

9.16 Borough of Peapack-Gladstone

This section presents the jurisdictional annex for the Borough of Peapack-Gladstone (hereinafter referred to as Peapack-Gladstone or the Borough).

9.16.1 HAZARD MITIGATION PLAN POINT OF CONTACT

Hazard Mitigation Plan Points of Contact	
Primary Point of Contact	Alternate Point of Contact
Name: Michael Seboria, OEM Coordinator Address: PO Box 156, 10 Tiger Hill Drive, Peapack, NJ 07977 Phone Number: 732-306-0108 Fax Number: 908-234-9683 E-mail Address: seboriam@comcast.net	Name: Rodney McCatharn, Deputy OEM Coordinator Address: PO Box 156, 10 Tiger Hill Drive, Peapack, NJ 07977 Phone Number: 908-234-2435 Fax Number: 908-234-9683 E-mail Address: pgdpw@hotmail.com

9.16.2 PROFILE

9.16.2.1 Population

The population of Peapack-Gladstone is estimated to be 2,582, based on information gathered during the 2010 U.S. Census.

9.16.2.2 Location

The Borough is located in northwestern Somerset County, 40 miles west of New York City. U.S. Highway Route 206 travels north to south through the Borough. The township of Bedminster borders to the west, Far Hills to the south, Bernardsville to the east, and Morris County to the north.

9.16.2.3 Brief History

Peapack-Gladstone was incorporated as a borough by an Act of the New Jersey Legislature on March 28, 1912, from portions of Bedminster Township, based on the results of a referendum held on April 23, 1912. Peapack is believed to have been derived from "Peapackton", a Lenape Native American term meaning "marriage of the waters", a reference to the confluence of the Peapack Brook and Raritan River in the area. Gladstone was named in honor of William Ewart Gladstone, who served as British Prime Minister several times between 1868 and 1894.

9.16.2.4 Governing Body Format

The Borough's government is a weak mayor-strong council plan. The mayor is elected at large and serves a term of four years. The Borough Council consisted of six members elected at large; serving a term of three years.

SECTION 9.16: BOROUGH OF PEAPACK AND GLADSTONE

9.16.2.5 Growth/Development Trends

The following table summarizes major residential/commercial development and major infrastructure development that are identified for the next five (5) years in the Borough. Refer to the map in section 9.16.10) of this annex which illustrates the hazard areas along with the location of potential new development.

New Development/Potential Development in Municipality						
Property Name	Type (Residential or Commercial)	No. of Structures	Address	Block and Lot	Known Hazard Zone	Description /Status
Rockabye Valley	Residential	11	Pottersville Road	Block 1 Lots 1, 4, 18, 19	None	Under Construction
Peapack Residential Developers	Residential	68	Route 206 South	Block 33 Lot 13	None	Approved

9.16.3 NATURAL HAZARD EVENT HISTORY SINCE 2008

Somerset County has a history of natural hazard events as detailed in Volume I, Section 5.0 of this plan. 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 table below presents a summary of events that have occurred from 2008 to the present to indicate the range and impact of natural hazard events in the community. Information regarding specific damages is included if available based on reference material or local sources. For details of events prior to 2008, refer to Volume I, Section 5.0 of this plan.

Natural Hazard Event History				
Type of Event	FEMA Disaster # (if applicable)	County Designated?	Date	Approximate Damage Assessment
Heavy Rains/Strong Winds	N/A	N/A	March 8, 2008	No local damage reported.
TSTM/ Lightning	N/A	N/A	July 23, 2008	No local damage reported.
TSTM Wind	N/A	N/A	July 27, 2008	No local damage reported.
Lightning	N/A	N/A	September , 2008	No local damage reported.
Strong Wind	N/A	N/A	October 28, 2008	No local damage reported.
Strong Wind	N/A	N/A	February 12, 2009	No local damage reported.
TSTM Wind/ Lightning	N/A	N/A	July 26, 2009	No local damage reported.
TSTMs/Lightning	N/A	N/A	August 21, 2009	No local damage reported.
Severe Storms and Flooding Associated with Tropical Depression Ida and Nor'Easter	DR-1867	No	November 11-15, 2009	No local damage reported.
Snowstorm	DR-1873	No	December 19-20, 2009	No local damage reported.
Severe Winter Storm and Snowstorm	DR-1889	No	February 5-6, 2010	No local damage reported.
Severe Storms and Flooding	DR-1897	Yes (IA and PA)	March 12 – April 15, 2010	Severe flooding washed out Trimmer Lane and created the need for the Fire Department to pump out basements.
Strong Wind	N/A	N/A	May 8, 2010	No local damage reported.
TSTM Wind/ Lightning	N/A	N/A	September 22, 2010	No local damage reported.

