hereby established in the Borough of Cape May Point a State Uniform Construction Code enforcing agency to be known as the Department of Construction Inspection. The Construction Official shall be the chief administrator of the enforcing agency. Although a separate permit is required to build in the SFHA.				
Zoning/Land Use Code	Yes	Zoning, Chapter 150, 1988	Local	Board of Commissioners
How has or will this be integrated with the HMP and how does this reduce risk? Mitigation aspects of this Chapter include: All utility service connections to all new construction or, substantial improvement as defined in Article II of Chapter 90, Flood and Storm Zones, shall be underground. No structural expansion or alteration which creates any nonconformity or extends or expands any existing nonconformity shall be permitted unless a variance has been granted, except that raising an entire structure to comply with the flood ordinance is permitted so long as the structure is not otherwise expanded or relocated. It is the intent that the Beach Zone to protect the Borough's important beach resources from development and use that is inconsistent with their natural character or which could have an adverse impact on them.				
Subdivision Code	Yes	Subdivision of Land, Chapter 149, 1988	Local	Board of Commissioners
How has or will this be integrated with the HMP and how does this reduce risk? The purpose of this chapter is to provide rules, regulations and standards to regulate the division or subdivision of lots within the Borough. The Ordinance contains basic land subdivision requirements.				



	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Site Plan Code	No	-	-	-

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

Stormwater Management Code	Yes	Stormwater Control, Chapter 129, 2006	Local	Board of Commissioners
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How has or will this be integrated with the HMP and how does this reduce risk?

It is the purpose of this Chapter that 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 being exposed to stormwater. It is also required that post-construction stormwater runoff into tidal flood hazard areas if the increased volume of stormwater runoff will not increase flood damages below the point of discharge; or in tidal flood hazard areas, stormwater runoff quantity analysis in accordance with paragraphs this Chapter shall only be applied if the increased volume of stormwater runoff could increase flood damages below the point of discharge. Structural stormwater management measures shall be designed to take into account the existing site conditions, including, for example, environmentally critical areas, wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability and texture; drainage are and drainage patterns.

Post-Disaster Recovery/ Reconstruction Code	No	-	-	-
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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
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How has or will this be integrated with the HMP and how does this reduce risk?

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:



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

Not all provisions of this law have become effective at the time of the writing of this plan.

Growth Management	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Environmental Protection Ordinance(s)	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Flood Damage Prevention Ordinance	Yes	Flood Damage Prevention, Chapter 90, 1988	Federal, State, County and Local	Board of Commissioners
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How has or will this be integrated with the HMP and how does this reduce risk?
 It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to: a. .Protect human life and health b. Minimize expenditure of public money for costly flood control projects ;c Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; d. Minimize prolonged business interruptions. In order to accomplish its purposes, this ordinance includes methods and provisions for: a. 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; b. Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction; c. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters; d. 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	-	-	-
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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	Yes	Emergency Services, Chapter 12, 2008	Local	Board of Commissioners
<p>How has or will this be integrated with the HMP and how does this reduce risk? The County of Cape May consists of sixteen (16) municipalities, eleven (11) of which have municipal police or fire departments operating for or within the Borough of Avalon, City of Cape May, Township of Lower, Township of Middle, City of North Wildwood, City of Ocean City, City of Sea Isle City, Borough of Stone Harbor, Borough of West Wildwood, City of Wildwood or the Borough of Wildwood Crest, which regularly interact and provide assistance to each other in police, medical or fire related emergencies.</p>				
Climate Change Ordinance	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p>				
Other	Yes	Water and Sewer Utility, Chapter 146, 1988	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 Article is to provide for the maximum possible beneficial public use of the wastewater facilities through regulation of sewer construction, sewer use and wastewater discharges.</p>				
Other	Yes	Article 34, Environmental Conservation Law, Coastal Erosion Hazard Areas 6 NYCRR Part 505, Coastal Erosion Management Regulations and Annual Review for 2019 of the Cape May Point NJ Municipal Beaches, May 30, 2019	State, Local	Planning Board
<p>How has or will this be integrated with the HMP and how does this reduce risk? The annual survey of the nine cross section stations on the municipal beach was completed by the Stockton University Coastal Research Center (CRC) on March 19, and April 21-22, 2025. These were compared to previous surveys that were conducted April 2022, May 2023 and March 2024. The findings included in this report complete the annual review of the municipal beaches just prior to the 2025 beach bathing season. The findings by Cell are as follows:</p> <p>Cell 0 (Lighthouse Avenue) there was landward shoreline movement (-2.3 feet) and volume loss across the profile (-12.8 yds³/ft).</p> <p>Cell 1 (Lehigh Avenue) lost sand above and below the 0.0 ft NAVD88 elevation as the seaward berm crest lowered and the nearshore moved landward (-12.2 yds³/ft). However, the shoreline moved seaward (4.5 feet).</p> <p>Cell 2 (Whilden Avenue) the “Beachsaver” units were exposed at about -5.0 ft NAVD88 and may become a hazard to water bathers. There was sand volume loss above and below the datum (-13.1 yds³/ft) and landward shoreline movement (-10.6 ft).</p> <p>Cell 3 (Coral Avenue) “Beachsaver” units remain buried. Seaward berm crest lowered in elevation however the nearshore elevations were consistent with March 2024 survey.</p> <p>Cell 4 (Coral Avenue) Between 2024 and 2025, the shoreline moved landward (-17.6 ft) and the profile lost volume (-8.71 yds³/ft)</p> <p>Cell 5 (Surf Avenue) the foredune elevation and width continued to grown regardless of shoreline position. The shoreline moved landward (-5.8 ft) and the profile lost volume (-1.07 yds³/ft).</p> <p>Cell 6 (Cape Avenue) gained a modest amount of volume (1.22 yds³/ft) since 2024.</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
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Cell 7 (Pearl Avenue) between April 2024 and April 2025 the profile lost volume (-7.44 yds³/ft) and the shoreline moved landward (-30.2 ft).

Cell 8 (Stites Avenue) the shoreline moved landward (-41.6 ft), which is unusual for this location, and there was sand loss above and below datum (-13.2 yds³/ft).

PLANNING DOCUMENTS

General/Comprehensive Plan	Yes	Master Plan, August,2008 and Master Plan Re-examination Report, March 13, 2017.	Local	Planning Board
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How has or will this be integrated with the HMP and how does this reduce risk?

The 2017 report contains sufficient detail for the Proposed Land Use Districts Map and regulations whereby it may be considered an amendment to the master plan and, as such, serve directly as the basis for changes to the land development ordinance and zoning map. Additionally, the Municipal Public Access Plan (MPAP), the report entitled "Getting to Resilience" and the "Coastal Vulnerability Assessment Report" are hereby incorporated within the Master Plan as technical appendices to inform the other plan elements.

Capital Improvement Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Disaster Debris Management Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Floodplain Management or Watershed Plan	Yes	Watershed Plan	Local	Planning Board
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How has or will this be integrated with the HMP and how does this reduce risk?

The watershed plan helps integrated data used in the HMP for the Borough and to develop mitigation actions in accordance to the watershed plan priorities.

Stormwater Management Plan	Yes	Stormwater Management Plan	Local	Planning Board
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How has or will this be integrated with the HMP and how does this reduce risk?

The stormwater management plan provides additional data and priorities that can be integrated into the HMP data for the Borough.

Open Space Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Urban Water Management Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Habitat Conservation Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Economic Development Plan	No	-	-	-
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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
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Community Wildfire Protection Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Community Forest Management Plan	Yes	Initial Fire-Year Community Forestry Management Plan 2023-2027	Local	Board of Commissioners
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How has or will this be integrated with the HMP and how does this reduce risk?

The Borough has a State-approved Urban Forestry Plan. Plan provides for management of tree community through the borough and dune environmental to enhance resiliency to flood events.

Transportation Plan	Yes	Bike Walk Cape May, A Plan for both Cape May City and Cape May Point. 2016	Local	Planning Board
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How has or will this be integrated with the HMP and how does this reduce risk?

