



SECTION 9. JURISDICTIONAL ANNEXES

9.41 BOROUGH OF WRIGHTSTOWN

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

9.41.1 Hazard Mitigation Planning Team

The Borough of Wrightstown 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 Wrightstown departments, including Emergency Management, the Municipal Utilities Authority, and Administration. The Deputy 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 9.41-1. Hazard Mitigation Planning Team

Primary Point of Contact		Alternate Point of Contact	
Name/Title:	James Ingling, Deputy OEM Coordinator	Name/Title:	Donald Cottrell, OEM Coordinator
Address:	21 Saylor's Pond Road, Wrightstown, NJ 08562	Address:	21 Saylor's Pond Road, Wrightstown, NJ 08562
Phone Number:	(609) 723-4450 ext. 14	Phone Number:	(609) 752-7623
Email:	jim.ingling@wrightstownborough.com	Email:	mayor@wrightstownborough.com
NFIP Floodplain Administrator			
Name/Title:	Harry Case, Construction Official		
Address:	21 Saylor's Pond Rd Wrightstown, NJ 08562		
Phone Number:	(609) 723-4450 Ext. 17		



Email:	harry.case@wrightstownborough.com
Additional Contributors:	
Name/Title:	James Ingling, Deputy OEM Coordinator
Method of Participation:	Attended the Planning Partnership Risk Assessment Meeting and Mitigation Strategy Workshop. Provided information on capabilities and hazard event history. Reviewed draft annex and provided feedback.
Name/Title:	Kittina Wallrath, Wrightstown MUA Certifying Officer
Method of Participation:	Submitted Stakeholder survey.
Name/Title:	Elizabeth MacLennan, Technical Assistant to the Construction Official
Method of Participation:	Provided permitting and new development information.
Name/Title:	Donald Cottrell, OEM Coordinator
Method of Participation:	Reviewed draft annex and provided feedback.
Name/Title:	Harry Case, Construction Official
Method of Participation:	Reviewed draft annex
Name/Title:	Kris Kluk, Borough Engineer
Method of Participation:	Reviewed draft annex
Name/Title:	David Smith, Maintenance Department
Method of Participation:	Reviewed draft annex
Name/Title:	Freda Gorman, Borough Clerk
Method of Participation:	Reviewed draft annex

9.41.2 Municipal Profile

The Borough of Wrightstown is located in the north portion of Burlington County. The Borough is bordered to the northwest by the Borough of Springfield, northeast by the Borough of North Hanover, east by Borough of North Hanover, southeast by the Borough of New Hanover, and to the southwest by Borough of Pemberton. The Borough covers a total area of 1.768 square miles, all of which is land. The Borough of Wrightstown is one of the 56 municipalities located within the New Jersey Pinelands National Reserve, a protected natural area of unique ecology.

Wrightstown is governed under the Borough form of New Jersey municipal government. The governing body consists of a Mayor and a Borough Council comprising six council members, with all positions elected at-large. A mayor serves a four-year term, and council members serve staggering three-year terms, where at the end of every year, two seats being contested each year.

According to the U.S. Census, the 2020 population for the Borough of Wrightstown was 720, a 10.2 percent decrease from the 2010 Census. Data from the 2021 American Community Survey 5-Year Population Estimates indicate that 8.1 percent is 65 years of age or older, 3.2 percent of the population is 5 years of age or younger, 0.7 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 Borough of Wrightstown, 58 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.



9.41.3 Jurisdictional Capability Assessment and Integration

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

Table 9.41-2. 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
Codes, Ordinances, & Regulations			
Building Code	Yes	Chapter 57 Uniform Construction Codes	State, Local Construction Official
<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 Borough. This code ensures all buildings are in line with the Uniform Construction Code, as adopted by the Borough and the State of New Jersey.			
Zoning/Land Use Code	Yes	Chapter 219 Zoning and Land Development	Local Construction Official, Administrative Officer
<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.				
Subdivision Ordinance	Yes	Chapter 219 Zoning and Land Development, Article VII Land Subdivision and Site Plan Review	State, Local	Joint Land Use Board
<i>How does this reduce risk?</i> It is declared to be the policy of the Borough to consider land subdivisions as part of a plan for the orderly, efficient, and economical development of the Borough. 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.				
Site Plan Ordinance	Yes	Chapter 219 Zoning and Land Development, Article VII Land Subdivision and Site Plan Review	State, Local	Joint Land Use Board
<i>How does this reduce risk?</i> Approval of a site plan by the Joint Land Use Board 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. The Planning Board sets forth appropriate conditions and safeguards which are in harmony with several identified purposes, including drainage. 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.				
Stormwater Management Ordinance	Yes	Chapter 184 Stormwater Management	State, Local	Borough Council
<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.				
Post-Disaster Recovery/ Reconstruction Ordinance	No	-	-	-
<i>How does this reduce risk?</i>				
Real Estate Disclosure	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.				