SECTION 9.16: BOROUGH OF PEAPACK AND GLADSTONE

Natural Hazard Event History				
Type of Event	FEMA Disaster # (if applicable)	County Designated?	Date	Approximate Damage Assessment
Severe Winter Storm and Snowstorm	DR-1954	Yes (PA)	December 26-27, 2010	No local damage reported.
Strong Wind	N/A	N/A	February 18, 2011	No local damage reported.
Strong Wind	N/A	N/A	February 25, 2011	No local damage reported.
Severe Storms and Flooding	DR-4033	No	August 13-15, 2011	No local damage reported.
Tropical Storm/Hurricane Irene	DR-4021 / EM-3332	Yes (IA and PA)	August 26 - September 5, 2011	No local damage reported.
Remnants of Tropical Storm Lee	DR-4039	No	September 28-October 6, 2011	No local damage reported.
Severe Storm and Winter Storm	DR-4048	Yes(PA)	October 29, 2011	The Borough experienced power outages and widespread debris. The Borough utilized fire department and public works to perform emergency protective measures and debris removal.
TSTM Wind	N/A	N/A	June 10, 2012	No local damage reported.
Severe Storms and Straight-Line Winds	DR-4070	No	June 30, 2012	No local damage reported.
Hurricane Sandy	DR-4086 / EM-3354	Yes (IA and PA)	October 26 - November 8, 2012	The borough had \$89,000 of expenditures as a result of the storm as a result of time and effort. The borough experienced trees and wires that were damaged. The community lost power for several days.

Note:

DR = Major Disaster Declaration

EM = Emergency Declaration

IA = Individual Assistance is eligible for the declaration.

N/A = Not applicable

PA = Public Assistance is eligible for the declaration.



9.16.4 NATURAL HAZARD RISK/VULNERABILITY RISK RANKING

The table below summarizes the vulnerability risk rankings of potential hazards of Peapack-Gladstone.

Natural Hazard Risk/Vulnerability Risk Ranking				
Hazard type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard^{a, c}	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Ranking^b
Flood	1% Annual Chance: \$2,496,063 0.2% Annual Chance: \$6,433,480	Frequent	18	Medium
Severe Storm	100-Year MRP: \$634,454 500-Year MRP: \$1,315,147 Annualized Loss: \$29,839	Frequent	30	Medium
Severe Winter Storm	1% of GBS: \$5,426,147 5% of GBS: \$27,130,736	Frequent	27	Medium
Earthquake	500-Year MRP: \$451,572 2,500-Year MRP: \$9,679,269 Annualized Loss: \$8,968	Occasional	12	Low
Drought	Not available	Occasional	20	Medium
Extreme Temperature	Not available	Frequent	18	Medium
Wildfire	Not available	Occasional	32	High

Note

- a. Building damage ratio estimates based on FEMA 386-2 (August 2001)
- b. The valuation of general building stock and loss estimates was based on custom inventory for Somerset County.
- c. High = Total hazard priority risk ranking score of 31 and above
Medium = Total hazard priority risk ranking of 15-30
Low = Total hazard risk ranking below 15
- d. Loss estimates for the severe storm and severe winter storm hazards are structural values only and do not include the value of contents.
- e. Loss estimates for the flood and earthquake hazards represent both structure and contents.
- f. The HAZUS-MH earthquake model results are reported by Census Tract.

9.16.5 CAPABILITY ASSESSMENT

This section describes the following capabilities of the local jurisdiction:

- Legal and regulatory capability;
- Administrative and technical capability;
- Fiscal capability;
- Community resiliency;
- Community political capability; and
- Community classification.

Officials from the Borough indicated that the municipality has limited planning, regulatory, administrative, technical, fiscal, community resiliency, and community political capabilities; and a moderately willing political capability to enact policies or programs to reduce hazard vulnerabilities in the community.

9.16.5.1 Legal and Regulatory Capability

The table below summarizes the regulatory tools that are available to the Borough of Peapack-Gladstone.