The proposed recommendations outline a range of engineering, education, enforcement, and encouragement concepts and strategies to enhance bicycle and pedestrian mobility throughout the two communities. Prioritized and implemented over time, as funding is available, they will foster higher levels of walking and biking activity, spur economic activity along the commercial corridors, support tourism, and create a more robust network to link residents and tourists with the places they want to go.

Agriculture Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Climate Action/ Resilience/Sustainability Plan	Yes	Getting to Resilience Recommendation Report, January 2016	Local	Planning Board
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How has or will this be integrated with the HMP and how does this reduce risk?

Climate action data can be used to guide mitigation action priorities for the Borough. The CCRVHA to be completed by 12/2025

Tourism Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Business/ Downtown Development Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Other	Yes	Dune Maintenance Plan, Landscaping and Vegetation Plan	Local	Planning Board
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How has or will this be integrated with the HMP and how does this reduce risk?

The Dune Maintenance Plan is a five-year plan designed to maintain and improve the natural and beneficial functions of the Borough's dune system. In addition, the plan incorporates public education and information through the use of volunteers and signage within the program. Ordinance 15-2024 for tree removal and replacement will result in no net loss to the tree canopy.



	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
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Chapter 150 section 21 of the Borough Code provides information on requirements for Landscaping and Vegetation plans. Native vegetation and pervious surfaces are encouraged and/or required. Such development patterns may help reduce impacts from stormwater flooding.

RESPONSE/RECOVERY PLANNING

Emergency Operations Plan	Yes	External Support Function 15 (External Communications), February 2017	Local	Planning Board
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How has or will this be integrated with the HMP and how does this reduce risk?
 The purpose of Emergency Support Function (ESF) 15 is developed to assist in the provision of accurate, coordinated, and timely information to affected audiences, including governments, media, the private sector, and the populace, during times of disaster or emergencies, using the National Incident Management System (NIMS).

Continuity of Operations Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Substantial Damage Response Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Threat and Hazard Identification and Risk Assessment	Yes	Municipal Coastal Vulnerability Assessment, May 2016	Local	Planning Board
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How has or will this be integrated with the HMP and how does this reduce risk?
 The Borough of Cape May Point, Municipal Coastal Vulnerability Assessment, dated May 2016, while not a THIRA by name, identifies the vulnerability of the community's assets to a series of flood hazard scenarios and examines how the flood events will affect the functional capacity of critical buildings, services, infrastructure, businesses, ecological systems, and residents. The Plan includes many short and long term recommendations for addressing the identified vulnerabilities that are mitigation actions some of which are aspects of the HMP. This assessment will be updated with the CCRVA by 12/2025.

Post-Disaster Recovery Plan	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

Public Health Plan	Yes	Cape May County Health Department Plan	County	Cape May County Health Department
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How has or will this be integrated with the HMP and how does this reduce risk?
 Cape May Point uses the Cape May County Health Department plans.

Other	No	-	-	-
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How has or will this be integrated with the HMP and how does this reduce risk?

5.3.2 Development and Permitting Capability

Table 5-3 summarizes the capabilities of Cape May Point to oversee and track development.



Table 5-3. Development and Permitting Capability

	Yes/No	Comment
Do you issue development permits? <ul style="list-style-type: none"> 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	Building Department and Zoning Officer
Are permits tracked by hazard area? (For example, floodplain development permits.)	Yes	Through Building Department
Do you have a buildable land inventory? <ul style="list-style-type: none"> If you have a buildable land inventory, please describe 	Yes	Through Building Department
Describe the level of buildout in your jurisdiction.	N/A	The Borough is mostly built-out and has limited space for further development.

5.3.3 Administrative and Technical Capability

Table 5-4 summarizes potential staff and personnel resources available to Cape May Point and their current responsibilities that contribute to hazard mitigation.

Table 5-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
ADMINISTRATIVE CAPABILITY		
Planning Board	Yes	Commissioner of Revenue and Finance
Zoning Board of Adjustment	Yes	Combined with Planning Board
Planning Department	No	-
Mitigation Planning Committee	Yes	CMP OEM
Environmental Board/Commission	Yes	EC under Com., Public Works
Open Space Board/Committee	Yes	EC under Com. Public Safety and Public Affairs
Economic Development Commission/Committee	Yes	Commissioner Revenue and Finance, Administrator, CFO, Auditor
Public Works/Highway Department	Yes	Public works
Construction/Building/Code Enforcement Department	Yes	Code Enforcement Officer, Zoning Officer
Emergency Management/Public Safety Department	Yes	OEM coordinator
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	Public Works completes the following: Keeping storm drains clear, collecting bagged leaves every Tuesday from property owners to keep them from flowing into drains, monitoring Lake Lily and determining when to lower lake levels by pumping so the lake can absorb stormwater from Lighthouse Pond and South Cape May Meadow
Mutual aid agreements	Yes	Fire, Police, EMS, NJ DEP, CM County OEM,



Resources	Available? (Yes/No)	Comment (available staff, responsibilities, support of hazard mitigation)
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	Borough Engineer Certified Municipal Planner
Engineers or professionals trained in building or infrastructure construction practices	Yes	Borough Engineer Construction Official
Planners or engineers with an understanding of natural hazards	Yes	Borough Engineer Certified Municipal Planner Certified Floodplain Manager
Staff with expertise or training in benefit/cost analysis	Yes	Rev & Fin, CFO, Auditor, Administrator
Professionals trained in conducting damage assessments	No	-
Personnel skilled or trained in GIS and/or Hazus applications	Yes	Borough Engineer
Staff that work with socially vulnerable populations or underserved communities	No	-
Environmental scientists familiar with natural hazards	No	-
Surveyors	Yes	PW, Borough Engineer
Emergency manager	Yes	Public Works Manager/ OEM
Grant writers	Yes	Rev & Fin, Administrator
Resilience Officer	No	-
Other (this could include stormwater engineer, environmental specialist, etc.)	No	-

5.3.4 Fiscal Capability

Table 5-5 summarizes financial resources available to Cape May Point.

Table 5-5. 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



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

5.3.5 Education and Outreach Capability

Table 5-6 summarizes the education and outreach resources available to Cape May Point.

Table 5-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment
Public information officer or communications office	Yes	Administrator Edmund Grant
Personnel skilled or trained in website development	Yes	Clerk Elaine Wallace
Hazard mitigation information available on your website	Yes	The Borough has Emergency Management information on their Emergency Management webpage.
Social media for hazard mitigation education and outreach	No	-
Citizen boards or commissions that address issues related to hazard mitigation	Yes	CRS PPI committee, Multi-Jurisdictional PPI (NJ Coastal Coalition)
Warning systems for hazard events	Yes	Public Works; CMP Fire Company; Nixle through Cape May Point Department
Natural disaster/safety programs in place for schools	No	No schools in CMP
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	An updated borough website and ability to send out information via email and text to property owners right away. The Borough added new bookcases in the public conference room for FEMA manuals so the public can reference them with ease.

5.3.6 Community Classifications

Table 5-7 summarizes classifications for community programs available to Cape May Point.



Table 5-7. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Community Rating System (CRS)	Yes	6	October 1, 2013
Building Code Effectiveness Grading Schedule (BCEGS)	Yes	3	April 2013
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	5	2015
National Weather Service StormReady Certification	No	-	-
Firewise Communities classification	No	-	-
New Jersey Sustainable Jersey Community	Yes	Bronze	December 12, 2017
Other: Organizations with mitigation focus (advocacy group, non-government)	No	-	-

N/A = Not applicable

— = Unavailable

5.3.7 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 5-8 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 5-8. Adaptive Capacity

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

5.4 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 5-1 is responsible for maintaining this information.



5.4.1 NFIP Statistics

Table 5-9 summarizes the NFIP policy and claim statistics for Cape May Point.

Table 5-9. Cape May Point NFIP Summary of Policy and Claim Statistics

# Policies	350
# Claims (Losses)	121
Total Loss Payments	\$838,747.74
# Repetitive Loss Properties (NFIP definition)	8
# Repetitive Loss Properties (FMA definition)	0
# Severe Repetitive Loss Properties (NFIP definition)	0
# Severe Repetitive Loss Properties (FMA definition)	0

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

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

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

Source: FEMA, 2024

5.4.2 Flood Vulnerability Summary

Table 5-10 provides a summary of the NFIP program in Cape May Point.

