



## SECTION 9. JURISDICTIONAL ANNEXES

### 9.29 BOROUGH OF PEMBERTON

This section presents the jurisdictional annex for the Borough of Pemberton that provides resources and information to assist public and private sectors to reduce losses from future hazard events. This annex is not guidance of what to do when a disaster occurs. Rather, this annex concentrates on actions to reduce or eliminate damage to property and people that can be implemented prior to a disaster. Information presented includes a general overview of the municipality, who in the Borough of Pemberton participated in the planning process, an assessment of the Borough of Pemberton's risk and vulnerability, the different capabilities used in the Borough of Pemberton, and an action plan that will be implemented to achieve a more resilient community.

#### 9.29.1 Hazard Mitigation Planning Team

The Borough of Pemberton identified the hazard mitigation plan primary and alternate points of contact and developed this plan over the course of several months with input from many Borough of Pemberton departments, including Emergency Management, Fire, Administration, and Construction. The Emergency Management Coordinator/Fire Chief represented the community on the Burlington County Hazard Mitigation Planning Partnership and supported the local planning process requirements 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.

The following table summarizes municipal officials that participated in the development of the annex and in what capacity. Additional documentation on the municipality's planning process through Planning Partnership meetings is included in Volume 1, Section 2 (Planning Process) and Appendix C (Meeting Documentation).

Table 9.29-1. Hazard Mitigation Planning Team

Primary Point of Contact		Alternate Point of Contact	
Name/Title:	Chad Bozoski, Emergency Management Coordinator/Fire Chief	Name/Title:	Kathy Smick, Borough Clerk/Administrator
Address:	50 Egbert Street, Pemberton, NJ 08068	Address:	50 Egbert Street, Pemberton, NJ 08068
Phone Number:	609-668-8876	Phone Number:	609-894-8222 x5
Email:	Gwfd1900@yahoo.com	Email:	ksmick@pemberton.comcastbiz.net
NFIP Floodplain Administrator			
Name/Title:	Harry Case, Construction Official		
Address:	50 Egbert Street, Pemberton, NJ 08068		
Phone Number:	609-468-2430		
Email:	hcase@pemberton.comcastbiz.net		
Additional Contributors:			



Primary Point of Contact		Alternate Point of Contact	
Name/Title:	Chad Bozoski, Emergency Management Coordinator/Fire Chief		
Method of Participation:	Provided information on previous events, capabilities, NFIP administration. Reviewed draft annex.		
Name/Title:	Harry Case, Construction Official		
Method of Participation:	Provided information on permits and new development and NFIP administration. Reviewed draft annex.		
Name/Title:	Kathy Smick, Borough Clerk/Administrator		
Method of Participation:	Reviewed draft annex.		

## 9.29.2 Municipal Profile

Pemberton Borough is surrounded by Pemberton Township in the central portion of Burlington County. The Borough is comprised of approximately 0.60 square miles, of which, 0.585 square miles of it is land and 0.017 square miles of it is water. The center of the Borough of Pemberton is located on a ridge of land between the North Branch of the Rancocas to the south and Budd's Run to the north.

Pemberton Borough is governed under the Borough form of New Jersey municipal government. The government consists of a mayor and a Borough Council comprising six council members, with all positions elected at large. A mayor is elected directly by the voters to a four-year term of office. The Borough Council consists of six members elected to serve three-year terms on a staggered basis, with two seats coming up for election each year.

The mayor retains all general law authority, presides over council meetings and can vote in the case of a tie. The mayor appoints, with the advice and consent of council, all subordinate officers of the municipality. The council is the legislative body of the Borough. All executive responsibilities not placed in the office of the mayor by general law or the Borough law remain with the council.

A Borough may appoint an administrator and delegate all or a portion of the executive responsibilities to him/her. The council may also adopt an administrative code, prescribing how the council shall perform its duties.

According to the U.S. Census, the 2020 population for the Borough of Pemberton was 1,371, a 2.7 percent decrease from the 2010 Census. Data from the 2021 American Community Survey 5-Year Population Estimates indicate that 20.6 percent is 65 years of age or older, 4.1 percent of the population is 5 years of age or younger, 3.4 percent is non-English speaking, 22.5 percent has a disability, and 10.2 percent is below the poverty level.

The Steering Committee also identified households that are above the Federal Poverty Level, but earn less than the basic cost of living as socially vulnerable. For the Borough of Pemberton, 36 percent of households earn less than the basic cost of living and are considered socially vulnerable.

Communities must deploy a support system that enables all populations to safely reach shelters or to quickly evacuate a hazard area.



### 9.29.3 Jurisdictional Capability Assessment and Integration

The Borough of Pemberton performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Volume 1, Section 5 (Capability Assessment) describes the components included in the capability assessment and their significance for hazard mitigation planning. The jurisdictional assessment includes the following analyses:

- An assessment of legal and regulatory capabilities.
- Development and permitting capabilities.
- An assessment of administrative and technical capabilities.
- An assessment of fiscal capabilities.
- An assessment of education and outreach capabilities.
- Classification under various community mitigation programs.
- The community's adaptive capacity to withstand hazard events.

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

#### Planning, Legal, and Regulatory Capability and Integration

The table below summarizes the regulatory tools that are available to the Borough of Pemberton. The comment field provides information as to how the capability integrates hazard mitigation and risk reduction.

Table 9.29-2. Planning, Legal, and Regulatory Capability and Integration

	Jurisdiction has this? (Yes/No)	Code Citation and Date (code chapter, name of plan, date of plan)	Authority (local, county, state, federal)	Individual / Department / Agency Responsible
<b>Codes, Ordinances, &amp; Regulations</b>				
<b>Building Code</b>	Yes	Chapter 77 Construction Codes, Uniform	Local	Construction Official
<i>How does this reduce risk?</i> There is hereby established in the Borough of Pemberton a State Uniform Construction Code enforcing agency to be known as the "Division of Inspection," consisting of a Construction Official, Building Subcode Official, Plumbing Subcode Official, Electrical Subcode Official, Fire Protection Subcode Official and such other subcode officials for such additional subcodes as the Commissioner of Department of Community Affairs, State of New Jersey, shall hereafter adopt as part of the State Uniform Construction Code. The Construction Official shall be the chief administrator of the enforcing agency.				
<b>Zoning/Land Use Code</b>	Yes	Chapter 210 Zoning	Local	Planning Board
<i>How does this reduce risk?</i> No land shall be used or occupied, and no building or structure shall be erected, altered, used, or occupied, except in conformity with the regulations herein established for the district in which such land, building, or structure is located.				



	Jurisdiction has this? (Yes/No)	Code Citation and Date (code chapter, name of plan, date of plan)	Authority (local, county, state, federal)	Individual / Department / Agency Responsible
<b>Subdivision Ordinance</b>	Yes	Chapter 179 Subdivision of Land	Local	Planning Board
<p><i>How does this reduce risk?</i></p> <p>The purpose of this chapter shall be to provide rules, regulations, and standards to guide land subdivision in the Borough of Pemberton in order to promote the public health, safety, convenience, and general welfare of the municipality. It shall be administered to ensure the orderly growth and development, the conservation, protection and proper use of land and adequate provision for circulation, utilities, and services.</p>				
<b>Site Plan Ordinance</b>	Yes	Chapter 165 Site Plan Review	Local	Planning Board
<p><i>How does this reduce risk?</i></p> <p>The procedures for processing preliminary and final site plans shall comply with the requirements of the Land Development Procedures Ordinance of the Borough of Pemberton. No building permit shall be issued unless a site plan shall have first been approved by the Planning Board of the Borough of Pemberton or, in the case of a use variance, by the Zoning Board of Adjustment of the Borough of Pemberton, in accordance with the terms of this chapter and the Municipal Land Use Law, P.L. 1975, c. 291:</p>				
<b>Stormwater Management Ordinance</b>	Yes	Chapter 174 Stormwater Management	Local	Planning Board
<p><i>How does this reduce risk?</i></p> <p>Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure best management practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low-impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.</p> <p>The purpose of this chapter is to establish minimum stormwater management requirements and controls for "major development,"</p>				
<b>Post-Disaster Recovery/ Reconstruction Ordinance</b>	No	-	-	-
<p><i>How does this reduce risk?</i></p>				
<b>Real Estate Disclosure</b>	Yes	Senate Bill 3110; P. L. 2023, c. 93, July 3, 2023	State	Sellers and Landlords of commercial or residential property
<p><i>How does this reduce risk?</i></p> <p>For leases, the law amends the New Jersey Truth-in-Renting Act, N.J.S.A. 46:8-43 et seq., to require every landlord to notify in writing each of the landlord's tenants, prior to lease signing or renewal, whether the property is located in the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area ("100-year floodplain") or Moderate Risk Flood Hazard Area ("500-year floodplain") and if the landlord has actual knowledge that the rental premises or any portion of the parking areas of the real property containing the rental premises has been subjected to flooding. The law does not apply to (1) landlords who lease commercial space or residential dwellings for less than one month, (2) residential dwellings in a premises containing not more than two units, (3) owner-occupied premises containing not more than three units, or (4) hotels, motels, or other guest houses serving transient or seasonal guests for a period of less than 120 days.</p> <p>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.</p>				