Legal and Regulatory Capability			
Regulatory Tools (Codes, Ordinances, Plans)	Do you have this? (Y or N)	Enforcement Authority	Code Citation (Section, Paragraph, Page Number, Date of Adoption)
1) Building Code	Y	Construction Office	International Building Code – New Jersey Edition, NJAC 5:24-3.14; 2/20/07
2) Zoning Ordinance	Y	Zoning Office	Ordinance # 751
3) Subdivision Ordinance	Y	Zoning Office, Land Use Board	Ordinance # 751; 7/14/98
4) NFIP Flood Damage Prevention Ordinance	Y	Administration, Engineer	Ordinance # 899, Flood Damage Prevention Ordinance; 7/24/07
4a) Cumulative Substantial Damages	-	-	-
4b) Freeboard	-	-	-
5) Growth Management	Y	Land Use Board	2/16/05,9/1/05
6) Floodplain Management / Basin Plan	Y	-	Ordinance #751; 7/14/98
7) Stormwater Management Plan/Ordinance	Y	Engineer	Ordinance # 865; 5/24/05
8) Comprehensive Plan / Master Plan/ General Plan	Y	-	Master Plan; 2/16/05 9/1/05
9) Capital Improvements Plan	Y	Administration	Municipal Budget; 5/8/2012
10) Site Plan Review Requirements	Y	-	Ordinance # 751;
11) Open Space Plan	Y	Open Space Advisory Committee	Ordinance #754; 3/9/1999
12) Stream Corridor Management Plan	-	-	-
13) Watershed Management or Protection Plan	-	-	-
14) Economic Development Plan	-	-	-

SECTION 9.16: BOROUGH OF PEAPACK AND GLADSTONE

Legal and Regulatory Capability			
Regulatory Tools (Codes, Ordinances, Plans)	Do you have this? (Y or N)	Enforcement Authority	Code Citation (Section, Paragraph, Page Number, Date of Adoption)
15) Comprehensive Emergency Management Plan	Y	OEM	EOP; 3/15/12
16) Emergency Response Plan	Y	OEM	EOP; 3/15/12
17) Post-Disaster Recovery Plan	Y	OEM	EOP; 3/15/12
18) Post-Disaster Recovery Ordinance	-	-	-
19) Real Estate Disclosure Requirement	-	-	-
20) Other (Special Purpose Ordinances such as critical or sensitive areas)	-	-	-

9.16.5.2 Administrative and Technical Capability

The table below summarizes potential staff and personnel resources available to Peapack-Gladstone.

Administrative and Technical Capability		
Staff / Personnel Resources	Available (Y or N)	Department / Agency / Position
1) Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Borough Planner-Richard Coppola (Coppola & Coppola Associates) Borough Engineer-William Ryden (Anderson & Denzler)
2) Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	Y	William Ryden, Borough Engineer
3) Planners or engineers with an understanding of natural hazards	Y	William Ryden, Borough Engineer
4) NFIP Floodplain Administrator	Y	William Ryden, Borough Engineer
5) Surveyor(s)	Y	William Ryden, Borough Engineer
6) Personnel skilled or trained in GIS applications	Y	William Ryden, Borough Engineer
7) Scientist familiar with natural hazards	N	-
8) Emergency Manager	Y	Michael Seboria-Coordinator Gregory Skinner - Deputy Rodney McCatharn-Deputy
9) Grant Writer(s)	Y	Finance Department
10) Staff with expertise or training in benefit/cost analysis	Y	Administration Finance Department

9.16.5.3 Fiscal Capability

The table below summarizes financial resources available to the Borough of Peapack-Gladstone.

Fiscal Capability	
Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
1) Community Development Block Grants (CDBG)	Y
2) Capital Improvements Project Funding	Y
3) Authority to levy taxes for specific purposes	Y
4) User fees for water, sewer, gas or electric service	Y
5) Impact fees for homebuyers or developers of new development/homes	Unsure
6) Incur debt through general obligation bonds	Y
7) Incur debt through special tax bonds	Y
8) Incur debt through private activity bonds	N
9) Withhold public expenditures in hazard-prone areas	Unsure
10) State mitigation grant programs	Unsure
11) Other	-

9.16.5.4 Community Classifications

The table below summarizes classifications for community program available to the Borough of Peapack-Gladstone.

Community Classifications		
Program	Classification	Date Classified
Community Rating System (CRS)	NP	-
Building Code Effectiveness Grading Schedule (BCEGS)	NP	-
Public Protection	NP	-
Storm Ready	NP	-
Firewise	NP	-

Notes:
 - = Unavailable
 N/A = Not applicable
 NP = Not participating.

