



## SECTION 9. JURISDICTIONAL ANNEXES

### 9.40 TOWNSHIP OF WOODLAND

This section presents the jurisdictional annex for the Township of Woodland 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 Township of Woodland participated in the planning process, an assessment of the Township of Woodland’s risk and vulnerability, the different capabilities used in the Township of Woodland, and an action plan that will be implemented to achieve a more resilient community.

#### 9.40.1 Hazard Mitigation Planning Team

The Township of Woodland 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 Township of Woodland departments, including Emergency Management, Engineering, Roads, and Construction. The Emergency Management Coordinator 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 9.40-1. Hazard Mitigation Planning Team**

Primary Point of Contact		Alternate Point of Contact	
Name/Title:	Michael Huber, Office of Emergency Management Coordinator	Name/Title:	Maryalice Brown, Clerk
Address:	3943 Main Street, Chatsworth, NJ 08019	Address:	3943 Main Street, Chatsworth, NJ 08019
Phone Number:	(856) 912-3145	Phone Number:	(609) 726-1700
Email:	mhuber@woodlandtownship.org	Email:	mbrown@woodlandtownship.org
NFIP Floodplain Administrator			
Name/Title:	Tom Leisse, Engineer		
Address:	515 Grove Street, Haddon Heights, NJ 08035		
Phone Number:	(856) 547-0505		
Email:	tleisse@pennoni.com		
Additional Contributors:			
Name/Title:	Michael Huber, OEM Coordinator		



Method of Participation:	Provided information on previous events, capabilities, and status of previous mitigation actions. Attended the Planning Partnership Risk Assessment Meeting and Mitigation Strategy Workshop.
Name/Title:	Tom Boyd, Construction Official
Method of Participation:	Provided information on permitting and new development.
Name/Title:	Tom Leisse, Engineer
Method of Participation:	Provided information on NFIP administration.
Name/Title:	Fred Arnwine, Supervisor of Roads
Method of Participation:	Provided information on previous events.

## 9.40.2 Municipal Profile

The Township of Woodland Township is located in the southern portion of Burlington County. The Township covers an area of 96.4 square miles, of which 94.6 square miles is land and 1.8 square miles is water. The Township is bordered by the Township of Southampton to the northwest, Township of Pemberton to the north, the Township of Barnegat in Ocean County to the east, the Township of Bass River to the southeast, the Township of Washington to the southwest, and the Township of Tabernacle to the west. Unincorporated communities located within the Township include Bullock, Butlers Place, Chatsworth, DeCou Pond, Dukes Bridge, Four Mile, Goose Pond, Hedger House, Johnson Place, Jones Mill, Lebanon, Long Causeway, Old Halfway, South Park, and Woodmansie.

The Township is one of 56 South Jersey municipalities that are included within the New Jersey Pinelands National Reserve, a protected natural area of unique ecology. All of Woodland Township is included in the state designated Pinelands Area. The Pinelands Area is managed by the Pinelands Comprehensive Management Plan. The Plan establishes nine land use management areas with goals, objectives, development intensities and permitted uses for each. The boundaries of these management areas are displayed on the Pinelands Land Capability Map. They are implemented through local zoning that must conform with Pinelands land use standards. Woodland Township has lands designated as preservation area district, special agricultural production area, and Pinelands Village.

Woodland Township is governed under the Township form of government. The governing body is a three-member Township Committee, whose members are elected directly by the voters at-large to serve three-year terms of office.

According to the U.S. Census, the 2020 population for the Township of Woodland was 1,544, a 13.6 percent decrease from the 2010 Census. Data from the 2021 American Community Survey 5-Year Population Estimates indicate that 20.7 percent is 65 years of age or older, 3.2 percent of the population is 5 years of age or younger, 0 percent is non-English speaking, 40.6 percent has a disability, and 23.5 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 Township of Woodland, 21 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.

### 9.40.3 Jurisdictional Capability Assessment and Integration

The Township of Woodland 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 Township of Woodland 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 Township of Woodland. The comment field provides information as to how the capability integrates hazard mitigation and risk reduction.

Table 9.40-2. 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	Unavailable	State & Local	Construction
<i>How does this reduce risk?</i> This chapter and the Building Code shall be enforced and administered by the Construction Official as appointed by the Township. This code ensures all buildings are in line with the Uniform Construction Code, as adopted by the Township and the State of New Jersey.				
<b>Zoning/Land Use Code</b>	Yes	Ordinance #1997-7, #1998-3	Local	Zoning Official
<i>How does this reduce risk?</i> The code enables where appropriate, flexibility of design and development of land in such a manner as to preserve its natural and scenic qualities, protect areas of meaningful ecological value, reduce flood hazards, facilitate the adequate and economical provision of streets				