Table 5-10. NFIP Summary

NFIP Topic	Comments
Flood Vulnerability Summary	
Describe areas prone to flooding in your jurisdiction.	The entire Borough is subject to extreme flooding from tidal events and coastal storms. Storm surge of 4-5 feet.
Do you maintain a list of properties that have been damaged by flooding?	After declared flood event only.
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)?	There are no homeowners or business owners who are interest in mitigation at this time.
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what projects are underway.	Yes, the Borough has a RiskMAP project currently underway.
How do you make Substantial Damage determinations?	-
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	There have been no SD determinations recently.



NFIP Topic	Comments
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? If there are mitigation properties, how were the projects funded?	1 – 2024, 3 – 2023 Privately funded
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	Yes, the flood maps adequately address flood risk within the Borough.
NFIP Compliance	
What local department is responsible for floodplain management?	Cape May City Construction Office – Floodplain Manager
Are any certified floodplain managers on staff in your jurisdiction?	Yes, 2
Do you have access to resources to determine possible future flooding conditions from climate change?	Yes, the Borough has access to climate change resources.
Does your floodplain management staff need any assistance or training to support its floodplain management program? If so, what type of assistance/training is needed?	No, not at this time.
Provide an explanation of NFIP administration services you provide (e.g., permit review, GIS, education/outreach, inspections, engineering capability)	Permit review, inspections, outreach to residents
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	Review of construction permits and tracking for cumulative SI in Forerunner software
What are the barriers to running an effective NFIP program in the community, if any?	Financial funds are the barriers for the Borough.
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, state the violations.	No, not currently.
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	Over 10 years ago. FEMA is not scheduling CAVs
What is the local law number or municipal code of your flood damage prevention ordinance?	Chapter 90 – Flood Damage Protection
What is the date that your flood damage prevention ordinance was last amended?	December 7, 2023
Does your floodplain management program meet or exceed minimum requirements? If exceeds, in what ways?	Exceeds NFIP minimum. Freeboard of +2, Cumulative Substantial Improvement 10yr, Deed restriction for habitable space below BFE
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?	Planning Board considers comments from Floodplain Manager during their review.
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	The Borough is a Class 5 in CRS program

5.5 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 5-11 through Table 5-13.

Table 5-11. 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	6	0	0	6
Permits within SFHA	6	0	0	6
2021				
Total Permits	9	0	0	9
Permits within SFHA	9	0	0	9
2022				
Total Permits	0	0	0	0
Permits within SFHA	0	0	0	0
2023				
Total Permits	5	0	0	5
Permits within SFHA	5	0	0	5
2024				
Total Permits	1	0	0	1
Permits within SFHA	1	0	0	1

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

Table 5-12. Recent Major Development and Infrastructure from 2017 to Present

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

* Only location-specific hazard zones or vulnerabilities identified.

Table 5-13. Known or Anticipated Major Development and Infrastructure in the Next Five Years

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

5.6 JURISDICTIONAL RISK ASSESSMENT

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



5.6.1 Hazard Area

Hazard area maps provided below illustrate the probable hazard areas impacted within the Borough are shown in Figure 5-1 through Figure 5-3. 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 Cape May Point has significant exposure. The maps show the location of potential new development, where available.



Figure 5-1. Cape May Point Sea Level Rise and FEMA Flood Hazard Area Extent and Location Map