The classifications listed above relate to the Borough’s ability to provide effective services to lessen its vulnerability to the natural hazards identified. These classifications can be viewed as a gauge of the community’s capabilities in all phases of emergency management (preparedness, response, recovery and mitigation) and are used as an underwriting parameter for determining the costs of various forms of insurance. The CRS class applies to flood insurance, while the BCEGS and Public Protection classifications apply to standard property insurance. CRS classifications range on a scale of 1 to 10 with class 1 being the best possible classification, and class 10 representing no classification benefit. Firewise classifications include a higher classification when the subject property is located beyond 1,000 feet of a creditable fire hydrant and is within 5 road miles of a recognized fire station.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO’s Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

9.16.6 MITIGATION STRATEGY

This section discusses past mitigations actions and status, identifies hazard vulnerabilities, and describes proposed hazard mitigation initiatives.

9.16.6.1 Past Mitigation Actions/Status

The progress of mitigation actions outlined in the 2008 Somerset County Hazard Mitigation Plan is indicated in Section 9.16.7. Actions that are in not yet complete or are ongoing have been carried over to this plan update.

Completed 2008 Mitigation Initiatives		
2008 Mitigation Initiative	Description	Mitigation Initiative Status
PG-1	Clear debris under city bridges	Complete
PG-3	Evaluate participation in CRS	Complete
PG-4	Assess town's ability to shelter residents in times of displacement. Identify public facilities to enable residents to have access to heat/a-c, water during hazard events.	Complete
PG-8	Assess the need to purchase back-up generators at critical facilities including schools/shelters and communication facilities.	Complete
PG9	Strive to maintain compliance with and good-standing in the National Flood Insurance program	Complete

9.16.6.2 Hazard Vulnerabilities Identified

It is estimated that in Peapack-Gladstone, 86 residents live within the 1% annual chance flood area (NFIP Special Flood Hazard Area). \$27,183,297 (3%) of the municipality's general building stock replacement cost value (structure and contents) is located within the 1% annual chance flood area.

There are 24 NFIP policies in the community and there are 5 policies located within the 1% annual chance flood area. FEMA has identified 1 Repetitive Loss (RL) properties including 0 Severe Repetitive Loss (SRL) properties in the municipality.

HAZUS-MH estimates that for a 1% annual chance flood, \$2,496,063 (0.28%) of the municipality's general building stock replacement cost value (structure and contents) will be damaged, 220 people may be displaced, 79 people may seek short-term sheltering, and an estimated 302 tons of debris could be generated.

Further information regarding the summary of the community’s participation in the NFIP is provided in the table below.

NFIP Summary								
Municipality	# Policies (1)	# Claims (Losses) (1)	Total Loss Payments (2)	# Rep. Loss Prop. (1)	# Severe Rep. Loss Prop. (1)	# Policies in 1% Boundary (3)	# Policies in 0.2% - Boundary (3)	# Policies Outside the 0.2% Flood Hazard (3)
Peapack Gladstone (B)	24	6	\$166,328	1	0	5	0	19

Source:

- (1) Policies, claims, repetitive loss and severe repetitive loss statistics provided by FEMA Region 2 in April 2012 using the “Comm_Name.” These statistics are current as of Borough of Peapack-Gladstone. Please note the total number of repetitive loss properties excludes the severe repetitive loss properties.
- (2) Information regarding total building and content losses was gathered from the claims file provided by FEMA Region 2 (current as of Borough of Peapack-Gladstone).
- (3) The policy locations used are based on the latitude and longitude provided by FEMA Region 2.

SECTION 9.16: BOROUGH OF PEAPACK AND GLADSTONE

HAZUS-MH critical facility damage estimates for Peapack-Gladstone are provided below.

Critical Facility Damage Estimate										
Name	Municipality	Type	Exposure		Potential Loss from 1% Flood Event			Potential Loss from 0.2% Flood Event		
			1% Event	0.2% Event	Percent Structure Damage	Percent Content Damage	Days to 100-Percent ⁽¹⁾	Percent Structure Damage	Percent Content Damage	Days to 100-Percent ⁽¹⁾
Peapack Gladstone PS	Peapack Gladstone (B)	Potable Water	x	x						
Pump Station	Peapack Gladstone (B)	WW	x	x						
DPW	Peapack Gladstone (B)	DPW		x						
DPW	Peapack Gladstone (B)	DPW	x	x				27.4	29.0	NP

Source: HAZUS-MH 2.1

Notes:

- = No loss (calculated by HAZUS-MH 2.1)

X = Facility located within the DFIRM boundary.