	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 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> <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"> • Is any or all of the property in the Special Flood Hazard Area ("100-year floodplain") or a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps? • Is the property subject to any requirement under federal law to obtain and maintain flood insurance on the property? Properties in the Special Flood Hazard Area with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. • Have you ever received assistance from, or are you aware of any previous owners receiving assistance from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage on the property? For properties that have received flood disaster assistance, the requirement to obtain flood insurance passes down to all future owners. • Is there flood insurance on the property? A standard homeowner's insurance policy typically does not cover flood damage. • Is there a FEMA elevation certificate available for the property? If so, it must be shared with the buyer. An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer, that provides critical information about the flood risk of the property and is used by flood insurance providers to determine the appropriate insurance rating for the property. • Have you ever filed a claim for flood damage to the property with any insurance provider? If the claim was approved, what was the amount received? • Has the property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? If so, how many times? <p>Not all provisions of this law have become effective at the time of the writing of this plan.</p>				
Growth Management	No	-	-	-
<i>How does this reduce risk?</i>				
Environmental Protection Ordinance	No	-	-	-
<i>How does this reduce risk?</i>				
Flood Damage Prevention Ordinance	Yes	Chapter 89 Flood Damage Prevention	Federal, State, Local	Construction Official
<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> <ol style="list-style-type: none"> Protect human life and health; Minimize expenditure of public money for costly flood control projects; Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; Minimize prolonged business interruptions; 				



	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>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;</p> <p>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;</p> <p>G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and</p> <p>H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.</p>				
The Borough has not adopted NJDEP's Model Code Coordinated Ordinance. The ordinance will require update.				
Wellhead Protection	No	-	-	-
<i>How does this reduce risk?</i>				
Emergency Management Ordinance	No	-	-	-
<i>How does this reduce risk?</i>				
Climate Change Ordinance	No	-	-	-
<i>How does this reduce risk?</i>				
Other	No	-	-	-
<i>How does this reduce risk?</i>				
Planning Documents				
Comprehensive/Master Plan	Yes	Borough of Wrightstown Master Plan, December 2011	Local	Joint Land Use Board
<i>How does this reduce risk?</i>				
The master plan is intended to provide a set of policies for the Borough that will guide municipal officials, the planning and zoning boards, and citizens on decisions and regulations within the Borough. The plan is a broad policy document that guides the use of lands and future physical, economic, and social development of the Borough.				
Capital Improvement Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Disaster Debris Management Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Floodplain Management or Watershed Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Stormwater Management Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Stormwater Pollution Prevention Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Open Space Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Urban Water Management Plan	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
Habitat Conservation Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Economic Development Plan	Yes	Economic Development Plan, June 1999	Local	Economic Development Committee
<i>How does this reduce risk?</i> The economic plan element is intended to consider all aspects of economic development and sustained economic vitality, including a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and b) an analysis of the stability and diversity of the economic development to be promoted.				
Shoreline Management Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Community Wildfire Protection Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Community Forest Management Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Transportation Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Agriculture Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Climate Action/ Resiliency/Sustainability Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Tourism Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Business/ Downtown Development Plan	Yes	Wrightstown Borough Redevelopment Plan June 1,1999	Local	Economic Development Committee
<i>How does this reduce risk?</i> This plan identifies various locations within the Borough which may benefit from redevelopment and assist in the vitalization of the Borough's economy.				
Other	No	-	-	-
<i>How does this reduce risk?</i>				
Response/Recovery Planning				
Emergency Operations Plan	Yes	Borough of Wrightstown Emergency Operations Plan, July 23,2023	Local	OEM
<i>How does this reduce risk?</i> The Emergency Operations Plan aims to assess the Borough's ability to respond to emergency and identifies recommendations to improve its capacity to prepare and respond to future events. The plan address both short- and long-term recovery.				



	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
Continuity of Operations Plan	Yes	Borough of Wrightstown Emergency Operations Plan July 23,2023	Local	OEM
<i>How does this reduce risk?</i> The EOP addresses Continuity of Operations of government as relates to times of emergency, identifying the deputy or alternate resources as responsible for key functions in each annex.				
Strategic Recovery Planning Report	No	-	-	-
<i>How does this reduce risk?</i>				
Threat & Hazard Identification & Risk Assessment (THIRA)	Yes	Borough of Wrightstown Emergency Operations Plan July 23,2023	Local	OEM
<i>How does this reduce risk?</i> The Threat and Hazard Identification and Risk Assessment (THIRA) process helps the Borough understand the normal set of risks it faces. By identifying and prioritizing those threats, the Borough can then make smarter decisions.				
Post-Disaster Recovery Plan	No	-	-	-
<i>How does this reduce risk?</i>				
Public Health Plan	Yes	Community Health Improvement Plan, 2014	County	Health Dept.
<i>How does this reduce risk?</i> The Burlington County Health Department's (BCHD) Community Health Improvement Plan (CHIP) is a summation of health disparity in the county and interventions to guide our efforts to keep residents healthy. With data gathered from the Tri-County Health Assessment Collaborative, Burlington County worked with Camden County, Gloucester County, local area hospitals and health systems to conduct a comprehensive regional community health needs assessment (CHNA). From September 2012 to June 2013, the counties, partners and residents were contributing valuable information to help identify areas of health concern to be targeted for strategic interventions.				
Other	No	-	-	-
<i>How does this reduce risk?</i>				

Development and Permitting Capability

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

Table 9.41-3. 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	The Borough of Wrightstown Construction Office
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	-



Indicate if your jurisdiction implements the following	Yes/No	Comment:
Do you have a buildable land inventory? • If yes, please describe	No	-
Describe the level of build-out in your jurisdiction.	N/A	There are undeveloped areas focused in the southwestern portion of the Township.