	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
and utilities, minimize negative environmental impacts, improve the aesthetic quality of new residential developments, encourage the conservation of energy, increase recreational opportunities, and otherwise promote the planned and environmentally desirable use of land.				
<b>Subdivision Ordinance</b>	Yes	Unavailable	Local	Land Use Board
<i>How does this reduce risk?</i>				
It is declared to be the policy of the Township to consider land subdivisions as part of a plan for the orderly, efficient, and economical development of the Township. Land to be subdivided shall be of such character that it can be used safely for building or development purposes without danger to health or peril from fire, flood, or other menace, and without resulting in significant damage to the ecology of the area in which it is located. Land subject to fire, flood or other hazards shall not be subdivided nor developed for residential purposes, nor for such other uses as may increase danger to health, life, or property, or aggravate a flood hazard, but such land may be set aside for uses as shall not involve such danger nor produce unsatisfactory living conditions.				
<b>Site Plan Ordinance</b>	Yes	Unavailable	Local	Land Use Board
<i>How does this reduce risk?</i>				
Approval of a site plan is required for a) the development or redevelopment of any building, structure or lot or portion thereof for a new use; b) the expansion or relocation of any existing use; or c) any change of use of a building, structure or lot or portion thereof. Per the ordinance, a proposed stormwater drainage system shall be adequate to prevent any increase in the rate of surface runoff or otherwise contribute to downstream flooding during a storm of any magnitude, up to and including a one-hundred-year frequency storm.				
<b>Stormwater Management Ordinance</b>	Yes	Ordinance #2008-1 Stormwater Management	Local	Land Use Board
<i>How does this reduce risk?</i>				
The purpose of this article is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing within this jurisdiction. An identified objective of this ordinance is to minimize increases in the volumes and rates of stormwater runoff from land development activities in order to reduce flooding and streambank erosion.				
<b>Post-Disaster Recovery/ Reconstruction Ordinance</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<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
<i>How does this reduce risk?</i>				
For leases, the law amends the New Jersey Truth-in-Renting Act, N.J.S.A. 46:8-43 et seq., to require every landlord to notify in writing each of the landlord's tenants, prior to lease signing or renewal, whether the property is located in the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area ("100-year floodplain") or Moderate Risk Flood Hazard Area ("500-year floodplain") and if the landlord has actual knowledge that the rental premises or any portion of the parking areas of the real property containing the rental premises has been subjected to flooding. The law does not apply to (1) landlords who lease commercial space or residential dwellings for less than one month, (2) residential dwellings in a premises containing not more than two units, (3) owner-occupied premises containing not more than three units, or (4) hotels, motels, or other guest houses serving transient or seasonal guests for a period of less than 120 days.				
The model notice is to contain the heading "Flood Risk" and questions for the landlord to answer regarding the landlord's actual knowledge of past flooding of the property. The questions regarding the property being in a FEMA Special or Moderate Risk Flood Hazard Area shall not contain the option for "unknown." To determine how the questions are to be answered, FEMA's current flood insurance rate maps for the leased premises area must be consulted. The landlord will be required to answer whether the rental premises or any portions of the parking areas of the real property containing the rental premises ever experienced any flood damage, water seepage, or pooled water due to a natural flood event and, if so, the number of times that has occurred.				
The notice to residential tenants must also indicate that flood insurance may be available to renters through FEMA's National Flood Insurance Program to cover their personal property and contents in the event of a flood and that standard renter's insurance does not typically cover flood damage.				



	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>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>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Environmental Protection Ordinance</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Flood Damage Prevention Ordinance</b>	Yes	Unavailable	Federal, State, Local	Engineering
<i>How does this reduce risk?</i>				
<p>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:</p> <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, 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> <li>H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.</li> </ul> <p>The Township has not adopted NJDEP's Model Code Coordinated Ordinance.</p>				
<b>Wellhead Protection</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>Emergency Management Ordinance</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<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	Township of Woodland 2011 Master Plan	Local	Land Use Board
<i>How does this reduce risk?</i>				
The Master Plan identifies numerous objectives which relate to hazard mitigation, including:				
<ul style="list-style-type: none"> <li>To encourage municipal action to guide the appropriate use or development of lands within the Township in a manner which will promote the public health, safety, morals, and general welfare.</li> <li>To secure safety from fire, flood, panic and other natural and manmade disasters.</li> <li>To provide adequate light, air and open space.</li> <li>To ensure that the development within woodland Township does not conflict with the development and general welfare of neighboring municipalities, the county, the Pinelands region, and the state as a whole.</li> <li>To encourage the appropriate and efficient expenditure of public funds through coordination of public development with municipal, county, Pinelands, state and federal land use policies.</li> <li>To provide sufficient space in appropriate locations within the Township for agricultural, residential, recreational, resource extraction, commercial and industrial uses, and for open space, both public and private, according to their respective environmental requirements in order to meet the needs of Woodland Township and other New Jersey residents.</li> <li>To promote the conservation of historic sites, open space, energy resources and valuable natural resources and to prevent degradation of the environment through improper use of land.</li> <li>To encourage energy efficient subdivision and site designs and use of renewable energy resources including wood, solar, wind and or recycled heat.</li> <li>To encourage the efficient management of stormwater through the development of appropriate guidelines which will prevent future drainage problems and provide environmentally sound land use planning.</li> <li>Promote education regarding the use of landscaping with native pine lands plants and use of rain gardens.</li> <li>To increase mobility for all residents, especially elderly and youths, and people of lower incomes.</li> </ul>				
<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, 2008	Local	Land Use Board
<i>How does this reduce risk?</i>				
The Municipal Stormwater Management Plan documents the Township's strategy for addressing stormwater management and stormwater-related impacts related to land development. This plan addresses the impacts of land development on groundwater recharge, stormwater quality, and stormwater quantity. The impacts are addressed by incorporating stormwater design and performance standards for new major development, defined as projects that disturb one of more acre of land or projects that would result in 0.25 acres or more of additional				