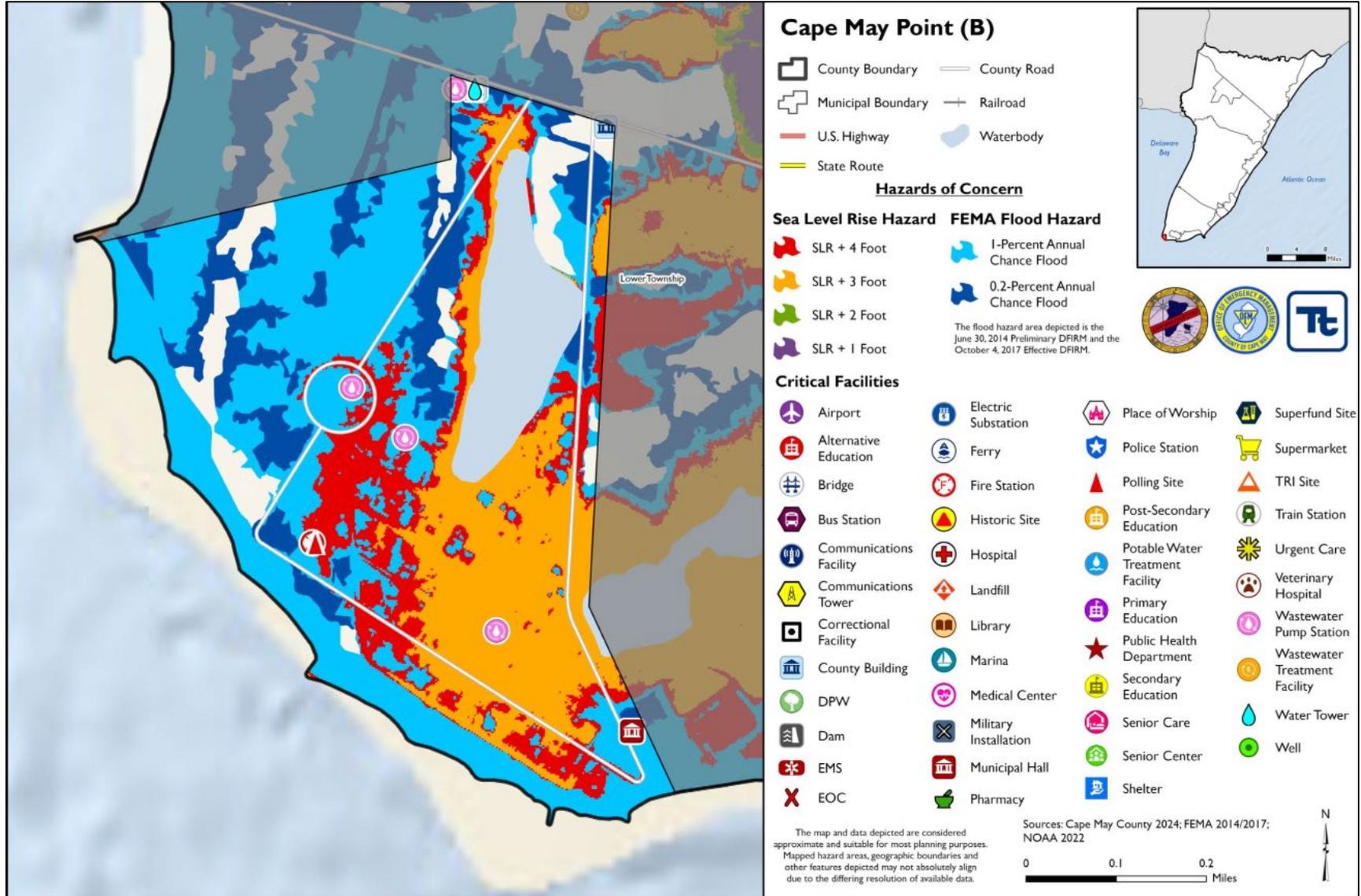




Figure 5-2. Cape May Point SLOSH Hazard Area Extent and Location Map

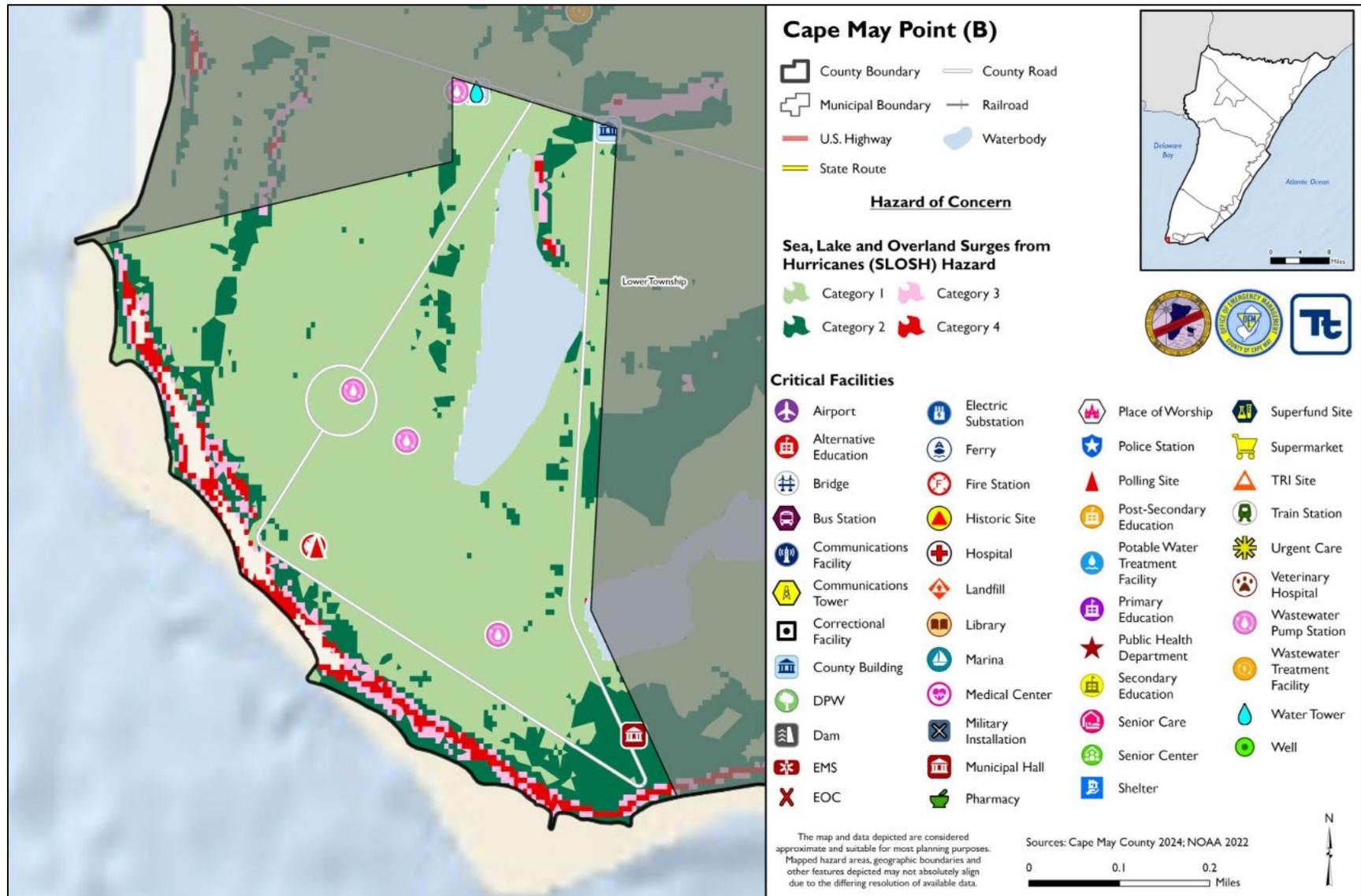
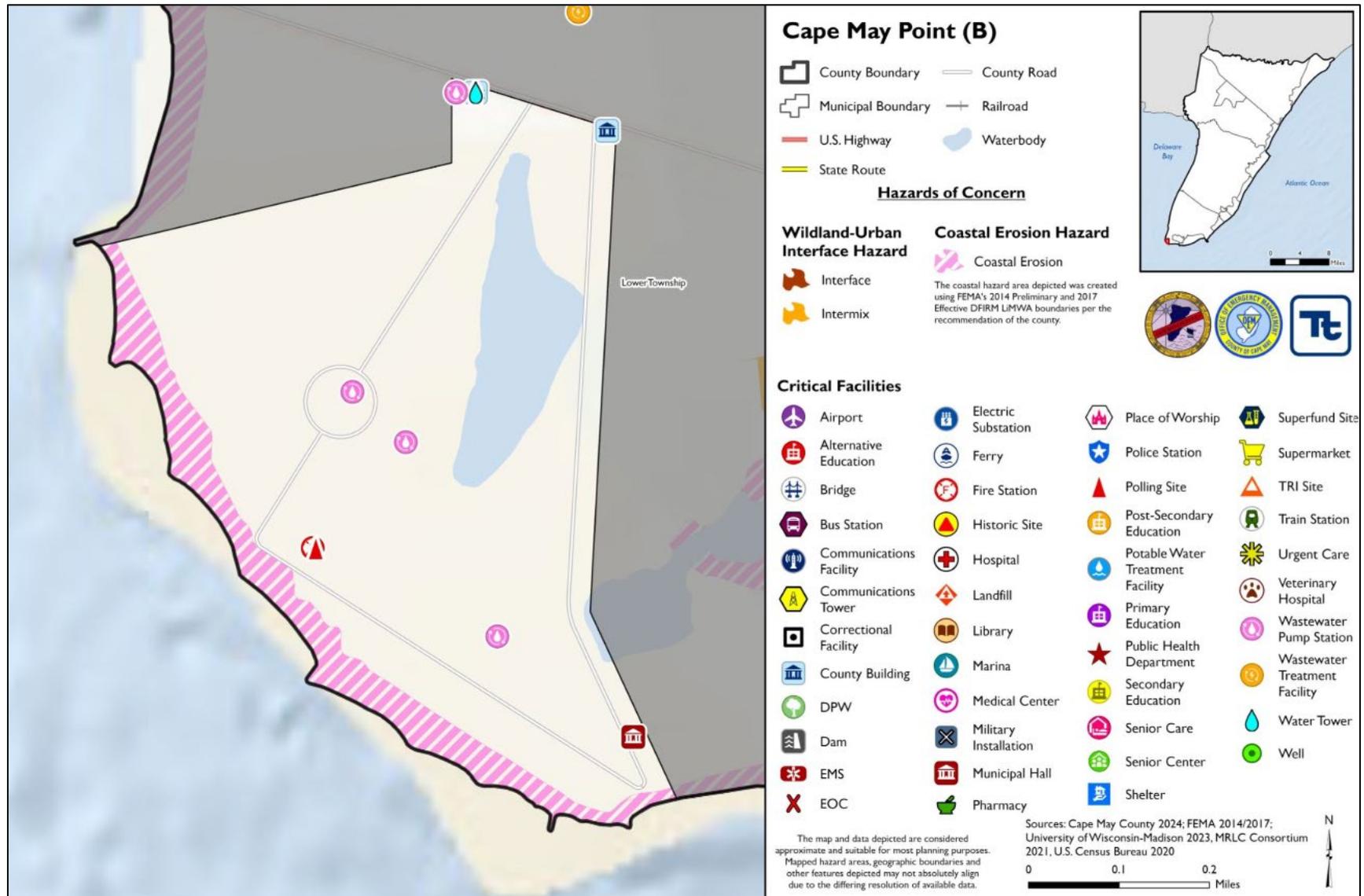




Figure 5-3. Cape May Point WUI and Coastal Erosion Hazard Area Extent and Location Map





5.6.2 Hazard Event History

The history of natural and non-natural hazard events in Cape May Point is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table 5-14 provides details on loss and damage in Cape May Point during hazard events since the last hazard mitigation plan update.

Table 5-14. Hazard Event History in Cape May Point

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Cape May Point
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 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.	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 snowfall report was from Dennis Township with 4.9.	No impacts were recorded

EM = Emergency Declaration (FEMA)

FEMA = Federal Emergency Management Agency



DR = Major Disaster Declaration (FEMA)

N/A = Not applicable

5.6.3 Hazard Ranking and Vulnerabilities

The hazard profiles in Volume I have detailed information regarding each planning partner’s vulnerability to the identified hazards. The following presents key risk assessment results for Cape May Point.

Hazard Ranking

The participating jurisdictions have differing degrees of vulnerability to the hazards of concern, so each jurisdiction ranked its own degree of risk to each hazard. The community-specific hazard ranking is based on problems and impacts identified by the risk assessment presented in Volume I. The ranking process involves an assessment of the likelihood of occurrence for each hazard; the potential impacts of the hazard on people, property, and the economy; community capabilities to address the hazard; and changing future climate conditions. Cape May Point 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, Cape May Point agreed with the hazard rankings outlined in Table 5-15.