Administrative and Technical Capability

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

Table 9.41-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
Administrative Capability		
Planning Board	Yes	The Joint Land Use Board performs all appropriate functions with respect to Borough planning and zoning, including determine property use suitability; maintain Zoning Map and data by parcel and subdivision; provide zoning information on specific lots, parcels, or subdivisions; review Applications for conformance with, or variance from, Borough Ordinance; consider Applications for positive and negative criteria; determine impact on neighborhoods; pass on or reject Applications.
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	Yes	The Committee on Industrial and Economic Development has primary responsibility for the The administration, practices, procedures, and records of all Borough activities in the attempt to attract desirable small business and industrial firms to locate within the Borough. The Committee serves as the liaison between Council any chamber of commerce, downtown business associations and with any other boards or organizations on small business and industrial matters.
Public Works/Highway Department	Yes	Public Works
Construction/Building/Code Enforcement Department	Yes	The Wrightstown Construction Office is responsible for construction permits, plan reviews, inspections and code compliance as allowed by the State of New Jersey and the Borough Code.
Emergency Management/Public Safety Department	Yes	The Borough Office of Emergency Management exists to serve the emergency needs of the community



Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
		whether it be a natural disaster, major storm system, long-term power outages, chemical or hazardous material incident or terrorist threat.
Warning Systems / Services (mass notification system, outdoor warning signals, etc.)	Yes	Burlington County reverse 911 system
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	Yes	Stormwater management
Mutual aid agreements	Yes	County
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>	Yes	There are no job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk.
Other: Public Safety Committee	Yes	The Public Safety Committee has primary responsibility for the following described activities and matters: <ul style="list-style-type: none"> ▪ The administration, practices, procedures, and records of civil defense activities. ▪ Regulatory signs directing the flow of traffic, including the location, design and specifications thereof as needed. The Committee serves as the liaison between Council and Municipal Court, Animal Control Officer, 911 Coordinator, Emergency Management Coordinator, Fire Company, Emergency Medical Technicians, and the New Jersey State Police.
Other: Recreation and Celebration of Public Events	Yes	The Recreation and Celebration of Public Events Committee has the primary responsibility of overseeing the practices, procedures, and records of: <ul style="list-style-type: none"> ▪ All parks and playgrounds. ▪ Recreation equipment and activities sponsored or conducted by the Borough, including seasonal programs. ▪ Park maintenance and improvements.
Other: Historical Committee	Yes	The Historical Committee is primarily responsible for coordinating paperwork relating to the history of the Borough and maintaining such document in the Borough Clerk's office to reflect and preserve the heritage of the Borough.
Technical/Staffing Capability		
Planners or engineers with knowledge of land development and land management practices	Yes	The Borough of Wrightstown currently annually contracts for these services
Engineers or professionals trained in building or infrastructure construction practices	Yes	The Borough of Wrightstown currently annually contracts for these services
Planners or engineers with an understanding of natural hazards	Yes	The Borough of Wrightstown currently annually contracts for these services
Staff with expertise or training in benefit/cost analysis	Yes	The Borough of Wrightstown currently annually contracts for these services



Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
Professionals trained in conducting damage assessments	Yes	The Borough of Wrightstown currently annually contracts for these services
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)	Yes	These services are performed by the contracted engineer.
Emergency Manager	Yes	The Borough of Wrightstown Office of Emergency Management
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 Wrightstown.

Table 9.41-5. Fiscal Capabilities

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



Table 9.41-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment:
Public information officer or communications office	Yes	The Borough of Wrightstown OEM
Personnel skilled or trained in website development	Yes	Contracted staff maintain the Borough of Wrightstown website.
Hazard mitigation information available on your website	No	-
Social media for hazard mitigation education and outreach	No	The Borough of Wrightstown does not currently have any social media accounts.
Citizen boards or commissions that address issues related to hazard mitigation	No	-
Warning systems for hazard events	Yes	The Borough of Wrightstown has access to the Burlington County reverse 911 system to make emergency announcements
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.	No	-

Community Classifications

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

Table 9.41-7. 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)	Yes	5	March 1,2019
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 9.41-8. 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

9.41.4 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 Wrightstown.

Table 9.41-9. NFIP Summary

Active Policies	Total Premium + Policy Fee	Number of Losses	Total Net Payment	Repetitive Loss Properties
1	\$685	2	\$15,631.58	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 Wrightstown.