	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>impervious coverage. These standards are intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and the loss of groundwater recharge that provide base flow in receiving water bodies, The plan describes long-term operation and maintenance measures for existing and future stormwater facilities.</p>				
<b>Stormwater Pollution Prevention Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Open Space Plan</b>	Yes	Township of Woodland 2011 Master Plan, Recreation and Open Space Element	Local	Land Use Board
<i>How does this reduce risk?</i>				
This element of the Master Plan addresses new open space acquisitions and programs for open space preservation, including farmland preservation. Acquiring land for open space can reduce the Township's vulnerability to certain hazards, such as flooding.				
<b>Urban Water Management Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Habitat Conservation Plan</b>	Yes	Pinelands Comprehensive Management Plan, May 2022	State	Pinelands Commission
<i>How does this reduce risk?</i>				
This Plan is intended, therefore, to serve two functions: as a general guide for local authorities in preparing master plans and land use ordinances for certification by the Commission, and as a planning and regulatory mechanism that can be adopted and enforced by the Commission if a county or municipality fails to secure certification. Conformance of municipal master plan and land use ordinances required. Within one year after the effective date of this Plan, or any amendment hereof, each municipality with jurisdiction over land located within the Pinelands Area shall conform its master plan and land use ordinances applicable to such land to the minimum standards of this Plan.				
<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	Township of Woodland 2011 Master Plan, Circulation Element	Local	Land Use 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 Woodland, including the street network, streetscape, sidewalks, and pathways.				
<b>Agriculture Plan</b>				
<i>How does this reduce risk?</i>				
<b>Climate Action/ Resiliency/Sustainability 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>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	Emergency Manager
<i>How does this reduce risk?</i> The NJOEM approved Emergency Operations Plan provides a means of coordinating the activities of local and mutual aid emergency response agencies (emergency medical, fire/rescue, and State police) during any major emergency event such as hurricane, forest fire, winter storm, thunder and lightning storms, or man-made disasters.				
<b>Continuity of Operations Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Strategic Recovery Planning Report</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Threat &amp; Hazard Identification &amp; Risk Assessment (THIRA)</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Post-Disaster Recovery Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Public Health Plan</b>	No	-	-	-
<i>How does this reduce risk?</i>				
<b>Other</b>	No	-	-	-
<i>How does this reduce risk?</i>				

## Development and Permitting Capability

The table below summarizes the capabilities of the Township of Woodland to oversee and track development.

Table 9.40-3. Development and Permitting Capability

Indicate if your jurisdiction implements the following	Yes/No	Comment:
Do you issue development permits? <ul style="list-style-type: none"> <li>If yes, what department is responsible?</li> </ul>	Yes	Construction





Indicate if your jurisdiction implements the following	Yes/No	Comment:
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.)	Yes	Special Flood Hazard Area
Do you have a buildable land inventory? • If yes, please describe	Yes	In the Township's Master Plan
Describe the level of build-out in your jurisdiction.	N/A	The Township is fully built out. Much of the land in the Township (approximately 63%) is located within the Pinelands Preservation, which limits the available land for future build-out.

### Administrative and Technical Capability

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

Table 9.40-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
<b>Administrative Capability</b>		
Planning Board	Yes	Land Use Board
Zoning Board of Adjustment	No	-
Planning Department	No	-
Mitigation Planning Committee	No	-
Environmental Board/Commission	No	-
Open Space Board/Committee	No	-
Economic Development Commission/Committee	No	-
Public Works/Highway Department	Yes	Woodland Township's Public Works department is staffed by two part time employees.
Construction/Building/Code Enforcement Department	Yes	The Construction Office issues permits and conduct inspections.
Emergency Management/Public Safety Department	Yes	The Woodland Township Office of Emergency Management (OEM) is responsible for the development, coordination and implementation of plans and projects directed at protecting the lives and property of the residents of the Township in the event of a catastrophic emergency. Woodland OEM utilizes an all-hazards approach to emergency operations planning and preparedness.  The Woodland Office of Emergency Management meets the legal requirements established by the New Jersey Office of Emergency Management for preparedness to respond to many types of emergencies or disasters.



Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
		The NJ State Police - Troop C serves the Township from the Red Lion Station located on route 206 in Southampton.
Warning Systems / Services (mass notification system, outdoor warning signals, etc.)	Yes	Residents can sign up for Burlington County's CivicReady notifications.
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	The Public Works Department will address fallen trees and branches blocking township roads.
Mutual aid agreements	Yes	Police/Fire/Rescue/EMS
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>		
Planners or engineers with knowledge of land development and land management practices	Yes	Land Use
Engineers or professionals trained in building or infrastructure construction practices	Yes	Administrator
Planners or engineers with an understanding of natural hazards	Yes	Administrator
Staff with expertise or training in benefit/cost analysis	Yes	Administrator
Professionals trained in conducting damage assessments	No	-
Personnel skilled or trained in GIS and/or Hazards United States (HAZUS) – Multi-Hazards (MH) applications	Yes	Administrator
Environmental scientist familiar with natural hazards	No	-
Surveyor(s)	Yes	Administrator
Emergency Manager	Yes	Michael Huber
Grant writer(s) <i>Consider the following - Are data and maps from the HMP used to support documentation in grant applications?</i>	Yes	Administrator
Resilience Officer	No	-
Other (this could include stormwater engineer, environmental specialist, etc.)	No	-

## Fiscal Capability

The table below summarizes financial resources available to the Township of Woodland.

Table 9.40-5. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use? (Yes/No)
Community development Block Grants (CDBG, CDBG-DR)	Yes
Capital improvements project funding	Yes



Financial Resources	Accessible or Eligible to Use? (Yes/No)
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas, or electric service	No
Impact fees for homebuyers or developers of new development/homes	No
Stormwater utility fee	No
Incur debt through general obligation bonds	Yes
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other federal or state Funding Programs	No
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 Township of Woodland.

Table 9.40-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment:
Public information officer or communications office	Yes	Administrator
Personnel skilled or trained in website development	Yes	Contracted
Hazard mitigation information available on your website	Yes	Information is available for wildfire preparedness and flooding.
Social media for hazard mitigation education and outreach	Yes	Social media can be utilized for hazard mitigation and outreach.
Citizen boards or commissions that address issues related to hazard mitigation	No	-
Warning systems for hazard events	Yes	Residents can sign up for Burlington County's CivicReady notifications.
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? • If yes, please describe.	Yes	Information is available for wildfire preparedness and flooding. Social media can be utilized for hazard mitigation and outreach.

## Community Classifications

The table below summarizes classifications for community programs available to the Township of Woodland.



Table 9.40-7. Community Classifications

Program	Participating? (Yes/No)	Classification (if applicable)	Date Classified (if applicable)
Community Rating System (CRS)	No	-	-
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-
Public Protection (ISO Fire Protection Classes 1 to 10)	No	-	-
Storm Ready Certification	No	-	-
Firewise Communities classification			
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 9.40-8. Adaptive Capacity

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

### 9.40.4 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)

Tom Leisse, Engineer

## National Flood Insurance Program (NFIP) Summary

The following table summarizes the NFIP statistics for the Township of Woodland.

Table 9.1-9. NFIP Summary

Active Policies	Total Premium + Policy Fee	Number of Losses	Total Net Payment	Repetitive Loss Properties
1	\$726	0	\$0.00	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 Township of Woodland.

Table 9.40-10. 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>	Low lying bogs, swampy areas of floodplain. No list is 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 / Not Applicable
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>	Township Engineer assesses if needed None
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?	Engineering



NFIP Topic	Comments
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?	Yes, FEMA and State 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
Provide an explanation of NFIP administration services you provide (e.g. permit review, GIS, education/outreach, inspections, engineering capability)	Permit review, inspections
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	Township Engineer assesses
What are the barriers to running an effective NFIP program in the community, if any?	Staff, funds
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)?	August 21, 1991 was most recent CAV.
What is the local law number or municipal code of your flood damage prevention ordinance? • Have you adopted NJDEP's Model Code Coordinated Ordinance? • What is the date that your flood damage prevention ordinance was last amended?	Unavailable
Does your floodplain management program meet or exceed minimum requirements? • If exceeds, in what ways?	Meets the 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?	Land Use Board considers effort to reduce flood risk. Township has site plan review processes.
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	No

### 9.40.5 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 9.40-11. Number of Building Permits for New Construction

Type of Development	2018	2019	2020	2021	2022
<b>Number of Building Permits for New Construction Issued Since the previous HMP* (total/within regulatory floodplain)</b>					



	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA
Single Family	0	0	0	0	0	0	0	0	0	0
Multi-Family	0	0	0	0	0	0	0	0	0	0
Other (commercial, mixed-use, etc.)	0	0	0	0	0	0	0	0	0	0
Total Permits Issued	0	0	0	0	0	0	0	0	0	0

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

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

Table 9.40-12. 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
<b>Recent Major Development from 2019 to Present</b>					
There has been no major developments in the Township between 2019 to present.					
<b>Known or Anticipated Major Development in the Next Five (5) Years</b>					
There are no anticipated new major developments in the Township within the next 5 years.					