Table 5-15 shows Cape May Point’s final hazard rankings for identified hazards of concern. Mitigation action development uses the ranking to target hazards with the highest risk.

Table 5-15. 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 5-16 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.

Table 5-16. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
CAPE MAY POINT BORO VOLUNTEER FIRE COMPANY #1	Fire Station	Y	Y
Coral Ave Pump Station	Wastewater Pump Station	Y	Y



Name	Type	Vulnerability	
		1% Annual Chance Event	0.2% Annual Chance Event
Sewage Pump Station	Wastewater Pump Station	Y	Y
Cape May Point Municipal Building	Municipal Hall	Y	Y
Cape May Point Equipment Building	County Building	N	Y
Cape May Point Maintenance Building	County Building	N	N
Cape May Point Water Tower complex	Water Tower	N	Y
CMCMUA	Wastewater Pump Station	N	Y
Lake Lily Flood Retention and Pump	Wastewater Pump Station	Y	Y
CAPE MAY POINT FIRE HALL	Polling Site	Y	Y

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

5.6.4 Identified Issues

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

- The Emergency Services Building (801 Lighthouse Ave, CMP) has been reconstruction in 2025 to increase structural soundness. This building contains nearly all of the equipment PW and Water/Sewer own and needs in case of storms as well as the OEM office “all at ground level”.
- The Cape May Point Fire Station and the Municipal Building are exposed to flooding. Critical facilities need to be protected from potential flood damages to ensure continuity of operations.
- The Public Works Maintenance Building lacks backup power, risking critical operations during outages. As the hub for road maintenance, storm response, and utility support, loss of power hampers staff access to systems, equipment, and emergency coordination. This vulnerability undermines the City's ability to maintain services and respond effectively during hazards, endangering public safety and infrastructure.
- Drainage West (drainage pipe) from the north end of Lake Lily to the bay has a leak and needs to be repaired or upgraded. This is the pipe that allows the Borough to drain the lake into the bay. Failure of the pipe would result in the lake being unable to be drained and greatly increase flood risk.
- The Borough has 16 unmitigated repetitive loss properties that repeatedly flood, incurring frequent, costly damages and multiple NFIP claims. Despite prior mitigation efforts, these sites remain highly vulnerable during heavy rain, tides, and storm surges, jeopardizing residents and incurring ongoing financial costs.
- The area around Harvard Avenue has poor stormwater drainage infrastructure unable to handle increased runoff. This causes roadway standing water, property damage, and hazards for pedestrians and drivers. Without improvements, recurring floods will continue to disrupt daily life, strain resources, and threaten public safety.
- Sunset Boulevard is vulnerable to flooding and floodwater blocks access from Cape May Point and portions of Lower Township. The Boulevard is a County Road.
- The underground drain from Lake Lily to Lighthouse Pond is in need of upgrade. Failure of the pipe would increase flood risk.
- A Watershed Management Plan is needed to help guide watershed management within the Borough.
- The Borough lacks a formal Debris Management Plan, hindering efficient response to hurricanes, storms, and floods. This results in obstructed roadways, delayed emergency response, and safety hazards. Without



a plan, coordination, contractor procurement, and FEMA documentation are challenging, increasing recovery time, straining resources, and reducing disaster resilience.

- The Borough does not have ordinances for disaster recovery or climate resilience.
- The Water Tower located on Sunset Boulevard requires additional security and flood protections. Without improvements, the Borough faces increased risk of service disruption, infrastructure damage, and public health impacts during hazard events.

5.7 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.

5.7.1 Past Mitigation Action Status

Table 5-17 indicates progress on the Borough's mitigation strategy identified in the 2017 HMP. Actions that are still recommended but not completed or that are in progress are carried forward and combined with new actions as part of the mitigation strategy for this plan update. Previous actions that are now ongoing programs and capabilities are indicated as such and are presented in the capability assessment earlier in this annex.

5.7.2 Additional Mitigation Efforts

In addition to the mitigation actions completed in Table 5-17, Cape May Point identified the following mitigation efforts completed since the last HMP:

- None identified.

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

- 2021-Cape May Point-001: Currently installing new windows, doors, metal siding, roofing, and an emergency generator. 2021-Cape May Point-002: Fire company added new engine bay with flood vents.
- 2021-Cape May Point-003: Installing new generator.
- 2021-Cape May Point-004: The inspection of the pipe has been completed, revealing that the end of the outfall in the bay is currently covered by sand. A reassessment is recommended to identify an appropriate solution.
- 2021-Cape May Point-006: French drains have been cleaned and are currently being monitored until reconstruction of Whilldin Avenue is necessary.
- 2024-Cape May Point-007: Purchased vacuum excavator to facilitate a regular schedule of storm drain cleaning