	Jurisdiction has this? (Yes/No)	Code Citation and Date (code chapter, name of plan, date of plan)	Authority (local, county, state, federal)	Individual / Department / Agency Responsible
<p>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.</p> <p>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.</p> <p>The disclosure statement must contain the heading "Flood Risk" and ask the seller the following questions:</p> <ul style="list-style-type: none"><li>• 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?</li><li>• 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.</li><li>• 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.</li><li>• Is there flood insurance on the property? A standard homeowner's insurance policy typically does not cover flood damage.</li><li>• 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.</li><li>• 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?</li><li>• Has the property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? If so, how many times?</li></ul> <p>Not all provisions of this law have become effective at the time of the writing of this plan.</p>				
<b>Growth Management</b>	Yes	Chapter 179 Subdivision of Land	Local	Planning Board
<i>How does this reduce risk?</i> The chapter shall be administered to ensure the orderly growth and development of land and adequate provision for circulation, utilities, and services.				
<b>Environmental Protection Ordinance</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Flood Damage Prevention Ordinance</b>	Yes	Chapter 105 Flood Damage Prevention	Local	Floodplain Administrator
<i>How does this reduce risk?</i> 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: <ul style="list-style-type: none"><li>A. Protect human life and health;</li><li>B. Minimize expenditure of public money for costly flood control projects;</li><li>C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;</li><li>D. Minimize prolonged business interruptions;</li><li>E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;</li><li>F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;</li><li>G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and</li></ul>				



	Jurisdiction has this? (Yes/No)	Code Citation and Date (code chapter, name of plan, date of plan)	Authority (local, county, state, federal)	Individual / Department / Agency Responsible
H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.				
The ordinance does not follow the model code coordinated ordinance available from NJDEP and requires update.				
<b>Wellhead Protection</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Emergency Management Ordinance</b>	Yes	Chapter 2 Administrative Code, 2-22 Emergency Management Coordinator	Local	Mayor
<i>How does this reduce risk?</i> The Mayor shall appoint an Emergency Management Coordinator from among the residents of the Borough for a term of three years. If a resident cannot be recruited, the Mayor may appoint a qualified nonresident who must be a resident of Burlington County. As a condition of appointment, and the right to continue for the full term, the Emergency Management Coordinator shall have successfully completed at the time of his/her appointment, or within one year immediately following his/her appointment, the current approved Home Study Course and the basic Emergency Management Workshop.				
<b>Climate Change Ordinance</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Other</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Planning Documents</b>				
<b>Comprehensive/Master Plan</b>	Yes	Pemberton Borough Master Plan, April 2012	Local	Planning Board
<i>How does this reduce risk?</i> The master plan provides data and a conceptual layout for guiding future growth and development. The plan makes connections between surrounding environments, social settings, and buildings. Therefore, it includes data on recommendations, analysis, and proposals for the Borough's housing, economy, population, community facilities, transportation, and land use. The 2012 Master Plan is scheduled to be re-examined in 2024.				
<b>Capital Improvement Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Disaster Debris Management Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Floodplain Management or Watershed Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Stormwater Management Plan</b>	Yes	Stormwater Management Plan, June 2005	Local	Township Administrator
<i>How does this reduce risk?</i> Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of storm water management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural storm water management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce storm water runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple storm water management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.				
<b>Stormwater Pollution Prevention Plan</b>	Yes	Stormwater Pollution Prevention Plan, September 2019	Local	Township Administrator
<i>How does this reduce risk?</i>				



	Jurisdiction has this? (Yes/No)	Code Citation and Date (code chapter, name of plan, date of plan)	Authority (local, county, state, federal)	Individual / Department / Agency Responsible
The Stormwater Pollution Prevention Plan controls stormwater from new developments and redevelopment projects throughout Pemberton Borough.				
<b>Open Space Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Urban Water Management Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Habitat Conservation Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Economic Development Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Shoreline Management Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Community Wildfire Protection Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Community Forest Management Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Transportation Plan</b>	Yes	Pemberton Borough Master Plan – Circulation Element, April 2012	Local	Planning Board
<i>How does this reduce risk?</i>				
The Circulation Element of the Master Plan provides a description and analysis of the transportation system that serves the Borough, including the street network, streetscape, sidewalks, and pathways.				
<b>Agriculture Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Climate Action/ Resiliency/Sustainability Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Tourism Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Business/ Downtown Development Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Other</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Response/Recovery Planning</b>				
<b>Emergency Operations Plan</b>	Yes	Emergency Operations Plan	Local	OEM
<i>How does this reduce risk?</i>				
The Emergency Operations Plan establishes guidelines for responding to manmade or natural disasters and mobilizing the department in response to an unusual occurrence.				
<b>Continuity of Operations Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				





	Jurisdiction has this? (Yes/No)	Code Citation and Date (code chapter, name of plan, date of plan)	Authority (local, county, state, federal)	Individual / Department / Agency Responsible
<b>Strategic Recovery Planning Report</b> <i>How does this reduce risk?</i>	No	-	-	-
<b>Threat &amp; Hazard Identification &amp; Risk Assessment (THIRA)</b> <i>How does this reduce risk?</i>	No	-	-	-
<b>Post-Disaster Recovery Plan</b> <i>How does this reduce risk?</i>	No	-	-	-
<b>Public Health Plan</b> <i>How does this reduce risk?</i>	No	-	-	-
<b>Other</b> <i>How does this reduce risk?</i>	No	-	-	-

## Development and Permitting Capability

The table below summarizes the capabilities of the Borough of Pemberton to oversee and track development.

Table 9.29-3. Development and Permitting Capability

Indicate if your jurisdiction implements the following	Yes/No	Comment:
Do you issue development permits? • If yes, what department is responsible?	Yes	Planning/Land Use Board
If you do not issue development permits, what is your process for tracking new development?	N/A	-
Are permits tracked by hazard area? (For example, floodplain development permits.)	No	-
Do you have a buildable land inventory? • If yes, please describe	No	-
Describe the level of build-out in your jurisdiction.	N/A	The Borough has space for future development. The majority of the locations zoned as residential are not fully built-out; similarly, portions of the commercially zoned areas of the Borough have the potential for future development.

## Administrative and Technical Capability

The table below summarizes potential staff and personnel resources available to the Borough of Pemberton and their current responsibilities that contribute to hazard mitigation.





Table 9.29-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
<b>Administrative Capability</b>		
Planning Board	Yes	<p>Pemberton Borough Planning and Zoning Board. The Planning Board shall exercise the following powers and duties:</p> <p>A. To prepare and, after public hearing, adopt or amend a Master Plan or component parts thereof, to guide the use of lands within the Borough in a manner which protects public health and safety and promotes the general welfare.</p> <p>B. To exercise subdivision control and site plan review in accordance with the provisions of the Municipal Land Use Law and the Borough Code.</p> <p>C. To participate in the preparation and review of programs or plans required by state or federal law or regulation.</p> <p>D. To assemble data on a continuing basis as part of a continuous planning process.</p> <p>E. To annually prepare a program of municipal capital improvements projects projected over a term of six years, and amendments thereto, and recommend same to the Borough Council.</p> <p>F. Prior to the adoption of a development regulation, revision, or amendment thereto, the Planning Board shall make and transmit to the Borough Council, within 35 days after referral, a report including: identification of any provisions in the proposed development regulation, revision or amendment, which are inconsistent with the Master Plan, and recommendations concerning these inconsistencies, and any other matters as the Planning Board deems appropriate.</p> <p>G. Upon referral from the Borough Council or other public agency having jurisdiction over the subject matter, before any public funds may be expended, incidental to the location, character or extent of such project, the Planning Board shall review and make a recommendation in conjunction with the Master Plan. The Borough Council or other public agency shall not act thereon without such recommendation or until 45 days have elapsed after such reference without receiving such recommendation.</p> <p>H. The Planning Board shall exercise, to the same extent and subject to the same restrictions, all the</p>



Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
		<p>powers of a board of adjustment, but the Mayor and Borough Councilperson serving as a member of the Planning Board shall not participate in the consideration of applications for development which involve relief pursuant to N.J.S.A. 40:55D-70(d).</p> <p>I. At least once a year, the Planning Board shall review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendments or revisions, if any.</p> <p>J. To perform such other advisory duties as are assigned to it by ordinance or resolution of the Borough Council for the aid and assistance of the Borough Council or other agencies or officers.</p>
Zoning Board of Adjustment	Yes	Pemberton Borough Planning and Zoning Board
Planning Department	No	-
Mitigation Planning Committee	No	-
Environmental Board/Commission	Yes	The Shade Tree Commission is responsible for the regulation, planting, care and control of shade and ornamental trees and shrubbery upon and in the streets, highways, public places, parks, and parkways of the Borough, except county parks and parkways.
Open Space Board/Committee	No	-
Economic Development Commission/Committee	No	-
Public Works/Highway Department	Yes	The Public Works Department is responsible for upkeep and maintenance of the stormwater system
Construction/Building/Code Enforcement Department	Yes	
Emergency Management/Public Safety Department	Yes	The Mission of the Pemberton Borough Police Department is to ensure safety through commitment, while maintaining a partnership with the community to provide professional police services.
Warning Systems / Services (mass notification system, outdoor warning signals, etc.)	Yes	Nixle alerts
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	The Public Works Department conducts regular upkeep/clearing of stormwater drainage systems.
Mutual aid agreements	Yes	Street sweeping with Burlington County on County Roads.
Human Resources Manual <i>e.g., Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?</i>	No	-
Other	No	-
<b>Technical/Staffing Capability</b>		



Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
Planners or engineers with knowledge of land development and land management practices	Yes	Pennoni Engineering
Engineers or professionals trained in building or infrastructure construction practices	Yes	Pennoni Engineering
Planners or engineers with an understanding of natural hazards	Yes	Pennoni Engineering
Staff with expertise or training in benefit/cost analysis	No	-
Professionals trained in conducting damage assessments	No	-
Personnel skilled or trained in GIS and/or Hazards United States (HAZUS) – Multi-Hazards (MH) applications	No	-
Environmental scientist familiar with natural hazards	No	-
Surveyor(s)	No	-
Emergency Manager	No	-
Grant writer(s) <i>Consider the following - Are data and maps from the HMP used to support documentation in grant applications?</i>	No	-
Resilience Officer	No	-
Other (this could include stormwater engineer, environmental specialist, etc.)	No	-

## Fiscal Capability

The table below summarizes financial resources available to the Borough of Pemberton.

Table 9.29-5. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use? (Yes/No)
Community development Block Grants (CDBG, CDBG-DR)	No
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas, or electric service	Yes
Impact fees for homebuyers or developers of new development/homes	No
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other federal or state Funding Programs	Yes
Open Space Acquisition funding programs	No
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	No



## Education and Outreach Capability

The table below summarizes the education and outreach resources available to the Borough of Pemberton.

Table 9.29-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment:
Public information officer or communications office	No	-
Personnel skilled or trained in website development	Yes	Contracted
Hazard mitigation information available on your website	No	-
Social media for hazard mitigation education and outreach	No	-
Citizen boards or commissions that address issues related to hazard mitigation	No	-
Warning systems for hazard events	Yes	Nixle Alert System
Natural disaster/safety programs in place for schools	No	-
Does the jurisdiction have any public outreach mechanisms / programs in place to inform citizens on natural hazards, risk, and ways to protect themselves during such events? <ul style="list-style-type: none"><li>If yes, please describe.</li></ul>	No	-

## Community Classifications

The table below summarizes classifications for community programs available to the Borough of Pemberton.

Table 9.29-7. Community Classifications

Program	Participating? (Yes/No)	Classification (if applicable)	Date Classified (if applicable)
Community Rating System (CRS)	No	-	-
Building Code Effectiveness Grading Schedule (BCEGS)	Yes	04 for SFD 03 for Commercial	2024
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	5	2017
Storm Ready Certification	No	-	-
Firewise Communities classification	No	-	-
New Jersey Sustainable Jersey Community	No	-	-
Other	No	-	-

Note:

N/A Not applicable  
NP Not participating  
- Unavailable



## 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 2014). Each jurisdiction has a unique combination of capabilities to adjust to, protect from, and withstand a future hazard event, future conditions, and changing risk. The table below summarizes the adaptive capacity for each identified hazard of concern and the jurisdiction’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 9.29-8. Adaptive Capacity

Hazard	Adaptive Capacity – Strong/Moderate/Weak
Dam Failure	Moderate
Disease Outbreak	Strong
Drought	Moderate
Earthquake	Moderate
Extreme Temperatures	Strong
Flood	Moderate
Severe Weather	Moderate
Severe Winter Weather	Strong
Wildfire	Moderate

### 9.29.4 National Flood Insurance Program (NFIP) Compliance

This section provides specific information on the management and regulation of the regulatory floodplain, including current and future compliance with the NFIP.

#### NFIP Floodplain Administrator (FPA)

Harry Case, Construction Official

#### National Flood Insurance Program (NFIP) Summary

The following table summarizes the NFIP statistics for the Borough of Pemberton.

Table 9.29-9. NFIP Summary

Active Policies	Total Premium + Policy Fee	Number of Losses	Total Net Payment	Repetitive Loss Properties
1	\$537	5	\$3,995.73	None

Source: NFIP 2023

Notes: Data current as of October 2023

RL Repetitive Loss

SRL Severe Repetitive Loss

RL FMA Definition Any insurable building that has incurred flood-related damage on two occasions, in which the cost of the repair, on the average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event.



*RL NFIP Definition Any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978.*

## Flood Vulnerability Summary

The following table provides a summary of the NFIP program in the Borough of Pemberton.

Table 9.29-10. NFIP Summary

NFIP Topic	Comments
<b>Flood Vulnerability Summary</b>	
Describe areas prone to flooding in your jurisdiction. <ul style="list-style-type: none"><li>Do you maintain a list of properties that have been damaged by flooding?</li></ul>	The fire house is the only property that could potentially be prone to flooding.  A list of damaged properties is not maintained.
Do you maintain a list of property owners interested in flood mitigation? <ul style="list-style-type: none"><li>How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?</li></ul>	No
Are any RiskMAP projects currently underway in your jurisdiction? <ul style="list-style-type: none"><li>If so, state what projects are underway.</li></ul>	No
How do you make Substantial Damage determinations? <ul style="list-style-type: none"><li>How many were declared for recent flood events in your jurisdiction?</li></ul>	Collaboration with Building Construction Official and other professionals.  None have been declared for recent events.
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? <ul style="list-style-type: none"><li>If there are mitigated properties, how were the projects funded?</li></ul>	None
Do your flood hazard maps adequately address the flood risk within your jurisdiction? <ul style="list-style-type: none"><li>If not, state why.</li></ul>	Yes
<b>NFIP Compliance</b>	
What local department is responsible for floodplain management?	Construction
Are any certified floodplain managers on staff in your jurisdiction?	No
Do you have access to resources to determine possible future flooding conditions from climate change?	No
Does your floodplain management staff need any assistance or training to support its floodplain management program? <ul style="list-style-type: none"><li>If so, what type of assistance/training is needed?</li></ul>	N/A
Provide an explanation of NFIP administration services you provide (e.g. permit review, GIS, education/outreach, inspections, engineering capability)	Permit review
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	If the developments being made are 50% or more of the current structure's value.
What are the barriers to running an effective NFIP program in the community, if any?	Staffing, funds.



NFIP Topic	Comments
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? ▪ If so, state the violations.	No
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	October 26, 1993 was the most recent CAV.
What is the local law number or municipal code of your flood damage prevention ordinance? ▪ What is the date that your flood damage prevention ordinance was last amended?	Ordinance No. 2017-9 The ordinance was last amended in October 16, 2017.
Does your floodplain management program meet or exceed minimum requirements? ▪ If exceeds, in what ways?	The program meets minimum requirements.
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	No
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	Yes

### 9.29.5 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. The table below summarizes recent and expected future development trends, including major residential/commercial development and major infrastructure development.

Table 9.29-11. Number of Building Permits for New Construction

Type of Development	2018		2019		2020		2021		2022	
Number of Building Permits for New Construction Issued Since the previous HMP* (total/within regulatory floodplain)										
	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA
Single Family	0	-	0	-	0	-	0	-	4	-
Multi-Family	0	-	0	-	0	-	0	-	0	-
Other (commercial, mixed-use, etc.)	0	-	0	-	0	-	0	-	0	-
Total Permits Issued	0	-	0	-	0	-	0	-	4	-

SFHA Special Flood Hazard Area (1% annual chance flood event)

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

Table 9.29-12. Recent and Expected Future Development

Property or Development Name	Type (e.g., Res., Comm.)	# of Units / Structures	Address and Parcel ID	Known Hazard Zone(s)	Description/Status of Development
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Recent Major Development from 2019 to Present	
	None Identified
Known or Anticipated Major Development in the Next Five (5) Years	
	None Anticipated

## 9.29.6 Jurisdictional Risk Assessment

The hazard profiles in Volume 1, Section 4 (Risk Assessment) provide detailed information regarding each plan participant’s vulnerability to the identified hazards. Section 4.2 (Methodology) and Section 4.4 (Hazard Ranking) provide detailed summaries for the Borough of Pemberton’s risk assessment results and data used to determine the hazard ranking discussed later in this section.

Hazard area extent and location maps provided below illustrate the probable areas impacted within the jurisdiction based on the best available data at the time of the preparation of this plan and are adequate for planning purposes. Maps were generated only for those hazards that can be identified clearly using mapping techniques and technologies and for which the Borough of Pemberton has significant exposure. The maps also show the location of potential new development, where available.