### 9.40.6 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 Township of Woodland’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 Township of Woodland has significant exposure. The maps also show the location of potential new development, where available.





Figure 9.40-1. Township of Woodland Flood and Sea Level Rise Hazard Area Extent and Location Map

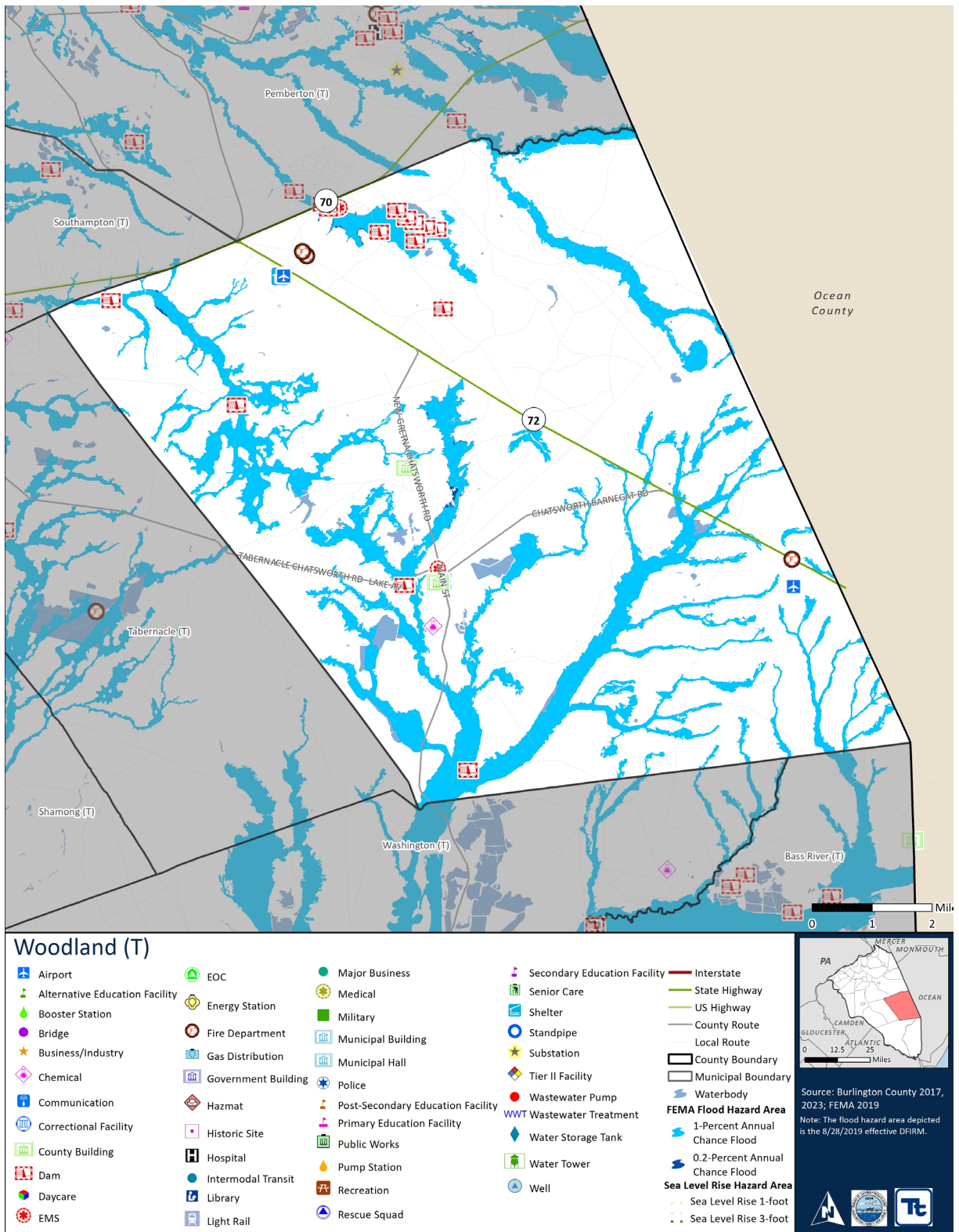
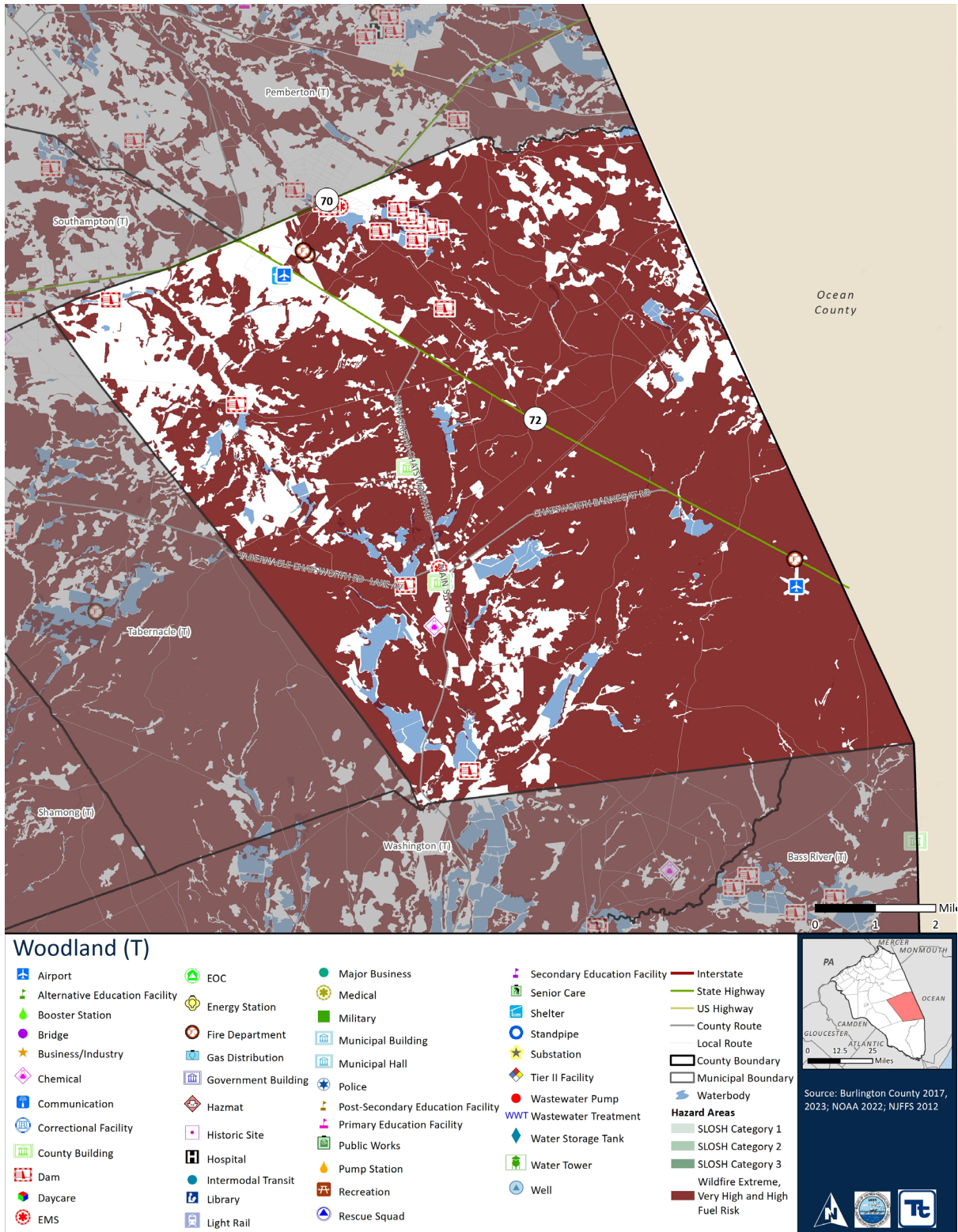