Table 5-17. 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-Cape May Point-001	Emergency Services Building for DPW and OEM Office	All Hazards	Borough of Cape May Point Public Works and OEM	<p>Problem: The Emergency Services Building (801 Lighthouse Ave, CMP) is not structurally sound and it contains nearly all of the equipment PW and Water/Sewer own and needs in case of storms as well as the OEM office “all at ground level”.</p> <p>Solution: The Borough will rebuild the building to hurricane proof standards, including a second floor OEM office and Water/Sewer office.</p>	<p>1. In progress 2. Installation of new windows, doors, metal sliding, roof, and emergency generator for Hurricane preparedness will be completed by end of 2025.</p>	<p>1. Include 2. Keep as is 3. N/A</p>
2021-Cape May Point-002	Municipal Building and Fire Station Flood Protection	Flood	Engineer, Administration, Fire Department	<p>Problem: The Cape May Point Fire Station and the Municipal Building are exposed to flooding. Critical facilities need to be protected from potential flood damages to ensure continuity of operations.</p> <p>Solution: The Borough will conduct a feasibility assessment to determine if relocation of the Fire Station and the Municipal Building to a single municipal complex site that is protected from flooding is possible. The potential municipal complex would host the Municipal Building and Fire Station. If</p>	<p>1. In progress 2. Assessment is currently in conceptual development. An emergency generator has been installed and new windows, doors, and roof will be installed.</p>	<p>1. Include 2. Keep as is 3. N/A</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.
				establishment of the municipal complex is not possible, the Borough will work to floodproof the Fire Station and the Municipal Building.		
2021-Cape May Point-003	Public Works Maintenance Building Backup Power	All Hazards	Engineer, Public Works	<p>Problem: The Public Works Maintenance Building lacks a backup power source</p> <p>Solution: The Engineer will research what size generator is needed to power the Public Works Maintenance Building. The Borough will then purchase and install the selected generator and necessary electrical components to supply backup power to the Public Works Maintenance Building.</p>	<p>1. In Progress</p> <p>2. installing new generator</p>	<p>1. Include</p> <p>2. Keep as is</p> <p>3. N/A</p>
2021-Cape May Point-004	Drainage West	Flood, Severe Weather	Engineer	<p>Problem: Drainage West (drainage pipe) from the north end of Lake Lily to the bay has a leak and needs to be repaired or upgraded. This is the pipe that allows the Borough to drain the lake into the bay. Failure of the pipe would result in the lake being unable to be drained and greatly increase flood risk.</p> <p>Solution: The Borough will survey the pipe and determine if repair or replacement is necessary. Assuming</p>	<p>1. In Progress</p> <p>2. Inspection of the pipe was completed and it was found that the end of the outfall in the bay is being covered by sand. Needs to be reevaluated to find a solution</p>	<p>1. Include</p> <p>2. Keep as is</p> <p>3. N/A</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.
				replacement is necessary, the Borough will repair the leak.		
2021-Cape May Point-005	Repetitive Loss Mitigation	Flood, Severe Weather	NFIP Floodplain Administrator, supported by homeowners	<p>Problem: The Borough has 16 remaining unmitigated repetitive loss properties.</p> <p>Solution: The Borough will conduct outreach to the three 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. In Progress</p> <p>2. The Borough continues to provide outreach for all interested homeowners.</p>	<p>1. Include</p> <p>2. Keep as is</p> <p>3. N/A</p>
2021-Cape May Point-006	Harvard Avenue French Drains	Flood, Severe Weather	Public Works	<p>Problem: The area around Harvard Ave has poor stormwater drainage.</p> <p>Solution: The Borough will connect three French drains on Harvard Ave to the main storm drain line that goes from Harvard Ave to Medium Lake Lily.</p>	<p>1. In progress</p> <p>2. French drains have been cleaned and are being monitored until reconstruction of Whilldin Ave.</p>	<p>1. Include</p> <p>2. Keep as is</p> <p>3. N/A</p>
2021-Cape May	Sunset Boulevard Flood Study	Flood, Severe Weather	Administration, County	Problem: Sunset Boulevard is vulnerable to flooding and floodwater blocks access from	<p>1. In progress</p> <p>2. Flood study is in conceptual development awaiting additional</p>	<p>1. Include</p> <p>2. Keep as is</p> <p>3. N/A</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.
Point-007				<p>Cape May Point and portions of Lower Township. The Boulevard is a County Road.</p> <p>Solution: The Borough will encourage and partner with the County on a flood study to determine potential mitigation actions to reduce flood risk.</p>	scope determinations with the County.	
2021-Cape May Point-008	Lake Lily to Lighthouse Pond Drain	Flood, Severe Weather	Engineer, Public Works	<p>Problem: The underground drain from Lake Lily to Lighthouse Pond is in need of upgrade. Failure of the pipe would increase flood risk.</p> <p>Solution: The Borough will survey the pipe and determine the upgrades that are necessary. The Borough will then complete the necessary upgrades to the drain.</p>	<ol style="list-style-type: none"> 1. In progress 2. Project is currently in development to retrofit and increase level of protection. 	<ol style="list-style-type: none"> 1. Include 2. Keep as is 3. N/A
2021-Cape May Point-009	Watershed Management Plan	Severe Weather, Severe Winter Weather, Hurricane, Nor'Easter, Flood	Administration	<p>Problem: A Watershed Management Plan is needed to help guide watershed management within the Borough.</p> <p>Solution: A Watershed Management Plan is currently underway for CRS credit by the Stockton Coastal Research Center. The Borough will complete and adopt the Plan.</p>	<ol style="list-style-type: none"> 1. In progress 2. Watershed Management Plan is currently in conceptual development with jurisdiction partners, it has encountered delays in the past for completion. 	<ol style="list-style-type: none"> 1. Include 2. Keep as is 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.
2021-Cape May Point-010	Disaster Debris Management Plan	All Hazards	Administration	<p>Problem: The Borough lacks a debris management plan.</p> <p>Solution: The Borough will develop and adopt a Disaster Debris Management Plan.</p>	<p>1. Include</p> <p>2. Plan is in conceptual development, Borough is identifying funding and capacity to develop plan.</p>	<p>1. Include</p> <p>2. Keep as is</p> <p>3. N/A</p>
2021-Cape May Point-011	Disaster and Climate Resilience Ordinances	All Hazards	Administration	<p>Problem: The Borough does not have ordinances for disaster recovery or climate resilience.</p> <p>Solution: The Administration will review examples of ordinances to address disaster recovery and climate resilience and determine if such ordinances would benefit the Borough.</p>	<p>1. In progress</p> <p>2. The Borough is currently evaluating capacity and capabilities to develop ordinance and discuss with Council for support.</p>	<p>1. Include</p> <p>2. Keep as is</p> <p>3. N/A</p>
2021-Cape May Point-012	Water Tower Flood Protection	Flood	OEM, Public Works	<p>Problem: The Water Tower located on Sunset Boulevard requires additional security and flood protections.</p> <p>Solution: The Borough will design and construct a concrete barrier around the building and water tower, with a flood gate opening and fencing on top of the barrier for security.</p>	<p>1. In progress</p> <p>2. Project is in conceptual development determining project scope with Borough partners.</p>	<p>1. Include</p> <p>2. Keep as is</p> <p>3. N/A</p>



5.7.3 Proposed Hazard Mitigation Actions for the HMP Update

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

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

The action worksheets included at the end of this annex list the mitigation actions that Cape May Point 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 5-18 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 5-19 provides a summary of the prioritization of all proposed mitigation actions for the HMP update.



Table 5-18. Analysis of Mitigation Actions by Hazard and Category

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

Local Plans and Regulations (LPR)—These actions include government authorities, policies or codes that influence the way land and buildings are being developed and built.

Structure and Infrastructure Project (SIP)—These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct structures to reduce the impact of hazards.

Natural Systems Protection (NSP)—These are actions that minimize damage and losses and preserve or restore the functions of natural systems.

Education and Awareness Programs (EAP)—These are actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. These actions may also include participation in national programs, such as StormReady and Firewise Communities

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

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

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

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

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

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



Table 5-19. 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-Cape May Point-01	Emergency Services Building for DPW and OEM Office	1	1	1	1	1	1	0	1	1	1	1	0	1	1	12	High
2026-Cape May Point-02	Municipal Building and Fire Station Flood Protection	1	1	1	1	1	1	0	1	1	1	0	0	1	1	11	High
2026-Cape May Point-03	Public Works Maintenance Building Backup Power	1	1	1	1	1	1	0	1	1	1	1	0	1	1	12	High
2026-Cape May Point-04	Drainage West	0	1	1	1	1	1	0	1	1	1	1	1	1	1	12	High
2026-Cape May Point-05	Repetitive Loss Mitigation	1	1	1	1	1	1	0	1	0	0	1	0	1	1	10	High
2026-Cape May Point-06	Harvard Avenue French Drains	0	1	1	1	1	1	1	1	1	1	1	0	1	1	12	High
2026-Cape May Point-07	Sunset Boulevard Flood Study	1	1	1	1	1	0	1	1	1	1	1	0	1	1	12	High
2026-Cape May Point-08	Lake Lily to Lighthouse Pond Drain	0	1	1	1	1	1	0	1	1	1	1	1	1	1	12	High
2026-Cape May Point-09	Watershed Management Plan	0	1	1	1	1	1	1	1	1	1	1	1	1	1	13	High
2026-Cape May Point-10	Disaster Debris Management Plan	0	1	1	1	1	1	1	1	1	1	1	1	1	1	13	High



5. Borough of Cape May Point

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-Cape May Point-11	Disaster and Climate Resilience Ordinances	1	1	1	1	1	1	1	1	1	1	1	0	1	1	13	High
2026-Cape May Point-12	Water Tower Flood Protection	1	1	1	1	1	1	0	1	1	1	0	0	1	1	11	High

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



Action 2026-Cape May Point-01. Emergency Services Building for DPW and OEM Office

Lead Agency:	Borough of Cape May Point	
Supporting Agencies:	Public Works and OEM	
Hazards of Concern:	All Hazards	
Description of the Problem:	The Emergency Services Building (801 Lighthouse Ave, CMP) is not structurally sound and it contains nearly all of the equipment PW and Water/Sewer own and needs in case of storms as well as the OEM office "all at ground level".	
Description of the Solution:	The Borough will rebuild the building to hurricane proof standards, including a second floor OEM office and Water/Sewer office.	
Estimated Cost:	High	
Potential Funding Sources:	HMGP, Community Facilities Grant Program, Municipal budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3, 4	
Benefits:	Reduce flood damage, protect health and safety of citizens	
Impact on Socially Vulnerable Populations:	Improves emergency response for all residents by securing essential public works and OEM services.	
Impact on Future Development:	Supports future growth by enhancing critical infrastructure and community resilience.	
Impact on Critical Facilities/Lifelines:	Directly improves functionality and protection of OEM and Water/Sewer services.	
Impact on Capabilities:	Enhances operational readiness and continuity during hazard events.	
Climate Change Considerations:	Addresses increasing frequency and severity of storms with hurricane-resilient design.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Property Protection, Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No action	Existing structures remains vulnerable to hazards
	Reinforce only ground level structures	May reduce minor damage but fails to protect equipment from flood events or meet hurricane-proof standards.
	Relocate equipment without rebuilding	Equipment may be preserved but emergency operations and staff remain exposed to structural hazards.