Figure 9.29-1. Borough of Pemberton Hazard Area Extent and Location Map 1

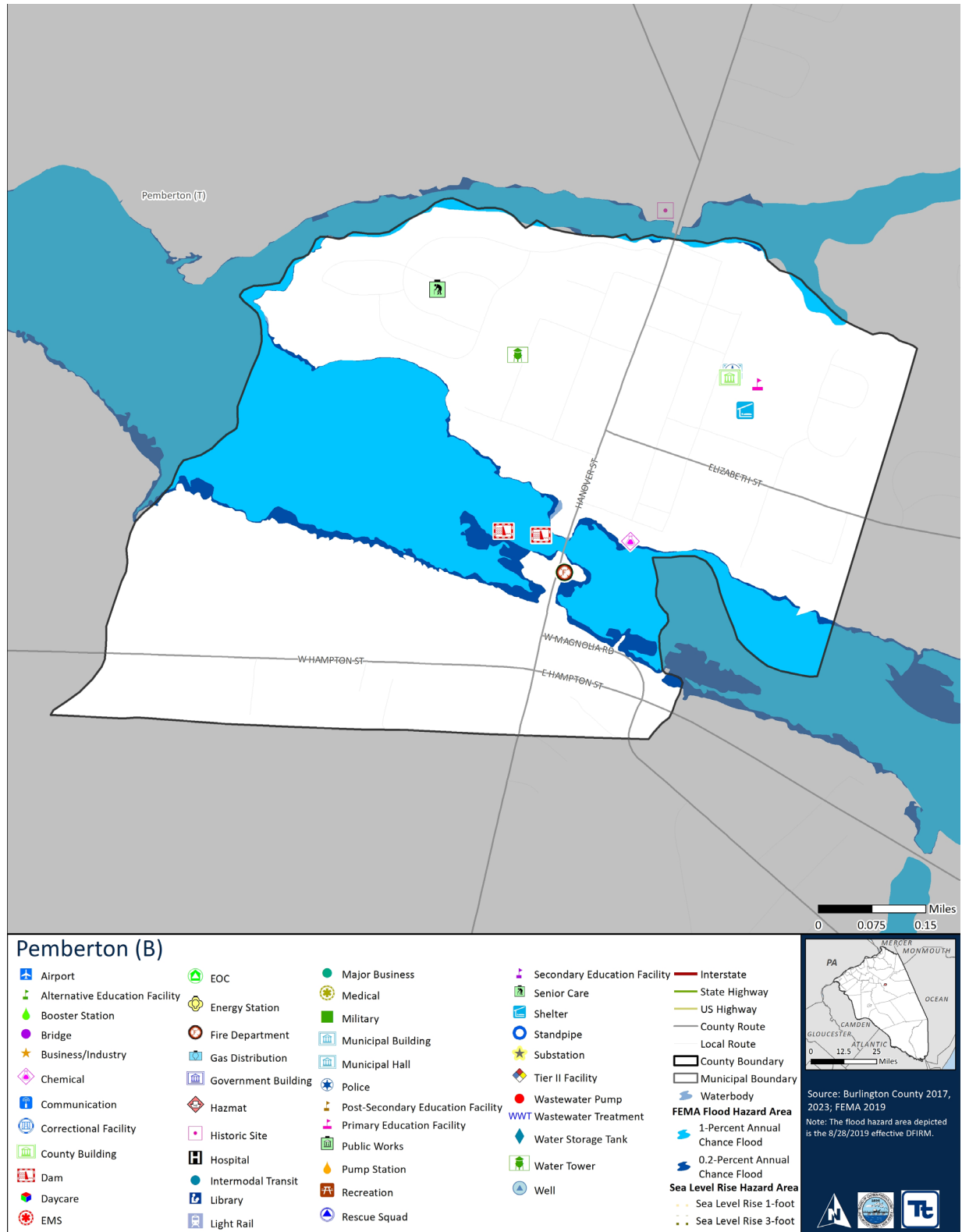
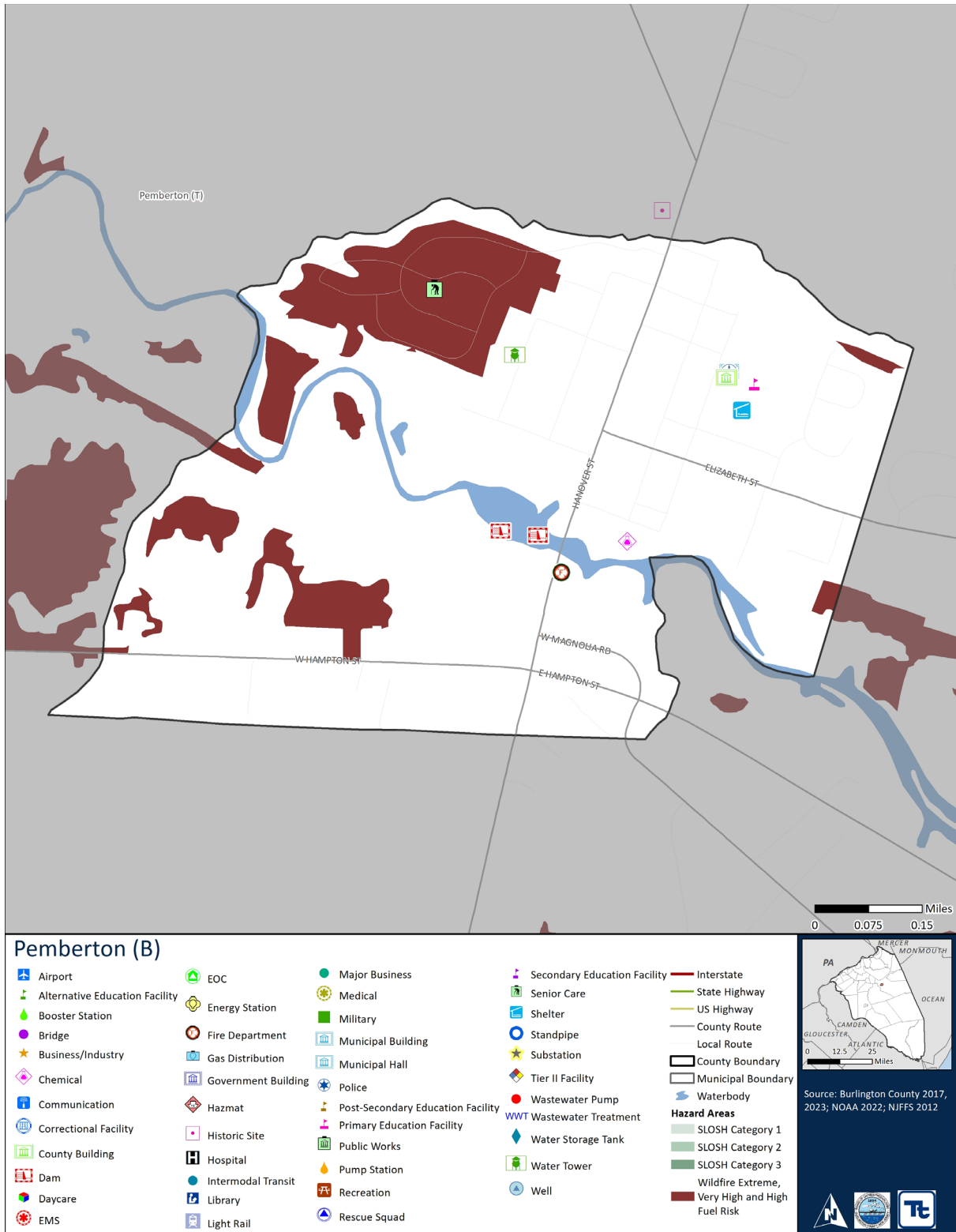




Figure 9.29-2. Borough of Pemberton Hazard Area Extent and Location Map 2





## Hazard Event History

Burlington County has a history of natural and non-natural hazard events, as detailed in Volume I, Section 4 (Risk Assessment). A summary of historical events is provided in each of the hazard profiles and includes a chronology of events that have affected the County and its municipalities.

The Borough of Pemberton's history of federally declared (as presented by FEMA) and significant hazard events [as presented in NOAA-National Centers for Environmental Information (NCEI)] is consistent with that of the County. The table below provides details regarding municipal-specific loss and damages the Borough of Pemberton experienced during hazard events since the last hazard mitigation plan update. Information provided in the table below is based on reference material or local sources.

