

## CRS ACTIVITY 510:

### Progress Report on Implementation of Credited Plan

Date this Report was Prepared: October 15, 2021  
Name of Community: Sea Bright, New Jersey  
Name of Plan: Sea Bright Borough Local Hazard Mitigation Plan  
Date of Adoption of Plan: April 15, 2016  
Five Year CRS Expiration Date: October 1, 2023

#### **1. How can a copy of the original plan or area analysis report be obtained?**

Sea Bright Borough Hall, Public Library, seabrightnj.org

#### **2. Describe how this evaluation report was prepared and how it was submitted to the governing body, released to the media, and made available to the public:**

The Sea Bright Borough Local Hazard Mitigation Plan was prepared by consultant Michael Baker International, Hamilton, NJ, in April 2016. This plan was developed by Sea Bright in cooperation with the County of Monmouth, local officials, residents and business owners, in order to address the significant challenges to this coastal community, in particular in response to Hurricane Sandy in 2012. In 2009, Monmouth County prepared a Multi-Jurisdictional Hazard Mitigation Plan (HMP), which included Sea Bright, and was adopted locally in 2015. Our plan also incorporates and originates from State of NJ 2014 State Hazard Mitigation Plan. In developing Sea Bright's own local plan, we hope to build upon the multi-jurisdictional approach, while also specifically addressing our own unique challenges and needs.

Additionally, the purpose of this plan development was as follows:

- To provide a blueprint for saving lives and reducing property damage from the effects of future natural and manmade disasters
- Qualify the Borough for pre –disaster and post-disaster funding
- Complying with state and federal requirements for local hazard mitigation planning
- Providing a detailed Borough plan as an addendum to the County plan
- Demonstrating a firm local commitment to hazard mitigation principles
- Improving community resilience following a disaster event

This document was prepared with full participation of the governing body and public outreach to the community. It was released to the media via public hearing and fully accessible to all interested parties at the Borough Hall, the local Public Library and via our website at seabrightnj.org.

3. and 4. *Provide a description of the implementation of each recommendation or action item in the action plan or area analysis report, including a statement on how the project was implemented or not implemented during the previous year.*

*Discuss why any objectives were not reached or why implementation is behind schedule.*

#### **ACTION ITEM #1: BULKHEAD CONSTRUCTION**

As noted during the prior year recertification submission, the Borough of Sea Bright has succeeded in fully implementing this Action Item. We have elevated all Borough owned bulkheads throughout the community. In addition, we passed a local ordinance requiring all new or reconstructed bulkheads, 50% or more reconstructed, in the Borough to be elevated to a minimum of 7 ft. BFE. We also adopted design standards for resilient construction to minimize or eliminate damage in future storms. Finally, during this past year, the Borough has implemented a Redevelopment Zone, which allows for the construction of a residential development project in the downtown, including the elevation of over 1000 ft. of bulkhead in this critical area. This Action Item was listed as a **HIGH PRIORITY** item, and has been fully implemented.

In addition, since enforcement is also a top priority in Sea Bright, in May 2021 we passed a Resolution for engineering consulting services to perform periodic inspections of private bulkheads along our waterways. This effort will further support the Borough's initiative to ensure bulkheads perform at their highest function in mitigating flood risk. We also have recently passed an ordinance requiring any and all substandard bulkheads to be replaced, and this is being handled by our code enforcement office.

#### **ACTION ITEM #2: SEAWALL CONSTRUCTION**

Through a Borough of Sea Bright, FEMA, and DEP cooperative effort, the Seawall Construction Project has been fully implemented throughout the Borough. We have done extensive repairs to the seawall, wherever required, and constructed new seawall where necessary. This project will provide for a continuous barrier along the waterfront and strengthen the protection from storm surges for the entire community. This Action Item was listed as a **HIGH PRIORITY** item, and has been fully implemented.

#### **ACTION ITEM #3: ELEVATE HOMES**

Sea Bright continues on a regular basis to issue building permits to elevate homes throughout the Borough, and particularly in the highest risk flooding areas. In some cases, since Hurricane Sandy, structures along entire streets are now elevated. We continue to assist residents and business owners in implementing their plans to elevate their structures. This is

an on-going effort, but to date has been extremely effective and participation is high throughout the Borough. In the last year alone, five (5) structures have been elevated, with an additional 81 homes since 2015, and permits are in process for many others. This Action Item was listed as a **HIGH PRIORITY** item, and while it is an on-going effort, it has been successfully and continuously implemented.