Figure 9.40-2. Township of Woodland SLOSH and Wildfire Hazard Area Extent and Location Map





## 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 Township of Woodland’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 Township of Woodland 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 9.40-13. 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
March 30-31, 2019	Wildfire	No	The Township was impacted by the Spring Hill Fire, which encompassed 11,000 acres.	The Township did not experience a loss of structures or infrastructure.
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 Township was subject to closures and masking/social distancing requirements. There was a strain on EMS mainly due to the New Lisbon facility.
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.	The Township experienced minimal issues.



Dates of Event	Event Type (Disaster Declaration if applicable)	County Designated?	Summary of Event	Municipal Summary of Damages and Losses
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.	The Township experienced minimal issues.

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 Township of Woodland’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 Township of Woodland. The Township of Woodland 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 Township of Woodland indicated the following:

- The Township changed the dam failure ranking from medium to low, because failure of dams located in the Township possesses little to no danger to life and property.





- The Township agreed with the remainder of the calculated hazard rankings.

**Table 9.40-14. Hazard Ranking Input**

Hazard	Hazard Ranking – High/Medium/Low
Dam Failure	Low
Disease Outbreak	Medium
Drought	Medium
Earthquake	Low
Extreme Temperature	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.

**Table 9.40-15. Potential Flood Exposure for Critical Facilities and Community Lifelines**

Name	Type	Exposure	
		1% Event	0.2% Event
Bisphams Mill Dam	Dam	Yes	Yes
Chatsworth Lake Dam	Dam	Yes	Yes
New Jersey No Name # 100 Dam Lower Reeves Bog	Dam	Yes	Yes
New Jersey No Name # 103 Dam	Dam	Yes	Yes
New Jersey No Name # 17 Dam	Dam	Yes	Yes
Reeves Dam A	Dam	Yes	Yes
Reeves Dam B	Dam	Yes	Yes
Reeves Dam C	Dam	Yes	Yes
Reeves Dam D	Dam	Yes	Yes
Reeves Dam E	Dam	Yes	Yes
Sooy Dam	Dam	Yes	Yes

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

### Identified Issues

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

- The Township has not adopted NJDEP’s Code Coordinated Ordinance.
- The municipality does not have a disaster debris management plan in place.
- 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 Township does not have an emergency generator installed at the Woodland Township School and Fire Department which affect continuity of operations during power outages.
- The Township has not evaluated the benefits of participating in the Firewise Program.
- There are increasing cellular service issues in the Township which negatively influences emergency communication and impacts emergency responders.