Table 9.29-13. Hazard Event History Since 2019

Dates of Event	Event Type (Disaster Declaration if applicable)	County Designated?	Summary of Event	Municipal Summary of Damages and Losses
January 20, 2020 – May 11, 2023	Covid-19 Pandemic (EM-3451-NJ, DR-4488-NJ)	Yes	Burlington County accounted for 115,985 positive cases of COVID-19 in the State of New Jersey, and 1,265 of the reported deaths. A total of 991,269 vaccinations were delivered in the County to both residents and non-residents.	The Borough was subject to closures and masking/social distancing requirements.
August 4, 2020	Tropical Storm Isaias (DR-4574-NJ)	Yes	Tropical Storm Isaias brought high winds and heavy rain to Burlington County; some areas of the County reported more than 6 inches over several hours. Burlington County Central Communications fielded over 400 emergency calls and 1,400 non-emergency calls, many for flooded basements and residences.	Although the County was impacted, the Borough did not report any impacts.
September 1-3, 2021	Remnants of Hurricane Ida (EM-3573-NJ, DR-4614-NJ)	Yes	The remnants of Hurricane Ida produced heavy rainfall, flash floods, and a tornado (EF-1) that moved through Edgewater Park, Beverly, Burlington Township and Burlington City. Rainfall totals exceed 3 inches in parts of County; 4 water rescues occurred due to flash flooding.	Although the County was impacted, the Borough did not report any impacts.

Source: FEMA 2023, NOAA NCEI 2023

Notes:

DR Major Disaster Declaration (FEMA)

EM Emergency Declaration (FEMA)

FEMA Federal Emergency Management Agency

N/A Not applicable



## Hazard Ranking and Vulnerabilities

The hazard profiles in Volume 1, Section 4 (Risk Assessment) have detailed information regarding each plan participant's vulnerability to the identified hazards. The following summarizes the Borough of Pemberton's risk assessment results and data used to determine the hazard ranking.

### Hazard Ranking

This section provides the community specific identification of the primary hazard concerns based on identified problems, impacts and the results of the risk assessment as presented in Volume 1, Section 4 (Risk Assessment). 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; and community capabilities to address the hazard and changing future climate conditions. Mitigation action development uses the inputs from the evaluation to target those hazards with highest level of concern.

As discussed in Volume 1, Section 4.4 (Hazard Ranking), each participating jurisdiction has differing degrees of risk exposure and vulnerability compared with the County as a whole. Therefore, each municipality ranked the degree of risk to each hazard as it pertains to their community. The table below summarizes the hazard risk/vulnerability rankings of potential natural hazards for the Borough of Pemberton. The Borough of Pemberton reviewed the County hazard risk/vulnerability risk ranking table and individual results to reflect the relative risk of the hazards of concern to the community.

During the review of the hazard/vulnerability risk ranking, the Borough of Pemberton indicated the following hazard rankings were appropriate.

**Table 9.29-14. Hazard Ranking Input**

Hazard	Hazard Ranking – High/Medium/Low
Dam Failure	Medium
Disease Outbreak	Medium
Drought	Low
Earthquake	Low
Extreme Temperatures	Medium
Flood	Low
Severe Weather	High
Severe Winter Weather	Medium
Wildfire	High

### Critical Facilities

The table below identifies critical facilities and lifelines in the community located in the 1-percent and 0.2-percent floodplain and presents Hazus-MH estimates of the damage and loss of use to critical facilities as a result of a 1-percent annual chance flood event.



Table 9.29-15. Potential Flood Losses to Critical Facilities and Community Lifelines

Name	Type	Exposure	
		1% Event	0.2% Event
Dam	Dam	Yes	Yes
Pemberton Mill Dam	Dam	Yes	Yes

Source: Burlington County 2023; Burlington County Planning Partnership 2023; FEMA 2019

## Identified Issues

After review of the Borough of Pemberton's hazard event history, hazard rankings, jurisdiction specific vulnerabilities, hazard area extent and location, and current capabilities, the Borough of Pemberton identified the following vulnerabilities within their community:

- A recent audit of New Jersey's model ordinances by FEMA for conformance with NFIP, resulted in a review of existing local flood damage prevention ordinances. Based upon FEMA's review, specific language related to NFIP regulations was not consistent.
- Major disaster events can result in large amounts of debris that overwhelm normal trash collection operations.
- The municipality does not have a Substantial Damage Management Plan in place, nor do they have a formal process in place when conducting substantial damage determinations.
- The fire house experiences erosion next to the fire house which could negatively impact the structure if erosion were to continue.
- Borough critical facilities and lifelines do not have a backup power source to perform continuity of operations during power outage events.
- The Borough does not currently have a contingency plan for a possible water tower failure and does not have the funding for a water tower upgrade.
- The Borough needs to improve their municipal communication system so that they can be more prepared for hazard events that occur in and throughout the County.
- The Borough does not have backup power installed at all critical facilities and lifelines, including shelters.
- The Borough has not integrated the hazard mitigation plan into updates of the building and zoning codes, Master Plan, Capital Improvements Plan, Open Space Plan and Economic Development Plan.

## 9.29.7 Mitigation Strategy and Prioritization

This section discusses past mitigations actions and status, describes proposed hazard mitigation initiatives, and prioritizes actions to address over the next five years.

### Past Mitigation Initiative Status

The following table indicates progress on the community's mitigation strategy identified in the 2019 HMP. Actions that are in progress are carried forward and combined with new actions as part of this plan update and are included in the tables with prioritization. Previous actions that are now on-going programs and



capabilities are indicated as such and previously presented in the 'Capability Assessment' earlier in this annex.





Table 9.29-16. Status of Previous Mitigation Actions

Project #	Project	Responsible Party	What is the status? (e.g., In Progress, No Progress, Ongoing Capability, or Completed) If in progress or completed, please describe the funding source, cost and who is implementing.	If you did not complete the action, should the action be included in the 2024 HMP (i.e., there is still a need, this is still a priority)?		
				Yes/No	If Yes, please describe the original problem (i.e., hazard, location, historic losses)	If Yes, identify the responsible department/person to implement the project.
PBB-1 (Former PBB-1)	Install new bulkhead and retaining wall next to fire house.	Borough of Pemberton /OEM/ Fire Dept	No Progress  The Borough has made no progress on this action due to financial constraints.	Yes	The fire house experiences erosion next to the fire house which could negatively impact the structure if erosion were to continue.	Borough of Pemberton /OEM/ Fire Dept
PBB-2 (Former PBB-2)	Install generators in the firehouse, public works yard, pump houses and water wells.	Borough of Pemberton OEM, DPW	In Progress  The Borough has identified potential installation locations at each of these sites; however, progress has stalled due to financial constraints.	Yes	Borough critical facilities and lifelines do not have a backup power source to perform continuity of operations during power outage events.	Borough of Pemberton OEM, DPW
PBB-3 (Former PBB-3)	Conduct Public Outreach/Education in storm and flood preparedness and notification procedures.	OEM	Ongoing Capability  Public outreach and education is a regular task performed by the Office of Emergency Management.	No	N/A	N/A
PBB-4 (Former PBB-4)	Provide public education and outreach on proper installation and/or use of backup power	Municipal Clerk, OEM and government	Ongoing Capability  Public outreach and education is a regular task performed by the Office of Emergency Management.	No	N/A	N/A
PBB-5 (Former PBB-5)	Develop contingency plan for possible water tower failure and explore funding for upgrade	Municipal Clerk, OEM	No Progress	Yes	The Borough does not currently have a contingency plan for a possible water tower	



Project #	Project	Responsible Party	What is the status? (e.g., In Progress, No Progress, Ongoing Capability, or Completed) If in progress or completed, please describe the funding source, cost and who is implementing.	If you did not complete the action, should the action be included in the 2024 HMP (i.e., there is still a need, this is still a priority)?		
				Yes/No	If Yes, please describe the original problem (i.e., hazard, location, historic losses)	If Yes, identify the responsible department/person to implement the project.
			The Borough has made no progress on this action due to financial constraints. Ongoing Capability		failure and does not have the funding for a water tower upgrade.	
PBB-6 (Former PBB-6)	Evaluate benefits of participating in CRS program	Twp. Committee, Planning, OEM, Floodplain Adm.	The Borough is continually evaluating the benefits of joining the DRS program. If the Borough decides it is beneficial, it will join on its own.	No	N/A	N/A
PBB-7 (Former PBB-8)	Improve municipal communication systems to include information sharing with county and surrounding municipalities.	OEM with support from County, NJOEM and FEMA	In Progress The Borough has investigated some improvement opportunities, but have yet to identify a viable option.	Yes	The Borough needs to improve their municipal communication system so that they can be more prepared for hazard events that occur in and throughout the County.	
PBB-8 (Former PBB-9)	Obtain and install backup power sources at all critical facilities to include shelters.	Municipality engineering, OEM with support from County, NJOEM and FEMA	In Progress The Borough has identified potential installation locations at each of these sites; however, progress has stalled due to financial constraints.	Yes	The Borough does not have backup power installed at all critical facilities and lifelines, including shelters.	
PBB-9	During future updates of the Master Plan, Capital Improvements Plan, Open Space Plan, Economic Development Plan, work to integrate hazard mitigation principles and recommendations into the plans. Additionally, use these hazard	Municipality	In Progress The Borough has integrated some principles into existing plans and codes but does not have some plans developed. Development of additional plans	Yes	The Borough has not integrated the hazard mitigation plan into updates of the building and zoning codes, Master Plan, Capital Improvements Plan,	



Project #	Project	Responsible Party	What is the status? (e.g., In Progress, No Progress, Ongoing Capability, or Completed) If in progress or completed, please describe the funding source, cost and who is implementing.	If you did not complete the action, should the action be included in the 2024 HMP (i.e., there is still a need, this is still a priority)?		
				Yes/No	If Yes, please describe the original problem (i.e., hazard, location, historic losses)	If Yes, identify the responsible department/person to implement the project.
	mitigation principles and plan recommendations to update local building and zoning codes to create a more resilient community.		is planned, and integration of mitigation principles will be included.		Open Space Plan and Economic Development Plan.	