#### **ACTION ITEM #4: FLOODPROOFING DOWNTOWN**

Many downtown buildings in Sea Bright are original downtown structures, over 100 years old. We continue to provide guidance and technical assistance to downtown building owners on actions they can take to eliminate or reduce damage during future flood events. Many have asked for assistance and are planning to undertake future efforts to install venting, provide floodproofing materials where feasible, and raise mechanicals above the flood zone. Several downtown buildings have been fully floodproofed. All new construction within the downtown is required to comply with current regulations, which means raising the entire structure above the BFE. We are working through the challenges associated with that requirement, in terms of consistency with the older, pre-existing buildings, and complying with ADA regulations. This is an on-going effort but we have made significant progress. In addition, the Borough has constructed two (2) new Borough Hall buildings, which are for the first time fully flood compliant. Both buildings are now fully occupied as of this year and all Borough employed occupants of substandard flood structures have now been relocated to flood compliant buildings. This Action Item was listed as a **HIGH PRIORITY** item, and although difficult to fully implement an item of this scope, we feel here in Sea Bright we have made significant progress towards that goal.

#### **ACTION ITEM #5: COASTAL DUNE CONSTRUCTION**

As part of Sea Bright's Seawall reconstruction/repair project, all existing dunes throughout the Borough have been rebuilt and replanted. We also have a current, on-going beach replenishment efforts, several of which were completed in the last year. In addition to the dune replacement, many new dune areas have been built. This program has continued throughout the past year, and will continue for many years to come. We also have installed specific access points across dune areas, restricting access to the beach to only those pathways. An ordinance was passed requiring that any new stairway access points constructed to the beach may not provide for passage across the dune, but only in the regulated, designated walkways. All of these measures will serve to protect and expand our coastal dunes, and in turn, protect Sea Bright from future flooding events. This Action Item was listed as a **HIGH PRIORITY** item, and has been fully implemented.

In addition, during this previous year we have continued to reinforce our extensive dune system with plantings and approved dune fencing.

#### **ACTION ITEM #6: UNDERGROUND ELECTRICAL UTILITIES**

This project is estimated to cost in excess of \$10 million to implement. While it would be a fully supported and positive project for the Borough of Sea Bright, it is simply not economically feasible to implement at this time. In addition to the financial cost, this project must be undertaken and supported by the local utility company, Jersey Central Power and Light. Preliminary discussions with this agency indicate that they have no plans and no interest at this time in this project. This Action Item was listed as a **MEDIUM PRIORITY** item, and due to the reasons stated above, has not been implemented.

#### **ACTION ITEM #7: STORMWATER DRAINAGE IMPROVEMENT**

Stormwater drainage is an ongoing problem in Sea Bright. As part of our bulkhead reconstruction project, the Borough has also implemented improvements to the stormwater drainage system throughout the Borough. We have constructed an additional two (2) stormwater pumping stations in strategic locations, to drastically reduce the amount of flooding. In addition, we have begun installation of in-line backflow preventers, and this is an ongoing project throughout the Borough. The Borough continues to work with the State of NJ to coordinate the ongoing installation of these critical items. This Action Item was listed as a **HIGH PRIORITY** item, and the majority of it has been fully implemented, with ongoing progress being made in the installation of backflow preventers.

In Feb. 2021, Sea Bright also awarded a bid for engineering services to extend the Beach Way stormwater sewer pipe an additional fifteen (15) feet and include a backflow preventer mechanism to mitigate the ongoing flooding problems in this area of town. This has resulted in a significant improvement to our stormwater drainage issues.

#### **ACTION ITEM #8: ENFORCE BUILDING CODES**

Sea Bright has strict codes for Building and Zoning, in addition to flood regulations, which far exceed many other municipalities. In addition to requiring full compliance regarding all regulations for all new or substantially improved structures, we continue to work with existing property owners to make improvements wherever possible. We require a three (3) foot freeboard for all regulated projects, and have the same requirement for any new or replaced mechanical equipment. We also require for every project to submit a "Construction Drawing" Elevation Certificate, at the time of Zoning Approval, in order to us to insure that even in the planning stage of a project, all flood regulations will be complied with. We have passed

significant regulations in all aspects of land use and building that support mitigating flood risk, from coastal protection zones, dune protection regulation, grading restrictions, and many more. We take enforcement of building codes very seriously and recognize how important this issue is to overall flood protection. This Action Item was listed as a **MEDIUM PRIORITY** item, and we continually implement this item.