Table 9.41-10. NFIP Summary

NFIP Topic	Comments
Flood Vulnerability Summary	
Describe areas prone to flooding in your jurisdiction. <ul style="list-style-type: none"> Do you maintain a list of properties that have been damaged by flooding? 	Currently Wrightstown Borough does not have any properties prone to flooding as per the 2016 NFIP map.
Do you maintain a list of property owners interested in flood mitigation? <ul style="list-style-type: none"> How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)? 	The Borough does not maintain a list.
Are any RiskMAP projects currently underway in your jurisdiction? <ul style="list-style-type: none"> If so, state what projects are underway. 	No
How do you make Substantial Damage determinations? <ul style="list-style-type: none"> How many were declared for recent flood events in your jurisdiction? 	Damage assessment is performed by the Wrightstown Borough Construction Official and the Wrightstown Borough Engineer.
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? <ul style="list-style-type: none"> If there are mitigated properties, how were the projects funded? 	None
Do your flood hazard maps adequately address the flood risk within your jurisdiction? <ul style="list-style-type: none"> If not, state why. 	Yes
NFIP Compliance	
What local department is responsible for floodplain management?	The Wrightstown Borough Construction Office is responsible for floodplain management.
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"> 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)	Parcels are reviewed for floodplain compliancy during any zoning applications or construction permits.
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	Follow NFIP requirements but no properties are currently located in the SFHA.
What are the barriers to running an effective NFIP program in the community, if any?	N/A
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? <ul style="list-style-type: none"> If so, state the violations. 	No



NFIP Topic	Comments
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	N/A
What is the local law number or municipal code of your flood damage prevention ordinance? <ul style="list-style-type: none"> Have you adopted NJDEP’s Model Code Coordinated Ordinance? What is the date that your flood damage prevention ordinance was last amended? 	Chapter 89 No Last reviewed and adopted on Sept. 27, 2018.
Does your floodplain management program meet or exceed minimum requirements? <ul style="list-style-type: none"> 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?	Yes, all zoning applications referred to The Wrightstown Borough JLUB are reviewed by the JLUB engineer for compliancy.
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	No

9.41.5 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 9.41-11. Number of Building Permits for New Construction

Type of Development	2018		2019		2020		2021		2022	
	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA	Total	Within SFHA
Number of Building Permits for New Construction Issued Since the previous HMP* (total/within regulatory floodplain)										
Single Family	16	0	8	0	4	0	16	0	9	0
Multi-Family	4	0	6	0	6	0	6	0	2	0
Other (commercial, mixed-use, etc.)	9	0	5	0	6	0	12	0	3	0
Total Permits Issued	29	0	19	0	16	0	34	0	14	0

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

* Only location-specific hazard zones or vulnerabilities identified.



Table 9.41-12. 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
Recent Major Development from 2019 to Present					
There has been no recent major development from 2019 to present.					
Known or Anticipated Major Development in the Next Five (5) Years					
TJC at Wrightstown LLC	Mixed Use	442	Block 202, Lots 1.01&4	None	Proposed Development will consist of 440 residential units (23 Single Family Dwellings, 215 townhomes, 202 apartments), a clubhouse, and a 111-room hotel

9.41.6 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 Wrightstown’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 Wrightstown has significant exposure. The maps also show the location of potential new development, where available.

Figure 9.41-1. Borough of Wrightstown Flood and Sea Level Rise Hazard Area Extent and Location Map