## Additional Mitigation Efforts

In addition to the mitigation initiatives completed in the table above, the Borough of Pemberton identified the following mitigation efforts completed since the last HMP:

- In June 2022, the New Jersey Pinelands Commission installed a 340 square-foot rain garden at its headquarters in Pemberton. Designed in coordination with the Rutgers Cooperative Extension Water Resources Program, the garden captures and filters stormwater generated by the main office building while providing habitat for wildlife and helping to mitigate climate change impacts, such as flooding. The garden is designed to collect, treat, and infiltrate an estimated 53,287 gallons of stormwater onsite each year. It features 100 percent native Pinelands plants and a new interpretative sign that details a list of the plant species used. Following completion of the rain garden, the Commission launched a new web page containing the garden's final engineering, design, and planting plan, as well as links for purchasing native plants and installing a rain garden.

## Proposed Hazard Mitigation Initiatives for the HMP Update

The Borough of Pemberton participated in a mitigation action workshop in October 2023 and was provided the following FEMA publications to use as a resource as part of their comprehensive review of all possible activities and mitigation measures to address their hazards: FEMA 551 'Selecting Appropriate Mitigation Measures for Flood prone Structures' (March 2007) and FEMA 'Mitigation Ideas – A Resource for Reducing Risk to Natural Hazards' (January 2013).

The table below indicates the range of proposed mitigation action categories. Both 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.

Table 9.29-17. Analysis of Mitigation Actions by Hazard and Category

Hazard	FEMA						CRS			
	LPR	SIP	NSP	EAP	PR	PP	PI	NR	SP	ES
Dam Failure	X	X			X		X		X	X
Disease Outbreak	X						X			X
Drought	X	X			X		X		X	X
Earthquake	X	X			X		X		X	X
Extreme Temperatures	X	X			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	X
Wildfire	X	X			X		X		X	X

Note: Mitigation categories are described below the Mitigation Initiatives.



The following pages list the specific mitigation initiatives Borough of Pemberton would like to pursue in the future to reduce the effects of hazards. The initiatives 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.



### Action 2024-PembertonB-01. Code Coordinated Ordinance

<b>Lead Agency:</b>	Floodplain Administrator
<b>Supporting Agencies:</b>	Construction Official, Administration, NFIP State Coordinator, FEMA Regional Office
<b>Hazard(s) of Concern:</b>	Flood
<b>Description of the Problem:</b>	A recent audit of New Jersey's model ordinances by FEMA for conformance with NFIP, resulted in a review of existing local flood damage prevention ordinances. Based upon FEMA's review, specific language related to NFIP regulations was not consistent. Additionally, it was determined that better coordination was needed between the three sets of regulations that regulate development and construction in the floodplain. These regulations are: the NFIP implemented by local floodplain administrators, the New Jersey Flood Hazard Area Control Act (FHACA) implemented at the State level by the NJDEP, and the Uniform Construction Code (UCC) implemented by the local Construction Official. NJDEP used this feedback to develop a model Code Coordinated Ordinance and continues to work with municipalities to update flood damage prevention ordinances to the Code Coordinated Ordinance.
<b>Description of the Solution:</b>	After obtaining the appropriate review and concurrence by the NFIP State Coordinator and the FEMA Regional Office, the municipality will update and adopt the Code Coordinated Ordinance.
<b>Estimated Cost:</b>	Staff time
<b>Potential Funding Sources:</b>	Municipal budget
<b>Implementation Timeline:</b>	Within 5 years
<b>Goals Met:</b>	1, 2, 5,7
<b>Benefits:</b>	The updated ordinance will improve floodplain management, meet NFIP requirements, and increase resilience of new and substantially improved structures in the floodplain.
<b>Impact on Socially Vulnerable Populations:</b>	The action will result in better regulation of construction standards within the Special Flood Hazard Area where significant risk to socially vulnerable populations exists.
<b>Impact on Future Development:</b>	The action will result in stronger regulation of construction standards for future development in the Special Flood Hazard Area.
<b>Impact on Critical Facilities/Lifelines:</b>	Critical facilities and lifelines located in the Special Flood Hazard Area will be required to meet the same requirements as general building construction that are set forth in the ordinance.
<b>Impact on Capabilities:</b>	This action will improve floodplain management capabilities through better outlining of responsibilities and administrative procedures.
<b>Climate Change Considerations:</b>	The updated ordinance includes the State's higher standards that are in place to address heightened flood risk due to climate change such as



	those for floodway rise and mandatory freeboard have been incorporated in these new model ordinances.	
Mitigation Category:	Local Plans and Regulations	
CRS Category:	Preventative	
Priority:	High	
Alternatives:	Action	Evaluation
	No Action	Current problem exists
	Modify existing flood damage prevention ordinance	Time intensive
	Leave NFIP	Residents lose flood insurance coverage





### Action 2024-PembertonB-02. Disaster Debris Management Plan

<b>Lead Agency:</b>	Public Works	
<b>Supporting Agencies:</b>	OEM	
<b>Hazard(s) of Concern:</b>	Dam Failure, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire	
<b>Description of the Problem:</b>	Major disaster events can result in large amounts of debris that overwhelm normal trash collection operations. Depending on the amount generated, temporary staging areas for debris collection may be needed. The municipality does not have a disaster debris management plan in place. During a disaster that results in debris, the municipality A plan with outlined responsibilities is needed to adequately address post-disaster cleanup operations.	
<b>Description of the Solution:</b>	The municipality will develop a disaster debris management plan. This plan will establish procedures and guidelines for managing disaster debris in a coordinated, environmentally responsible, and cost-effective manner. The plan will identify responsibilities for execution of the plan. The plan will align with permitted temporary collection areas.	
<b>Estimated Cost:</b>	Staff time	
<b>Potential Funding Sources:</b>	Municipal budget	
<b>Implementation Timeline:</b>	Within 5 years	
<b>Goals:</b>	5, 6	
<b>Benefits:</b>	The action will result in increased quicker and more efficient cleanup after disaster events.	
<b>Impact on Socially Vulnerable Populations:</b>	N/A	
<b>Impact on Future Development:</b>	N/A	
<b>Impact on Critical Facilities/Lifelines:</b>	N/A	
<b>Impact on Capabilities:</b>	The action will result in increased post disaster capabilities.	
<b>Climate Change Considerations:</b>	Climate change may result in an increase in the frequency and severity of weather-related disaster events. This action will increase the capabilities to respond to these events.	
<b>Mitigation Category:</b>	Local Plans and Regulations	
<b>CRS Category:</b>	Emergency Services	
<b>Priority:</b>	High	
<b>Alternatives:</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	-



	Rely on federal cleanup	These services may or may not be available
	Rely on state cleanup	These services may or may not be available



### Action 2024-PembertonB-03. Substantial Damage Management Plan

<b>Lead Agency:</b>	Floodplain Administrator
<b>Supporting Agencies:</b>	Public Works, OEM, Construction Department
<b>Hazard(s) of Concern:</b>	Dam Failure, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire
<b>Description of the Problem:</b>	<p>Officials in NFIP-participating communities are responsible for regulating all development in SFHAs by issuing permits and enforcing local floodplain requirements, including Substantial Damage, for the repairs of damaged buildings. After any disaster event, they must:</p> <ul style="list-style-type: none"><li>• Determine where the damage occurred within the community and if the damaged structures are in an SFHA.</li><li>• Determine what to use for "market value" and cost to repair; uniformly applying regulations will protect against liability and promote equitable administration.</li><li>• Determine if repairing plus improving the damaged structure equals or exceeds 50% of the structure's pre-damage value.</li><li>• Require permits for floodplain development.</li></ul> <p>The municipality does not have a Substantial Damage Management Plan in place, nor do they have a formal process in place when conducting substantial damage determinations. The municipality is in need of a formal process and plan to provide a framework for conducting such inspections and determinations.</p>
<b>Description of the Solution:</b>	<p>The municipality will develop a Substantial Damage Management Plan, following the six step planning process in 2021 <i>Developing a Substantial Damage Management Plan</i> (<a href="https://crsresources.org/files/500/developing_subst_damage_mgmt_plan.pdf">https://crsresources.org/files/500/developing_subst_damage_mgmt_plan.pdf</a>). This plan will outline responsibilities for Substantial Damage determinations, determining market value, and permit approval processes following a disaster event.</p>
<b>Estimated Cost:</b>	Low
<b>Potential Funding Sources:</b>	Municipal budget
<b>Implementation Timeline:</b>	Within 5 years to develop the plan; ongoing to maintain and update the plan
<b>Goals Met:</b>	1, 2, 5, 7
<b>Benefits:</b>	This plan will provide a process in making Substantial Damage Determinations and allow the municipality to make these determinations and meet NFIP requirements more quickly.
<b>Impact on Socially Vulnerable Populations:</b>	Substantially damaged structures are required to be rebuilt to be compliance with current codes. Socially vulnerable populations may not have the financial means to make these improvements. This action may allow for the identification of potential resources to address substantial damages to structures owned by socially vulnerable populations.