## 9.40.7 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

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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 9.40-16. 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.
WD-1 (Former WD-1)	Install an emergency generator at the Woodland Twp. School and Fire Department	Lead: Woodland Twp Support: County, NJOEM	In Progress. There have been funding and infrastructure issues for the school and permitting issues for Fire Department Cell Tower.	Yes	There is an emergency generator available at the municipal building, but the capacity is limited.	Lead: Woodland Twp Support: County, NJOEM
WD-2 (Former WD-3)	Conduct public outreach awareness days on emergency management and disaster preparedness and prevention	Municipal Clerk, OEM	Ongoing Capability	No	-	-
WD-3 (Former WD-5)	Evaluate benefits of participating in CRS program	Twp. Committee; Planning	No Progress. The Township has limited NFIP policies.	No	-	-
WD-4 (Former WD-8)	Obtain and install backup power sources at all critical facilities.	Municipality with support from County, NJOEM and FEMA	In Progress. Working on obtaining backup power for the fire department and school	Yes	Obtain and install backup power sources at all critical facilities.	Municipality with support from County, NJOEM and FEMA
WD-5 (Former WD-12)	Enhance resilience to severe storms by joining the NOAA "Storm Ready" program.	Municipality with support from County, NJOEM and FEMA	No Progress. Staff Issues. No longer seen as a priority.	No	-	-
WD-6 (Former WD-13)	Provide public education and outreach on proper installation and/or use of backup power	Municipal Clerk, OEM	No Progress. This has been addressed via building codes.	No	-	-
WD-7 (Former WD-15)	Evaluate benefits of participating in the Firewise Program	Municipal OEM	In Progress. Time and manpower issues	Yes	Evaluate benefits of participating in the Firewise Program	Municipal OEM
WD-8	During future updates of the Master Plan, Stormwater Management Plan, or other plans, work to integrate hazard mitigation principles and recommendations into the plans.	Municipality	Complete	No	-	-





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.
	Additionally, use these hazard mitigation principles and plan recommendations to update local building and zoning codes to create a more resilient community.					



## Additional Mitigation Efforts

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

- None identified

## Proposed Hazard Mitigation Initiatives for the HMP Update

The Township of Woodland 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 9.40-17. 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
Disease Outbreak	X	X								X
Drought	X	X			X					X
Earthquake	X	X			X					X
Extreme Temperature	X	X			X					X
Flood	X	X			X					X
Severe Weather	X	X			X					X
Severe Winter Weather	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 Township of Woodland 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 Township priorities.



### Action 2024-Woodland-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>	<p>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.</p> <p>The Township’s ordinance requires update.</p>
<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.	
<b>Mitigation Category:</b>	Local Plans and Regulations	
<b>CRS Category:</b>	Preventative	
<b>Priority:</b>	High	
<b>Alternatives:</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	Current problem exists
	Modify existing flood damage prevention ordinance	Time intensive
	Leave NFIP	Residents lose flood insurance coverage



### Action 2024-Woodland-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, 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-Woodland-03. Substantial Damage Management Plan

<b>Lead Agency:</b>	Floodplain Administrator
<b>Supporting Agencies:</b>	Public Works, OEM, Construction Office
<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-Woodland-04. Emergency Backup Power

<b>Lead Agency:</b>	Woodland Township	
<b>Supporting Agencies:</b>	Burlington County, NJOEM	
<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 Township does not have an emergency generator installed at the Woodland Township School and Fire Department which affect continuity of operations during power outages.	
<b>Description of the Solution:</b>	The Township will conduct a study to determine the proper size generators and will acquire funding for the purchase and installation of the generators.	
<b>Estimated Cost:</b>	\$100,000/generator	
<b>Potential Funding Sources:</b>	HMGP, Township Budget	
<b>Implementation Timeline:</b>	Within 5 years	
<b>Goals Met:</b>	1, 6, 7	
<b>Benefits:</b>	The Township will be able to conduct continuity of operations during power outages.	
<b>Impact on Socially Vulnerable Populations:</b>	This action may allow for these facilities to be used as emergency cooling and heating stations to assist socially vulnerable populations.	
<b>Impact on Future Development:</b>	N/A	
<b>Impact on Critical Facilities/Lifelines:</b>	This action allows for these critical facilities to operate during power outage.	
<b>Impact on Capabilities:</b>	This action strengthens the capabilities of critical facilities and lifelines to be able to operate consistently.	
<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 and resources available for disaster recovery.	
<b>Mitigation Category</b>	Structure and Infrastructure Project	
<b>CRS Category</b>	Emergency Services	
<b>Priority</b>	High	
<b>Alternatives</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	Current problem continues
	Solar Panels	Weather dependent and costly
	Mobile Generator	May lack sufficient power supply or run time