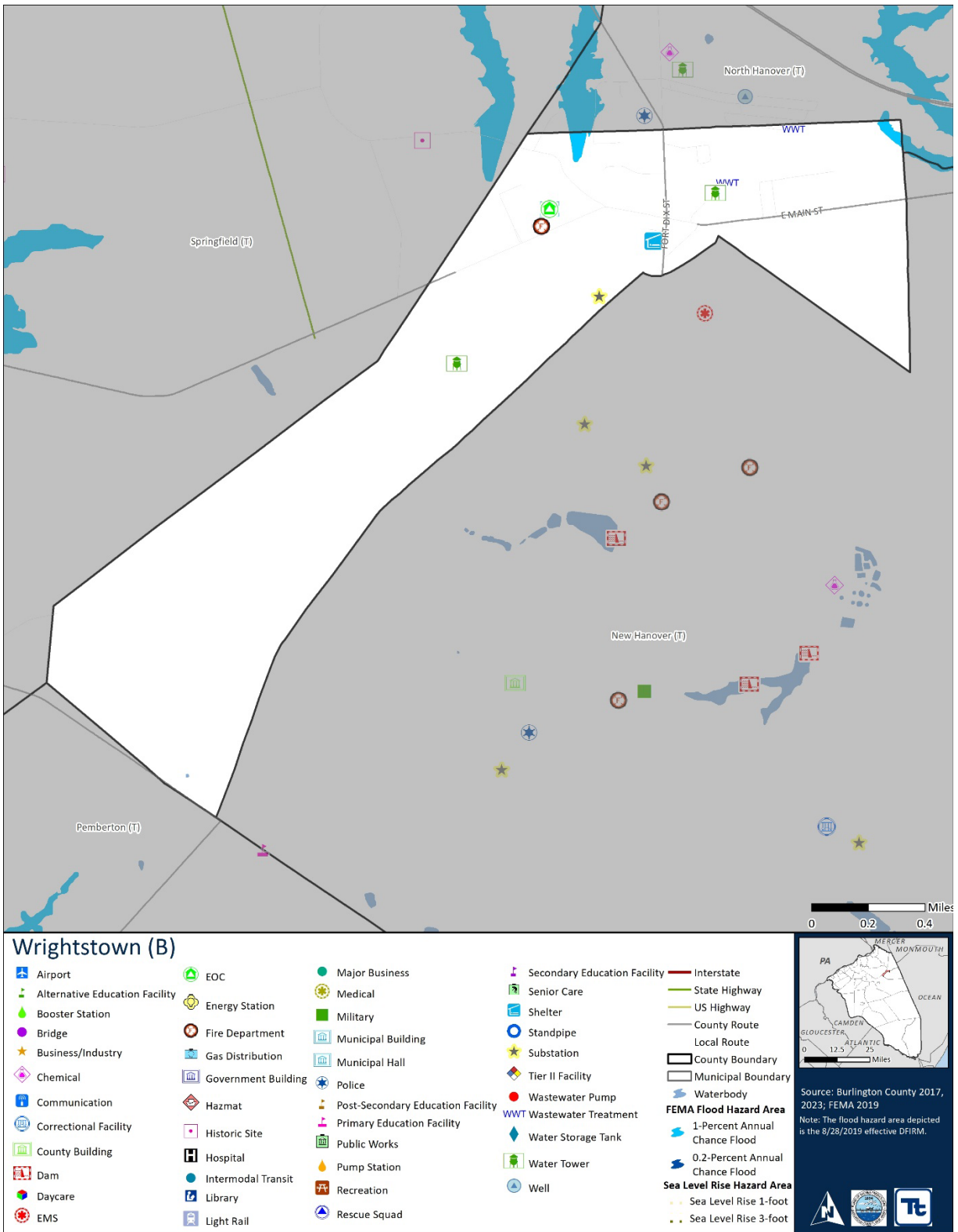
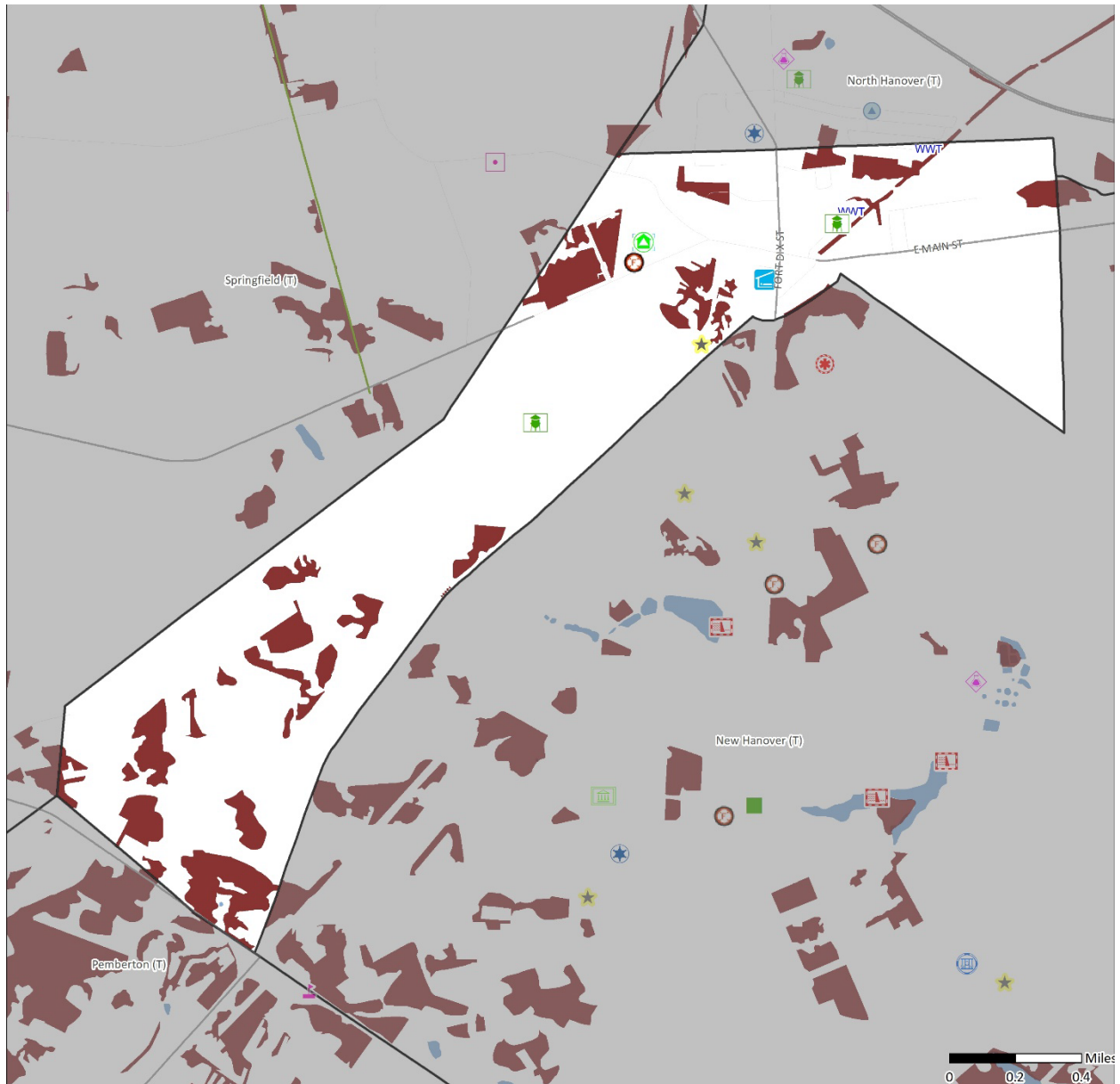