<b>Impact on Future Development:</b>	A Substantial Damage Management Plan would include all existing, current, and future development in the municipality.	
<b>Impact on Critical Facilities/Lifelines:</b>	A Substantial Damage Management Plan would include all critical facilities and lifelines in the municipality.	
<b>Impact on Capabilities:</b>	This action improves disaster recovery capabilities.	
<b>Climate Change Considerations:</b>	Climate change is likely to increase the intensity and frequency of many climate related disaster events. This action provides additional planning for disaster recovery.	
<b>Mitigation Category:</b>	Local Plans and Regulations	
<b>CRS Category:</b>	Emergency Services, Preventative	
<b>Priority:</b>	High	
<b>Alternatives:</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	-
	Rely on state or federal resources following disaster events	Resources may not be available during major widespread events
	Establish MOUs with outside agencies to conduct Substantial Damage Determinations	A plan outlining responsibilities is still necessary to prevent missing important requirements



### Action 2024-PembertonB-04. Erosion Control at the Firehouse

<b>Lead Agency:</b>	Borough of Pemberton	
<b>Supporting Agencies:</b>	Pemberton OEM, Pemberton Fire Department	
<b>Hazard(s) of Concern:</b>	Flood	
<b>Description of the Problem:</b>	The fire house experiences erosion next to the fire house which could negatively impact the structure if erosion were to continue.	
<b>Description of the Solution:</b>	The Borough will install a new bulkhead and retaining wall next to the fire house to reduce erosion.	
<b>Estimated Cost:</b>	TBD	
<b>Potential Funding Sources:</b>	HMGP, BRIC, Borough Budget	
<b>Implementation Timeline:</b>	Within 5 Years	
<b>Goals Met:</b>		
<b>Benefits:</b>	The Fire House would experience reduced erosion which would ensure the stabilization of the structure.	
<b>Impact on Socially Vulnerable Populations:</b>	N/A	
<b>Impact on Future Development:</b>	N/A	
<b>Impact on Critical Facilities/Lifelines:</b>	The fire house is a critical facility, and it is important that the land does not erode and potentially impact the integrity of the building.	
<b>Impact on Capabilities:</b>	The Borough will ensure the use of the firehouse by ensuring the structure of the fire house stays sound.	
<b>Climate Change Considerations:</b>	Climate change is likely to increase the intensity and frequency of many climate related disaster events, which could speed up the erosion on the building.	
<b>Mitigation Category</b>	Structure and Infrastructure Projects	
<b>CRS Category</b>	Structural Flood Projects	
<b>Priority:</b>	High	
<b>Alternatives:</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	-
	Relocate the firehouse	Expensive and not cost effective
	Depend on neighboring firehouse	Response time would not be as quick



### Action 2024-PembertonB-05. Firehouse Generators

<b>Lead Agency:</b>	Pemberton OEM	
<b>Supporting Agencies:</b>	Pemberton DPW	
<b>Hazard(s) of Concern:</b>	Dam Failure, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire	
<b>Description of the Problem:</b>	Borough critical facilities and lifelines do not have a backup power source to perform continuity of operations during power outage events.	
<b>Description of the Solution:</b>	The Borough will conduct generator studies to determine what size generators are needed to power each facility. After the size is determined, the Borough will acquire funding for the purchase and installation of generators and will perform routine maintenance on each generator.	
<b>Estimated Cost:</b>	\$100,000/generator	
<b>Potential Funding Sources:</b>	HMGP, BRIC, Borough Budget	
<b>Implementation Timeline:</b>	Within 5 years	
<b>Goals Met:</b>	1, 2, 3, 5, 6, 7	
<b>Benefits:</b>	The Borough will be able to perform continuity of operations on critical facilities during power outages.	
<b>Impact on Socially Vulnerable Populations:</b>	Socially vulnerable populations may rely on critical facilities for sheltering or for their services more than the general population. This action ensures the access to these critical facilities.	
<b>Impact on Future Development:</b>	N/A	
<b>Impact on Critical Facilities/Lifelines:</b>	This action allows critical facilities to perform continuity of operations during power outages.	
<b>Impact on Capabilities:</b>	This action allows critical facilities to perform continuity of operations during power outages.	
<b>Climate Change Considerations:</b>	Climate change is likely to increase the intensity and frequency of many climate related disaster events, which may increase the amount of power outages in the Borough.	
<b>Mitigation Category</b>	Structure and Infrastructure Projects	
<b>CRS Category</b>	Structural Projects	
<b>Priority:</b>	High	
<b>Alternatives:</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	-
	Rely on County during outages	The time it may take for the County to respond is longer than if the Borough had backup power



	Close the buildings during outages	Power outages can lead to increased issues amongst the public, and therefore increases dependency
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### Action 2024-PembertonB-06. Water Tower Contingency Plan

<b>Lead Agency:</b>	Municipal Clerk	
<b>Supporting Agencies:</b>	Pemberton OEM	
<b>Hazard(s) of Concern:</b>	Severe Weather, Severe Winter Weather	
<b>Description of the Problem:</b>	The Borough does not currently have a contingency plan for a possible water tower failure and does not have the funding for a water tower upgrade.	
<b>Description of the Solution:</b>	The Borough will develop a contingency plan that considers possible water tower failure and will look into funding opportunities for a water tower upgrade.	
<b>Estimated Cost:</b>	TBD	
<b>Potential Funding Sources:</b>	HMGP, BRIC, Borough Budget	
<b>Implementation Timeline:</b>	Within 5 years	
<b>Goals Met:</b>	1, 3, 5, 6	
<b>Benefits:</b>	The Borough will be prepared to handle any water tower issues.	
<b>Impact on Socially Vulnerable Populations:</b>	Some socially vulnerable populations may be dependent on a water tower for tap water considering bottled water can be much more expensive.	
<b>Impact on Future Development:</b>	N/A	
<b>Impact on Critical Facilities/Lifelines:</b>	The water tower is considered to be a critical facility and having a contingency plan would ensure the Borough's access to potable water.	
<b>Impact on Capabilities:</b>	This action increases the Borough's capability to provide potable water to Borough residents.	
<b>Climate Change Considerations:</b>	Climate change is likely to increase the intensity and frequency of many climate related disaster events, which may impact access to the water tower.	
<b>Mitigation Category</b>	Local Plans and Regulations	
<b>CRS Category</b>	Emergency Services	
<b>Priority:</b>	High	
<b>Alternatives:</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	-
	Construct a new water tower	Not cost effective
	Rely on a neighboring jurisdiction	Need to construct new water pipes



### Action 2024-PembertonB-07. Municipal Communication Services

<b>Lead Agency:</b>	Pemberton OEM	
<b>Supporting Agencies:</b>	Burlington County, NJOEM, FEMA	
<b>Hazard(s) of Concern:</b>	Dam Failure, Disease Outbreak, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire	
<b>Description of the Problem:</b>	The Borough needs to improve their municipal communication system so that they can be more prepared for hazard events that occur in and throughout the County.	
<b>Description of the Solution:</b>	The Borough will improve their municipal communication systems to include information sharing with County and surrounding municipalities.	
<b>Estimated Cost:</b>	TBD	
<b>Potential Funding Sources:</b>	HMGP, BRIC, Borough Budget	
<b>Implementation Timeline:</b>	Within 5 Years	
<b>Goals Met:</b>	1, 2, 3, 6	
<b>Benefits:</b>	The Borough will have a strengthened communication system	
<b>Impact on Socially Vulnerable Populations:</b>	Some socially vulnerable populations may need additional support and outreach during hazard events which makes an improved communication system ideal.	
<b>Impact on Future Development:</b>	N/A	
<b>Impact on Critical Facilities/Lifelines:</b>	Critical facilities and lifelines will be able to communicate with municipalities and the County at an improved speed which lessens the warning time for hazard events.	
<b>Impact on Capabilities:</b>	This action improves the Borough's ability to be able to communicate with the County as well as neighboring jurisdictions.	
<b>Climate Change Considerations:</b>	Climate change is likely to increase the intensity and frequency of many climate related disaster events.	
<b>Mitigation Category</b>	Education and Awareness Project	
<b>CRS Category</b>	Emergency Services	
<b>Priority:</b>	High	
<b>Alternatives:</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	-
	Rely on County for communication	Municipal communication will not improve
	Rely on federal warnings/communication	The County would have a quicker warning time and can issue help sooner