Action 2026-Cape May Point-02. Municipal Building and Fire Station Flood Protection

Lead Agency:	Engineer	
Supporting Agencies:	Administration, Fire Department	
Hazards of Concern:	Flood	
Description of the Problem:	The Cape May Point Fire Station and the Municipal Building are exposed to flooding. Critical facilities need to be protected from potential flood damages to ensure continuity of operations.	
Description of the Solution:	The Borough will conduct a feasibility assessment to determine if relocation of the Fire Station and the Municipal Building to a single municipal complex site that is protected from flooding is possible. The potential municipal complex would host the Municipal Building and Fire Station. If establishment of the municipal complex is not possible, the Borough will work to floodproof the Fire Station and the Municipal Building.	
Estimated Cost:	Medium to High	
Potential Funding Sources:	HMGP, Community Facilities Grant Program, Assistance for Firefighters Grant Program, Municipal budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3, 4	
Benefits:	Fire Station and Municipal Building protected from flood damage, continuity of operations	
Impact on Socially Vulnerable Populations:	Improves protection of public services hubs that serve all residents, including those that are most vulnerable.	
Impact on Future Development:	Facilitates future development by consolidating services into a resilient complex.	
Impact on Critical Facilities/Lifelines:	Protects government continuity and emergency services housed in the municipal building and fire station.	
Impact on Capabilities:	Improves long-term service delivery and hazard response.	
Climate Change Considerations:	Proactively addresses flooding risk and sea level rise.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Property Protection	
Priority	High	
Alternatives	Action	Evaluation
	No action	The Cape May Point Fire Station and the Municipal Building remain unprotected during flood events.
	Floodproof existing building without conducting feasibility study	Offers partial protection but would not withstand prolonged flooding or sea-level rise long term.
Use temporary trailers during emergencies	Maintains short-term continuity but lacks long-term resilience and efficiency.	



Action 2026-Cape May Point-03. Public Works Maintenance Building Backup Power

Lead Agency:	Engineer	
Supporting Agencies:	Public Works	
Hazards of Concern:	All Hazards	
Description of the Problem:	The Public Works Maintenance Building lacks backup power, risking critical operations during outages. As the hub for road maintenance, storm response, and utility support, loss of power hampers staff access to systems, equipment, and emergency coordination. This vulnerability undermines the City's ability to maintain services and respond effectively during hazards, endangering public safety and infrastructure.	
Description of the Solution:	The Engineer will research what size generator is needed to power the Public Works Maintenance Building. The Borough will then purchase and install the selected generator and necessary electrical components to supply backup power to the Public Works Maintenance Building.	
Estimated Cost:	Medium	
Potential Funding Sources:	FEMA HMGP, USDA Community Facilities Grant Program, Emergency Management Performance Grants (EMPG) Program, Municipal Budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3, 4	
Benefits:	Ensures continuity of operations of Public Works Maintenance Building	
Impact on Socially Vulnerable Populations:	Ensures continuity of essential services that would benefit residents during outages including those that are most vulnerable.	
Impact on Future Development:	Provides infrastructure reliability needed to support future development.	
Impact on Critical Facilities/Lifelines:	Directly strengthens power reliability for a municipal facility.	
Impact on Capabilities:	Improves emergency response and infrastructure maintenance capabilities.	
Climate Change Considerations:	Anticipates more frequent outages and storms.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No action	Facility remains inoperable during outages
	Use portable generator	Provides temporary back up power but may not support all essential operations.
	Install solar battery backup	Environmentally friendly solution but higher upfront costs and supplemental power may still be needed.



Action 2026-Cape May Point-04. Drainage West

Lead Agency:	Engineer	
Supporting Agencies:	-	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	Drainage West (drainage pipe) from the north end of Lake Lily to the bay has a leak and needs to be repaired or upgraded. This is the pipe that allows the Borough to drain the lake into the bay. Failure of the pipe would result in the lake being unable to be drained and greatly increase flood risk	
Description of the Solution:	The Borough will survey the pipe and determine if repair or replacement is necessary.	
Estimated Cost:	Medium	
Potential Funding Sources:	HMGP, Municipal budget	
Implementation Timeline:	Within 2 years	
Goals Met:	1, 3	
Benefits:	Drainage system maintained.	
Impact on Socially Vulnerable Populations:	Reduces flood risk for communities near Lake Lily, many of whom may be vulnerable.	
Impact on Future Development:	Supports sustainable stormwater infrastructure for growing needs.	
Impact on Critical Facilities/Lifelines:	Prevents failure of drainage system that could affect access routes.	
Impact on Capabilities:	Maintains control over flood-prone areas during heavy rainfall..	
Climate Change Considerations:	Mitigates impacts of increasing rainfall and storm intensity.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternatives	Action	Evaluation
	No action	Lake Lily would risk being unable to drain and increase flood risk.
	Temporary patch repairs to fix leak	Provides short-term relief but may fail again under pressure or severe weather events.
	Install a parallel bypass pipe	Enhances redundancy but involves greater expense, permitting, and land disturbance.



Action 2026-Cape May Point-05. Repetitive Loss Mitigation

Lead Agency:	NFIP Floodplain Administrator	
Supporting Agencies:	Homeowners	
Hazards of Concern:	Flood, Severe Weather	
Description of the Problem:	The Borough has 16 unmitigated repetitive loss properties that repeatedly flood, incurring frequent, costly damages and multiple NFIP claims. Despite prior mitigation efforts, these sites remain highly vulnerable during heavy rain, tides, and storm surges, jeopardizing residents and incurring ongoing financial costs.	
Description of the Solution:	The Borough will conduct outreach to the three 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)	
Estimated Cost:	High	
Potential Funding Sources:	FEMA HMGP, FMA, local cost share by residents	
Implementation Timeline:	Within 3 years	
Goals Met:	1	
Benefits:	Eliminates flood damage to homes and residents, creates open space for the municipality increasing flood storage.	
Impact on Socially Vulnerable Populations:	This action focuses on residents with repetitive losses, who are sometimes in economically vulnerable areas.	
Impact on Future Development:	Guides development away from high-risk flood zones.	
Impact on Critical Facilities/Lifelines:	Protects housing infrastructure but not direct lifelines.	
Impact on Capabilities:	Improves overall community resilience by reducing repeat flood losses.	
Climate Change Considerations:	Reduces future losses from intensified flooding due to climate change.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Property Protection	
Priority	High	
Alternatives	Action	Evaluation
	No action	Repetitive loss properties remain vulnerable.
	Elevate the repetitive loss properties	This could potentially place residents at risk during severe weather events.
Offer voluntary acquisition	Residents may not support this option and it may reduce the tax base of the borough.	



Action 2026-Cape May Point-06. Harvard Avenue French Drains

Lead Agency:	Public Works	
Supporting Agencies:	-	
Hazards of Concern:	Severe Weather, Flood	
Description of the Problem:	The area around Harvard Avenue has poor stormwater drainage infrastructure unable to handle increased runoff. This causes roadway standing water, property damage, and hazards for pedestrians and drivers. Without improvements, recurring floods will continue to disrupt daily life, strain resources, and threaten public safety.	
Description of the Solution:	The Borough will connect three French drains on Harvard Ave to the main storm drain line that goes from Harvard Ave to Medium Lake Lily.	
Estimated Cost:	Medium	
Potential Funding Sources:	Municipal Budget	
Implementation Timeline:	Within 2 years	
Goals Met:	1	
Benefits:	Reduction of flooding caused by stormwater	
Impact on Socially Vulnerable Populations:	Improves stormwater management and reduces flooding impacts in residential areas.	
Impact on Future Development:	Enhances stormwater capacity to support future residential stability.	
Impact on Critical Facilities/Lifelines:	Indirectly prevents neighborhood flooding affecting access.	
Impact on Capabilities:	Strengthens flood prevention infrastructure at the neighborhood level.	
Climate Change Considerations:	Helps mitigate flooding from increased rainfall due to climate change.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternatives	Action	Evaluation
	No action	Stormwater drainage challenges will persist
	Add detention basin upstream	Would require additional land and design complexity challenges.
	Use permeable pavement instead of drains	Would not be effective drainage for severe weather events.