Figure 9.41-2. Borough of Wrightstown SLOSH and Wildfire Hazard Area Extent and Location Map




Wrightstown (B)

Airport	EOC	Major Business	Secondary Education Facility	Interstate
Alternative Education Facility	Energy Station	Medical	Senior Care	State Highway
Booster Station	Fire Department	Military	Shelter	US Highway
Bridge	Gas Distribution	Municipal Building	Standpipe	County Route
Business/Industry	Government Building	Municipal Hall	Substation	Local Route
Chemical	Hazmat	Police	Tier II Facility	County Boundary
Communication	Historic Site	Post-Secondary Education Facility	Wastewater Pump	Municipal Boundary
Correctional Facility	Hospital	Primary Education Facility	Water Storage Tank	Waterbody
County Building	Intermodal Transit	Public Works	WWT Wastewater Treatment	Hazard Areas
Dam	Library	Pump Station	Water Tower	SLOSH Category 1
Daycare	Light Rail	Recreation	Well	SLOSH Category 2
EMS		Rescue Squad		SLOSH Category 3
				Wildfire Extreme, Very High and High Fuel Risk

Source: Burlington County 2017, 2023; NOAA 2022; NJFFS 2012





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 Wrightstown’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 Wrightstown 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 9.41-13. Hazard Event History Since 2019

Dates of Event	Event Type (Disaster Declaration if applicable)	County Designated?	Summary of Event	Municipal Summary of Closures, Damages, and Losses
March 6-7, 2018	Severe Winter Storm (DR-4368)	Yes	Banding and thundersnow produced pockets of heavier snow in the western sections of the area, closer to the Delaware River. The snow contained large amounts of liquid, making it heavy and wet. This resulted in downed trees, limbs, and wires, leading to numerous power outages across portions of New Jersey.	Although the County was impacted, Wrightstown Borough did not sustain any out of the ordinary damage from this storm.
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.	Wrightstown Borough Municipal operations went remote to minimize person to person contact on March 16, 2020 and returned to the office on July 1, 2020. All PPE was supplied through Burlington County OEM.
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.	Wrightstown Borough had flooding that crossed Fort Dix Street (County Rte. 545) requiring emergency services to close the roadway for approximately 3 hours. No open structures were affected during this incident.



Dates of Event	Event Type (Disaster Declaration if applicable)	County Designated?	Summary of Event	Municipal Summary of Closures, Damages, and Losses
June 4, 2021	Hail, Thunderstorm Wind	No	Several severe storms posed a threat for damaging winds and hail. Trees and wires downed were reported in Palmyra, Florence, North Hanover, Wrightstown, Springville, Pemberton, Medford, and Medford Lakes. Hail was reported to be 0.75 inch in diameter.	Wrightstown Borough had had minor tree damage to Croshaw Park and Meeting House Rd. All damage cleanup was performed by Wrightstown Borough staff during normal operating hours.
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 Borough 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, Wrightstown Borough did not sustain any damage from this incident.

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 Wrightstown’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 Wrightstown. The Borough of Wrightstown 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 Wrightstown indicated the following:

- The Borough agreed with the calculated hazard rankings.

Table 9.41-14. Hazard Ranking Input

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

Critical Facilities

The Borough does not have any critical facilities or lifelines in the community located in the 1-percent or 0.2-percent floodplain.

Identified Issues

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

- The Borough 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 municipal building does not have an emergency generator to provide backup power in the event of an outage which prevents continuity of operations.
- The Borough has not integrated hazard mitigation into other plans and policies.
- Substation located at Laundry Road and Argonne Road exists in moderate wildfire risk area but adjacent to areas of extreme wildfire risk.

9.41.7 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 9.41-15. 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.
B. Wrightstown-1 (previous action)	Purchase and install emergency generator at the municipal building to provide backup power in the event of an outage. This will allow for continuity of operations during an emergency.	Borough OEM and Engineering	No Progress There is a lack of funding to complete this project.	Yes	Currently back up power is not available to the Borough Municipal Bldg. This issue shuts down municipal operations during power failures.	Borough OEM and Engineering
B. Wrightstown-2	Integrate mitigation into local planning – during the next update of the Borough’s master plan, the risk assessment and hazard mitigation principles from the County’s HMP will be incorporated into the master plan. This ensures that hazard assessment information is incorporated into future land use and other elements of the plan.	Borough Planning and OEM	No Progress Master plan review is anticipated in 2024.	Yes	The Master Plan does not have hazard mitigation integrated into the plan.	Borough Planning and OEM
B. Wrightstown-3	Determine if landslide potential between Augusta Street and West Main Street puts properties at risk	Borough Engineering	Discontinue Landslide is no longer a hazard of concern.	No	-	-
B. Wrightstown-4	Conduct feasibility assessment to protect substation located at Laundry Road and Argonne Road from wildfire	Borough Engineering	In Progress The property has been sold and is slated for development in 2024/2025.	Yes	Substation located at Laundry Road and Argonne Road exists in moderate wildfire risk area but adjacent to areas of extreme wildfire risk.	Borough Engineering