#### **ACTION ITEM #9: FLOOD AND HAZARD MITIGATION PLANNING**

We continue to update and implement all aspects of our Flood Mitigation Plan. We undertake cooperative efforts with our County Emergency Management programs, as well as make continuous improvements to our own program, which includes public information, citizen alerts and flood education. The Borough continues to maintain and utilize our two (2) new high water rescue vehicles, which will assist us tremendously during our next flooding event. This Action Item was listed as a **MEDIUM PRIORITY** item, and we continually implement this item.

#### **ACTION ITEM #10: FLOOD AND HAZARD MITIGATION EDUCATION, AWARENESS, AND RESEARCH**

In addition to our regular mailings to the community assisting with flood protection information and advice, we continually provide assistance both in person through our building department, and through public awareness channels such as the local downtown bulletin board. These public service mailings and announcements assist tremendously with reaching the public and educating them about flood risks. Sea Bright is quite unique in that residents in this community are among the most educated in New Jersey about their risk and remedies for flooding. Most people in this town have experienced regular flooding, and many lived through Hurricane Sandy. This is a very educated community regarding flooding, from residents to business owners, to realtors and even visitors. The combination of our education efforts and the personal experiences of Sea Bright residents has made for a very aware community, and this is quite helpful to us during emergency situations. This Action Item was listed as a **MEDIUM PRIORITY** item and we continually implement this item.

#### **ACTION ITEM #11: ELEVATING ROADWAYS ABOVE SEA LEVEL**

The main road through Sea Bright is Ocean Avenue, which is a NJ State regulated roadway. All maintenance, construction, and revisions to this road are fully regulated by the State of New Jersey, not the Borough of Sea Bright. There is currently no state plan proposed to elevate this roadway, and we do not anticipate this project will be implemented in the near future. This Action Item was listed as a **LOW PRIORITY** item, and due to the reasons stated above, is not a priority for Sea Bright and not planned at this time.

## **ACTION ITEM #12: WIND EVENT PREPARATION**

Sea Bright takes wind events very seriously, and through our building department, has placed a high priority on insuring that all construction is property secured and braced. This includes enforcement for even minor items, such as small sheds, furniture, beach club cabanas, and many other items. We continually monitor to ensure that any and all regulations involving wind damage, will be enforced. An ordinance has been enacted to regulate roof line shapes whenever possible, allowing only for 2-1/2 story structures, rather than 3 story, to try to eliminate box-style homes in favour of sloped roofs to help eliminate or reduce wind damage to structures. This Action Item was listed as a **LOW PRIORITY** item, however we do take it very seriously and continue to implement this item as we are able.

## **ACTION ITEM #13: DREDGING**

Dredging in the Borough of Sea Bright is regulated by the Army Corps of Engineers. Sea Bright could not undertake a project of this type without a plan in place from that agency. At this time, there is no dredging project planned and we do not anticipate this will be implemented in the near future. This Action Item was listed as a **LOW PRIORITY** item, and due to the reasons stated above, progress has not been made on this item.

## **ACTION ITEM #14: MARINA STRENGTHENING**

Marinas throughout the Borough are very aware of the risk imposed by flooding and storm events. Since Hurricane Sandy, we have sought to educate marina owners through our building department on ways to reduce damage to property and mitigate dangerous situations when these events occur. This is an on-going effort and we plan in the near future to work with marina owners on specific outreach efforts to their customers to support this effort. This Action Item was listed as a **LOW PRIORITY** item. As stated above, we will continue to work on this effort in the coming cycle year.

**5. *What are the recommendations for new projects or revised recommendations?***

Sea Bright continues to place the highest priority on all of the Hazard and Mitigation Action Items listed above. As explained, a few of these items are simply not feasible at this time, but usually when that is the case, it is due to another agency or regulatory body that has not planned for this item. We will continue to reach out to these agencies and make them aware of our needs and concerns, and possible in the future, some of these larger, more ambitious projects may be realized. Sea Bright will continue to implement all of the items stated above, and expand on these programs as we can. We have full support from the community and our residents, and working together, we have made tremendous progress in mitigating and planning for future risks.