Action 2026-Cape May Point-07. Sunset Boulevard Flood Study

Lead Agency:	Administration	
Supporting Agencies:	County	
Hazards of Concern:	Severe Weather, Flood	
Description of the Problem:	Sunset Boulevard is vulnerable to flooding and floodwater blocks access from Cape May Point and portions of Lower Township. The Boulevard is a County Road.	
Description of the Solution:	The Borough will encourage and partner with the County on a flood study to determine potential mitigation actions to reduce flood risk.	
Estimated Cost:	Low	
Potential Funding Sources:	Municipal budget, County budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1	
Benefits:	Reduction in flooding	
Impact on Socially Vulnerable Populations:	Supports improved evacuation and access during flood events.	
Impact on Future Development:	May inform future elevation or road improvement needs.	
Impact on Critical Facilities/Lifelines:	Enhances access to regional evacuation and emergency services.	
Impact on Capabilities:	Improves coordination with County and planning for high-risk infrastructure.	
Climate Change Considerations:	Informs response to sea level rise and increased storm surge.	
Mitigation Category	Local Plans and Regulation	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternatives	Action	Evaluation
	No action	Flood events will continue to impact Sunset Boulevard.
	Conduct road elevation feasibility without study	May result in infeasible design, not cost effective.
	Install temporary signage and detours during severe weather events	Provides minimal help to residents but doesn't reduce flood exposure or address root issue.



Action 2026-Cape May Point-08. Lake Lily to Lighthouse Pond Drain

Lead Agency:	Engineer	
Supporting Agencies:	Public Works	
Hazards of Concern:	Severe Weather, Flood	
Description of the Problem:	The underground drain from Lake Lily to Lighthouse Pond is in need of upgrade. Failure of the pipe would increase flood risk.	
Description of the Solution:	The Borough will survey the pipe and determine the upgrades that are necessary to increase level of protection and reduce NFIP claims. The Borough will then complete the necessary upgrades to the drain.	
Estimated Cost:	Medium	
Potential Funding Sources:	HMGP, FMA, Municipal Budget	
Implementation Timeline:	Within 2 years	
Goals Met:	1	
Benefits:	Reduction of flooding caused by stormwater	
Impact on Socially Vulnerable Populations:	Reduces flood risk for nearby homes and infrastructure.	
Impact on Future Development:	Ensures continued utility of critical drainage systems.	
Impact on Critical Facilities/Lifelines:	Improves reliability of flood mitigation infrastructure.	
Impact on Capabilities:	Prevents failure of critical drainage and improves flood response.	
Climate Change Considerations:	Protects against more frequent and severe weather events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Structural Flood Control Projects	
Priority	High	
Alternatives	Action	Evaluation
	No action	The pipe would stay at risk of failure and increase flood risk.
	Reline pipe instead of full replacement	May not extend capacity or longevity for the pipe.
	Reroute drainage to alternative outlet	High estimated cost and requires significant design, permitting, and land acquisition.



Action 2026-Cape May Point-09. Watershed Management Plan

Lead Agency:	Administration	
Supporting Agencies:	-	
Hazards of Concern:	Severe Weather, Severe Winter Weather, Flood	
Description of the Problem:	A Watershed Management Plan is needed to help guide watershed management within the Borough.	
Description of the Solution:	A Watershed Management Plan is currently underway for CRS credit by the Stockton Coastal Research Center. The Borough will complete and adopt the Plan.	
Estimated Cost:	Medium	
Potential Funding Sources:	Municipal budget	
Implementation Timeline:	Within 1 year	
Goals Met:	2, 5	
Benefits:	Improved watershed management	
Impact on Socially Vulnerable Populations:	Informs planning to better protect vulnerable neighborhoods from watershed flooding.	
Impact on Future Development:	Provides framework for resilient watershed planning.	
Impact on Critical Facilities/Lifelines:	May improve siting and protection of lifelines in watershed areas.	
Impact on Capabilities:	Improves data-driven flood risk mitigation strategies.	
Climate Change Considerations:	Supports long-term adaptation planning for watershed shifts.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Preventative Measures	
Priority	High	
Alternatives	Action	Evaluation
	No action	Watershed Management Plan is incomplete and limits CRS credit.
	Adopt regional guidance	Lacks borough specific recommendations and tailored actions.
	Focus on capital drainage projects only	May solve symptoms but misses long-term planning, policy, and natural systems approaches.



Action 2026-Cape May Point-10. Disaster Debris Management Plan

Lead Agency:	Administration	
Supporting Agencies:	-	
Hazards of Concern:	All Hazards	
Description of the Problem:	The Borough lacks a formal Debris Management Plan, hindering efficient response to hurricanes, storms, and floods. This results in obstructed roadways, delayed emergency response, and safety hazards. Without a plan, coordination, contractor procurement, and FEMA documentation are challenging, increasing recovery time, straining resources, and reducing disaster resilience.	
Description of the Solution:	The Borough will develop and adopt a Disaster Debris Management Plan.	
Estimated Cost:	Low	
Potential Funding Sources:	Municipal budget	
Implementation Timeline:	Within 1 year	
Goals Met:	4, 6	
Benefits:	The action will result in increased quicker and more efficient cleanup after disaster events.	
Impact on Socially Vulnerable Populations:	Ensures faster debris removal in impacted neighborhoods	
Impact on Future Development:	Supports coordinated disaster response planning.	
Impact on Critical Facilities/Lifelines:	Ensures post-disaster access and operational continuity.	
Impact on Capabilities:	Enhances emergency response and recovery capabilities.	
Climate Change Considerations:	Addresses increasing debris needs from more frequent storms.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No action	Delays in post-disaster debris clearance would persist
	Adopt County or State plan	Local needs may not be assessed
	Rely on federal cleanup	These services may or may not be available



Action 2026-Cape May Point-11. Disaster and Climate Resilience Ordinances

Lead Agency:	Administration	
Supporting Agencies:	-	
Hazards of Concern:	All Hazards	
Description of the Problem:	The Borough does not have ordinances for disaster recovery or climate resilience.	
Description of the Solution:	The Administration will review examples of ordinances to address disaster recovery and climate resilience and determine if such ordinances would benefit the Borough.	
Estimated Cost:	Low	
Potential Funding Sources:	Municipal budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 4	
Benefits:	Guidance established for resiliency	
Impact on Socially Vulnerable Populations:	Promotes more equitable recovery and resilience planning.	
Impact on Future Development:	Supports resilience oriented zoning and recovery standards.	
Impact on Critical Facilities/Lifelines:	Improves regulatory framework to protect lifelines.	
Impact on Capabilities:	Strengthens administrative capacity to manage recovery and climate threats.	
Climate Change Considerations:	Promotes integration of resilience into local law and planning.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No action	Borough lacks regulatory framework for long-term recovery
	Rely on general zoning updates	Offers limited protection without integrating hazard-specific resilience language.
	Adopt state-level model ordinances	Would not include the borough's risks and character



Action 2026-Cape May Point-12. Water Tower Flood Protection

Lead Agency:	OEM	
Supporting Agencies:	Public Works	
Hazards of Concern:	Flood	
Description of the Problem:	The Water Tower located on Sunset Boulevard requires additional security and flood protections. Without improvements, the Borough faces increased risk of service disruption, infrastructure damage, and public health impacts during hazard events.	
Description of the Solution:	The Borough will design and construct a concrete barrier around the building and water tower, with a flood gate opening and fencing on top of the barrier for security.	
Estimated Cost:	High	
Potential Funding Sources:	HMGP, USDA Community Facilities Grant Program, Municipal budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 3, 4	
Benefits:	Protection of potable water source	
Impact on Socially Vulnerable Populations:	Protects vital water supply infrastructure relied on by all residents.	
Impact on Future Development:	Secures long-term water infrastructure from flood risk.	
Impact on Critical Facilities/Lifelines:	Directly improves flood protection for drinking water infrastructure.	
Impact on Capabilities:	Enhances utility resilience and security during storms.	
Climate Change Considerations:	Reduces risk from sea level rise and severe coastal flooding.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Property Protection	
Priority	High	
Alternatives	Action	Evaluation
	No action	The Water Tower remains exposed flood damage
	Elevate water tower instead	Reduces potential damages but does not address site security concerns.
	Construct a berm	Does not meet structural integrity or security needs for critical infrastructure