Additional Mitigation Efforts

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

- None identified

Proposed Hazard Mitigation Initiatives for the HMP Update

The Borough of Wrightstown 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 9.41-16. 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
Drought	X	X			X					X
Earthquake	X	X			X					X
Extreme Temperatures	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

Note: Mitigation categories are described below the Mitigation Initiatives.



The following pages list the specific mitigation initiatives Borough of Wrightstown 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-Wrightstown-01. Code Coordinated Ordinance

Lead Agency:	Floodplain Administrator
Supporting Agencies:	Construction Official, Administration, NFIP State Coordinator, FEMA Regional Office
Hazard(s) of Concern:	Flood
Description of the Problem:	<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 Borough’s flood damage ordinance requires update.</p>
Description of the Solution:	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.
Estimated Cost:	Staff time
Potential Funding Sources:	Municipal budget
Implementation Timeline:	Within 5 years
Goals Met:	1, 2, 5,7
Benefits:	The updated ordinance will improve floodplain management, meet NFIP requirements, and increase resilience of new and substantially improved structures in the floodplain.
Impact on Socially Vulnerable Populations:	The action will result in better regulation of construction standards within the Special Flood Hazard Area where significant risk to socially vulnerable populations exists.
Impact on Future Development:	The action will result in stronger regulation of construction standards for future development in the Special Flood Hazard Area.
Impact on Critical Facilities/Lifelines:	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.
Impact on Capabilities:	This action will improve floodplain management capabilities through better outlining of responsibilities and administrative procedures.



Climate Change Considerations:	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-Wrightstown-02. Disaster Debris Management Plan

Lead Agency:	Public Works	
Supporting Agencies:	Office of Emergency Management	
Hazard(s) of Concern:	Dam Failure, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire	
Description of the Problem:	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.	
Description of the Solution:	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.	
Estimated Cost:	Staff time	
Potential Funding Sources:	Municipal budget	
Implementation Timeline:	Within 5 years	
Goals:	5, 6	
Benefits:	The action will result in increased quicker and more efficient cleanup after disaster events.	
Impact on Socially Vulnerable Populations:	N/A	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	N/A	
Impact on Capabilities:	The action will result in increased post disaster capabilities.	
Climate Change Considerations:	Climate change may result in an increase in the frequency and severity of weather-related disaster events. This action will increase the capabilities to respond to these events.	
Mitigation Category:	Local Plans and Regulations	
CRS Category:	Emergency Services	
Priority:	High	
Alternatives:	Action	Evaluation
	No Action	-



	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-Wrightstown-03. Substantial Damage Management Plan

Lead Agency:	Floodplain Administrator
Supporting Agencies:	Public Works, Office of Emergency Management, Construction Office
Hazard(s) of Concern:	Dam Failure, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire
Description of the Problem:	<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"> • Determine where the damage occurred within the community and if the damaged structures are in an SFHA. • Determine what to use for “market value” and cost to repair; uniformly applying regulations will protect against liability and promote equitable administration. • Determine if repairing plus improving the damaged structure equals or exceeds 50% of the structure’s pre-damage value. • Require permits for floodplain development. <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>
Description of the Solution:	<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> (https://crsresources.org/files/500/developing_subst_damage_mgmt_plan.pdf). This plan will outline responsibilities for Substantial Damage determinations, determining market value, and permit approval processes following a disaster event.</p>
Estimated Cost:	Low
Potential Funding Sources:	Municipal budget
Implementation Timeline:	Within 5 years to develop the plan; ongoing to maintain and update the plan
Goals Met:	1, 2, 5, 7
Benefits:	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.
Impact on Socially Vulnerable Populations:	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.



Impact on Future Development:	A Substantial Damage Management Plan would include all existing, current, and future development in the municipality.	
Impact on Critical Facilities/Lifelines:	A Substantial Damage Management Plan would include all critical facilities and lifelines in the municipality.	
Impact on Capabilities:	This action improves disaster recovery capabilities.	
Climate Change Considerations:	Climate change is likely to increase the intensity and frequency of many climate related disaster events. This action provides additional planning for disaster recovery.	
Mitigation Category:	Local Plans and Regulations	
CRS Category:	Emergency Services, Preventative	
Priority:	High	
Alternatives:	Action	Evaluation
	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-Wrightstown-04. Municipal Building Generator