### Action 2024-PembertonB-08. Backup Power for Critical Facilities

<b>Lead Agency:</b>	Pemberton OEM	
<b>Supporting Agencies:</b>	Burlington County, NJOEM, FEMA	
<b>Hazard(s) of Concern:</b>	Dam Failure, Disease Outbreak, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire	
<b>Description of the Problem:</b>	The Borough does not have backup power installed at all critical facilities and lifelines, including shelters.	
<b>Description of the Solution:</b>	The Borough will conduct a study to determine the correct sized generators needed at all critical facilities and lifelines and will acquire funding to install backup power at all critical facilities and lifelines including shelters. The Borough will ensure routine maintenance is conducted on each generator.	
<b>Estimated Cost:</b>	\$100,000/generator	
<b>Potential Funding Sources:</b>	HMGP, BRIC, Township Budget	
<b>Implementation Timeline:</b>	Within 5 years	
<b>Goals Met:</b>	1, 2, 5, 6	
<b>Benefits:</b>	The Borough's critical facilities and lifelines will be able to perform continuity of operations.	
<b>Impact on Socially Vulnerable Populations:</b>	Socially vulnerable populations may be more dependent on critical facilities in an emergency event.	
<b>Impact on Future Development:</b>	N/A	
<b>Impact on Critical Facilities/Lifelines:</b>	The Borough's critical facilities and lifelines will be able to perform continuity of operations.	
<b>Impact on Capabilities:</b>	This action improves the Borough's abilities to perform continuity of operations during power outage events.	
<b>Climate Change Considerations:</b>	Climate change is likely to increase the intensity and frequency of many climate related disaster events.	
<b>Mitigation Category</b>	Local Plans and Regulations	
<b>CRS Category</b>	Emergency Services	
<b>Priority:</b>	High	
<b>Alternatives:</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	-
	Rely on County to perform continuity of operations during outages	Some services may not be constructed or equipped to help the Borough



	Rely on neighboring municipality for help during outages	The neighboring municipality may not have the capability to help another jurisdiction
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### Action 2024-PembertonB-09. Integrate Hazard Mitigation Information

<b>Lead Agency:</b>	Pemberton Administration	
<b>Supporting Agencies:</b>	OEM	
<b>Hazard(s) of Concern:</b>	Dam Failure, Disease Outbreak, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire	
<b>Description of the Problem:</b>	The Borough has not integrated the hazard mitigation plan into updates of the building and zoning codes, Master Plan, Capital Improvements Plan, Open Space Plan and Economic Development Plan.	
<b>Description of the Solution:</b>	The Borough will work to integrate hazard mitigation information into the building and zoning codes, Master Plan, Capital Improvements Plan, Open Space Plan and Economic Development Plan.	
<b>Estimated Cost:</b>	Staff Time	
<b>Potential Funding Sources:</b>	HMGP, Borough Budget	
<b>Implementation Timeline:</b>	Ongoing	
<b>Goals Met:</b>	1, 2, 3, 5, 6	
<b>Benefits:</b>	The building and zoning codes and various plans will integrate hazard mitigation principles and will ensure that the Borough is better equipped to handle hazard mitigation.	
<b>Impact on Socially Vulnerable Populations:</b>	Some socially vulnerable populations are more at risk from hazard events and will be better protected with the integration of the HMP into other plans and codes.	
<b>Impact on Future Development:</b>	Future development will have better guidance on hazard mitigation principles and guidelines.	
<b>Impact on Critical Facilities/Lifelines:</b>	Critical facilities will be better equipped to handle hazard events with the integration of information into other plans and codes	
<b>Impact on Capabilities:</b>	The Borough will have improved capabilities on how to handle hazard mitigation initiatives.	
<b>Climate Change Considerations:</b>	Climate change is likely to increase the intensity and frequency of many climate related disaster events.	
<b>Mitigation Category</b>	Local Plans and Regulations	
<b>CRS Category</b>	Public Information	
<b>Priority:</b>	Medium	
<b>Alternatives:</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	-
	Develop all new plans	Not needed for integration



	Rely on County for integration	County not responsible for updating and integrating Borough specific plans
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### Action 2024-PembertonB-10. Develop Municipal Master Plan

<b>Lead Agency:</b>	Land Use Board
<b>Supporting Agencies:</b>	Borough Administration, Engineering, Public Works
<b>Hazard(s) of Concern:</b>	Dam Failure, Disease Outbreak, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire
<b>Description of the Problem:</b>	The Borough has not development a Master Plan to assist in future land use decisions.
<b>Description of the Solution:</b>	The Borough's Land Use Board, along with engineers and subject matter experts, will work to develop a Master Plan with additional elements, as the Borough sees fit. Additional elements may include conservation, preservation and open space, sustainability, historic preservation, economic development, and stormwater management.
<b>Estimated Cost:</b>	Medium
<b>Potential Funding Sources:</b>	HMGP, Borough Budget
<b>Implementation Timeline:</b>	Within 5 years
<b>Goals Met:</b>	1, 2, 4, 5
<b>Benefits:</b>	A Master Plan is a coordinated approach to municipal planning that is designed to benefit residents as well as businesses and to ensure quality of life standards as the municipality continues to grow. The planning document is developed to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.
<b>Impact on Socially Vulnerable Populations:</b>	The inclusion of additional elements, such as open space, conservation, and sustainability can be beneficial to identifying how future conditions may impact socially vulnerable populations. In particularly, the addition of hazard mitigation elements into the Master Plan can assist in evaluating how future land use decision will impact these populations.
<b>Impact on Future Development:</b>	Master plans seek to guide land use within a municipality, which will directly impact future development.
<b>Impact on Critical Facilities/Lifelines:</b>	The Master Plan establishes mechanisms for preserving environmental, historic and cultural resources, and integrates the various components involving community life through community facilities, circulation/transportation, and utilities plans.
<b>Impact on Capabilities:</b>	The Borough will have improved capabilities for future development and land use planning.
<b>Climate Change Considerations:</b>	Climate change is likely to increase the intensity and frequency of many climate related disaster events. Elements of a Master Plan may include conservation, preservation and open space, sustainability, historic preservation, and stormwater management – all which can contribute to mitigating impacts felt by climate change projections.



Mitigation Category	Local Plans and Regulations	
CRS Category	Preventative Measures	
Priority:	High	
Alternatives:	Action	Evaluation
	No Action	-
	Hire contractor to write full Master Plan with no municipal input	Plan may be missing integral pieces of the Mast Plan
	Write Mast Plan with no elements	Master Plan will not be comprehensive and may miss critical pieces to address land use needs





The prioritization criteria provided in Volume 1, Section 6 (Mitigation Strategy) identify 14 evaluation/prioritization criteria to complete the prioritization of mitigation initiatives. For each new mitigation action, a numeric rank is assigned (-1, 0, or 1) for each of the 14 evaluation criteria to assist with prioritizing actions as 'High', 'Medium', or 'Low.' The table below provides a summary of the prioritization of all proposed mitigation initiatives for the HMP update.

Table 9.29-18. Summary of Prioritization of Actions

Project Number	Project Name	Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Community Objectives	Total	High / Medium / Low
Action 2024-PembertonB-01	Code Coordinated Ordinance	1	1	1	1	1	1	1	1	1	0	1	1	0	0	11	High
Action 2024-PembertonB-02	Disaster Debris Management Plan	0	0	1	1	1	1	0	0	1	1	1	1	0	1	9	Medium
Action 2024-PembertonB-03	Substantial Damage Management Plan	0	1	1	1	1	1	0	1	1	1	1	1	1	0	11	High
Action 2024-PembertonB-04	Erosion Control at the Firehouse	1	1	1	1	1	1	0	0	1	1	1	1	1	0	11	High
Action 2024-PembertonB-05	Firehouse Generators	1	0	1	1	1	1	0	1	1	1	1	1	1	0	11	High
Action 2024-PembertonB-06	Water Tower Contingency Plan	1	0	1	1	1	1	0	1	1	1	1	1	1	0	11	High
Action 2024-PembertonB-07	Municipal Communication Services	1	0	1	1	1	1	0	1	1	1	1	1	1	0	11	High
Action 2024-PembertonB-08	Backup Power for Critical Facilities	1	1	1	1	1	1	0	1	1	1	1	1	1	0	12	High
Action 2024-PembertonB-09	Integrate Hazard Mitigation Information	1	1	1	1	1	1	0	0	1	1	1	1	0	0	10	Medium



Project Number	Project Name	Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Community Objectives	Total	High / Medium / Low
Action 2024-PembertonB-10	Develop Municipal Master Plan	1	1	1	1	1	1	1	1	1	1	1	1	1	0	13	High

Note: Volume 1, Section 6 (Mitigation Strategy) conveys guidance on prioritizing mitigation actions. Low (0-6), Medium (7-10), High (11-14).