### Action 2024-Woodland-05. Firewise Program

<b>Lead Agency:</b>	Municipal Clerk	
<b>Supporting Agencies:</b>	Fire Department	
<b>Hazard(s) of Concern:</b>	Wildfire	
<b>Description of the Problem:</b>	The Township has not evaluated the benefits of participating in the Firewise Program.	
<b>Description of the Solution:</b>	The Township will evaluate the benefits of participating in the Firewise program.	
<b>Estimated Cost:</b>	Staff Time	
<b>Potential Funding Sources:</b>	Township Budget	
<b>Implementation Timeline:</b>	Within 2 years	
<b>Goals Met:</b>	1, 2, 3	
<b>Benefits:</b>	The Township will be aware of the benefits of joining the Firewise program.	
<b>Impact on Socially Vulnerable Populations:</b>	The Firewise program may help socially vulnerable populations obtain resources that assist them with fire prevention and safety.	
<b>Impact on Future Development:</b>	The Firewise program may require additional development to meet a higher standard of fire safety requirements.	
<b>Impact on Critical Facilities/Lifelines:</b>	Critical facilities may need additional fire prevention and mitigation resources.	
<b>Impact on Capabilities:</b>	Becoming a part of the Firewise Program enhances the Township's capability to handle wildfire.	
<b>Climate Change Considerations:</b>	Climate change is increasing severity and frequency of droughts and extreme temperature shifts which could result in an increase in wildfire.	
<b>Mitigation Category</b>	Education and Awareness Programs	
<b>CRS Category</b>	Public Information	
<b>Priority</b>	High	
<b>Alternatives</b>	<b>Action</b>	<b>Evaluation</b>
	No Action	The Township does not participate in the Firewise Program
	Complete half of the program requirements	The Township would not be eligible to participate in the Firewise Program
	Participate in the program, but do not utilize resources	The Township would miss opportunities to strengthen communication and safety skills



### Action 2024-Woodland-06. Cellular Coverage

<b>Lead Agency:</b>	Township of Woodland	
<b>Supporting Agencies:</b>	Burlington Township	
<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>	There are increasing cellular service issues in the Township which negatively influences emergency communication and impacts emergency responders.	
<b>Description of the Solution:</b>	The Township will conduct a study to determine where additional cellular towers should be located. Once those locations are determined, the Township will acquire funding for the installation and purchase of the cell towers to ensure emergency responders have cellular connection across the entire Township.	
<b>Estimated Cost:</b>	TBD after Study	
<b>Potential Funding Sources:</b>	HMGP, Township Budget	
<b>Implementation Timeline:</b>	Within 5 years	
<b>Goals Met:</b>	1, 2, 5, 6	
<b>Benefits:</b>	Township emergency responders will have cellular connection across the entire Township to ensure their services are accessible by all residents and business owners.	
<b>Impact on Socially Vulnerable Populations:</b>	Socially vulnerable populations may not have the financial means to own a cellular device to contact emergency responders.	
<b>Impact on Future Development:</b>	N/A	
<b>Impact on Critical Facilities/Lifelines:</b>	Critical facilities may benefit from this action because it allows them to have increased communication and connections to other critical facilities and emergency responders.	
<b>Impact on Capabilities:</b>	This increased the Township's capability to handle all emergencies and hazards.	
<b>Climate Change Considerations:</b>	Climate change is leading to an increase in severity and frequency in severe weather.	
<b>Mitigation Category</b>	Local Plans and Regulations	
<b>CRS Category</b>	Emergency Services	
<b>Priority</b>	Medium	
<b>Alternatives</b>	<b>Action</b>	<b>Evaluation</b>
	No action	Current problem remains
	Township buys cellular signal extender for all first responders	Cost prohibitive



	Township contracts with service provider for Cell on Wheels (COW)	Cost prohibitive, unknown availability
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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 9.40-18. 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-Woodland-01	Code Coordinated Ordinance	1	1	1	1	1	1	1	1	1	0	1	1	0	0
Action 2024-Woodland-02	Disaster Debris Management Plan	0	1	1	1	1	1	1	0	1	1	1	1	0	1	11	High
Action 2024-Woodland-03	Substantial Damage Management Plan	0	1	1	1	1	1	0	1	1	1	1	1	1	0	11	High
Action 2024-Woodland-04	Emergency Backup Power	1	1	1	1	1	0	0	1	1	1	0	1	1	1	12	High
Action 2024-Woodland-05	Firewise Program	1	1	1	1	1	1	0	0	1	0	1	1	0	1	11	High
Action 2024-Woodland-06	Cellular Coverage	1	1	1	1	1	0	0	1	0	1	0	1	0	1	9	Medium

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