Lead Agency:	Borough OEM	
Supporting Agencies:	Engineering	
Hazard(s) of Concern:	Dam Failure, Disease Outbreak, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire	
Description of the Problem:	The municipal building does not have an emergency generator to provide backup power in the event of an outage which prevents continuity of operations.	
Description of the Solution:	The Borough will conduct a study to determine the correct sized generator needed at the municipal building and will acquire funding for the purchase and installation of the generator.	
Estimated Cost:	\$100,000	
Potential Funding Sources:	HMGP, BRIC, Borough Budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 6, 7	
Benefits:	The Borough building will have redundant power so that it can operate during power outages.	
Impact on Socially Vulnerable Populations:	This action may allow for these facilities to be used as emergency cooling and heating stations to assist socially vulnerable populations.	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	This action allows for these critical facilities to operate during power outage.	
Impact on Capabilities:	This action strengthens the capabilities of critical facilities and lifelines to be able to operate consistently.	
Climate Change Considerations:	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.	
Mitigation Category	Structure and Infrastructure Project	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No Action	Current problem continues
	Solar Panels	Weather dependent and costly
	Mobile Generator	May lack sufficient power supply or run time



Action 2024-Wrightstown-05. Hazard Mitigation Integration

Lead Agency:	Borough Planning	
Supporting Agencies:	OEM	
Hazard(s) of Concern:	Dam Failure, Disease Outbreak, Drought, Earthquake, Extreme Temperature, Flood, Severe Weather, Severe Winter Weather, Wildfire	
Description of the Problem:	The Borough has not integrated hazard mitigation into other plans and policies.	
Description of the Solution:	The Borough will integrate mitigation into local planning. During the next update of the Borough’s master plan, the risk assessment and hazard mitigation principles from the County’s HMP will be incorporated into the master plan. This ensures that hazard assessment information is incorporated into future land use and other elements of the plan.	
Estimated Cost:	Staff Time	
Potential Funding Sources:	HMGP, Borough Budget	
Implementation Timeline:	Within 2 years	
Goals Met:	1, 2, 3, 5	
Benefits:	The Borough will have stronger hazard mitigation capabilities by integrating hazard mitigation into daily policies and plans.	
Impact on Socially Vulnerable Populations:	N/A	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	This action may guide hazard mitigation principles in place at all critical facilities and lifelines.	
Impact on Capabilities:	The Borough will have stronger hazard mitigation capabilities overall by integrating hazard mitigation into daily policies and plans.	
Climate Change Considerations:	Climate change is likely to increase the intensity and frequency of many climate related disaster events. This action provides integrated planning and resources available for disaster recovery.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Preventative Measures	
Priority	Medium	
Alternatives	Action	Evaluation
	No Action	-
	Rely on County Plans/Codes	Plans are not specific to the Borough and the relevant mitigation issues that they have apart from the County



	Create additional hazard mitigation information	Integrating relevant plans/codes together makes them more useful than creating additional separate documents
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Action 2024-Wrightstown-06. Substation Wildfire Feasibility Assessment

Lead Agency:	Borough Engineering	
Supporting Agencies:	OEM	
Hazard(s) of Concern:	Wildfire	
Description of the Problem:	The substation located at Laundry Road and Argonne Road exists in moderate wildfire risk area but adjacent to areas of extreme wildfire risk.	
Description of the Solution:	The Borough will conduct a feasibility assessment to determine potential solutions to protect the substation located at Laundry Road and Argonne Road from wildfire. Cost effective actions will be implemented.	
Estimated Cost:	TBD by feasibility assessment.	
Potential Funding Sources:	HMGP, BRIC, Borough Budget	
Implementation Timeline:	Within 5 years	
Goals Met:	2, 5	
Benefits:	The Borough will better protect the substation from wildfire.	
Impact on Socially Vulnerable Populations:	N/A	
Impact on Future Development:	This action may be able to spur a project that can protect additional development in the area.	
Impact on Critical Facilities/Lifelines:	This action would prevent wildfire from impacting the substation which can operate as a critical facility.	
Impact on Capabilities:	This action strengthens the Borough’s capability to handle wildfire.	
Climate Change Considerations:	Climate change increases the frequency and severity of droughts which can increase wildfire capabilities.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Preventative Measures	
Priority	High	
Alternatives	Action	Evaluation
	No Action	Current problem remains
	Perform vegetative maintenance	May reduce risk, but remove it
	Relocate substation	Cost prohibitive



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 9.41-17. 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
		2024-Wrightstown-01	Code Coordinated Ordinance	1	1	1	1	1	1	1	1	1	0	1	1	0	0
2024-Wrightstown-02	Disaster Debris Management Plan	0	1	1	1	1	1	1	0	1	1	1	1	0	1	11	High
2024-Wrightstown-03	Substantial Damage Management Plan	0	1	1	1	1	1	0	1	1	1	1	1	1	0	11	High
2024-Wrightstown-04	Municipal Building Generator	1	1	1	1	1	0	0	1	1	1	0	1	1	1	11	High
2024-Wrightstown-05	Hazard Mitigation Integration	0	1	1	1	1	1	0	0	1	1	1	1	0	1	10	Medium
2024-Wrightstown-06	Substation Wildfire Feasibility Assessment	0	1	1	1	1	1	1	0	1	0	1	1	1	1	11	High

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