DFIRM = Digital Flood Insurance Rate Map

NA = Not available

Twp = Township

- (1) HAZUS-MH 2.1 provides a general indication of the maximum restoration time for 100% operations. Clearly, a great deal of effort is needed to quickly restore essential facilities to full functionality; therefore, this will be an indication of the maximum downtime (HAZUS-MH 2.1 User Manual).
- (2) Please note in some cases, a facility may be located in the DFIRM flood hazard boundary; however HAZUS did not calculate potential loss. This may be because the depth of flooding does not amount to any damages to the structure according to the depth damage function used in HAZUS for that facility type.

Please refer to the Hazard Profiles in Section 5, Volume I of this plan for additional vulnerability information relevant to this jurisdiction.



9.16.7 PROPOSED HAZARD MITIGATION INITIATIVES

Some of the identified mitigation initiatives in the table below 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 municipal priorities.

Proposed Hazard Mitigation Initiatives												
Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2008 Action Status
PG1 (PG2)	Clear debris from streams	Existing Asset	Flooding	1, 8	Borough DPW	High	Medium	Operating Budget	Short		PR NR	<p>In 2013, Peapack and Gladstone has undertaken an effort for removal of debris from the stream that traverses our town and is contiguous to our borough-owned property.</p> <p>For future endeavors we will work with the various state environmental and stream governing bodies to remove debris from the stream where located on either private property or state property (contiguous to route 206) and permits are involved.</p> <p>Prior to starting work in 2013, there were a variety of obstacles with NJDEP that slowed progress with this initiative.</p>
PG2 (PG5)	Promote public awareness of hazard event mitigation and emergency response	Both	All	1,3	County/Borough	Low	Low	Operating Budget	Short		PR PE	<p>Ongoing. OEM and the town governing body utilize the town website to post new information as well as disseminate information on an ongoing basis regard</p>



SECTION 9.16: BOROUGH OF PEAPACK AND GLADSTONE

Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2008 Action Status
												<p>mitigation and response.</p> <p>In addition there are continuous updates on the web site advising of utility providers and their contacts in the event of an emergent condition.</p> <p>Our town also utilizes its own radio station to provide continuous timely information in event of an emergency.</p> <p>Periodic updates are also included in our quarterly town publication.</p>
PG3 (PG6)	Review and maintain mutual aid agreements with neighboring communities	Existing	All	1,4,5	Borough Emergency Management	Medium	Low	Operating Budget	Short		PR ES	<p>Ongoing - Peapack & Gladstone fire department and first aid team leaders and responders continue to meet on a scheduled basis with neighboring towns to review protocol, procedure and coverage for mutual aid response and agreements.</p> <p>Towns include but are not limited to Bedminster, Far Hills, Chester Township, Mendham Township, Bernardsville, and Bernards Township.</p> <p>In addition we are attending County OEM</p>



SECTION 9.16: BOROUGH OF PEAPACK AND GLADSTONE

Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2008 Action Status
												meetings with other neighboring communities to share information on areas of mutual aid and available equipment and services.
PG4 (PG7)	Review, implement, and enforce town's policies and programs to prevent trees from threatening lives and impacting power availability/ interruption while working with utility providers.	Both	Severe Storm; Severe Winter Storm	1, 2, 5, 10	Borough DPW , Borough Engineer	Medium	Low	Operating Budget	Short		PR	Ongoing - currently working with NJ Central Power and Light, as well as other communications networks.
PG5	Conduct and facilitate community and public education and outreach for residents and businesses	N/A	All Hazards	1,3,11	Borough Emergency Management	Medium	Medium	Operating Budget	Short Term	High	PE	New/ Ongoing
PG6	Incorporate ordinances and/or zoning restrictions to control and mitigate future development in hazard areas through master planning	N/A	All Hazards	1,8,7	Borough Emergency Management	Medium	Medium	Operating Budget	Long Term	Medium	PR	New/ Ongoing
PG7	Improve communication systems.	N/A	All Hazards	5,11	Borough Engineer	Medium	Medium	Operating Budget	Long Term	Medium	ES PR	New/ Ongoing
PG8	Develop programs/procedures to capture and archive loss data from events through Borough master Planning and permitting processes.).	N/A	All Hazards	1,4,5,6	Borough Emergency Management	Medium	Medium	Municipal Budget	Long Term	Medium	PR	New
PG9	Continue to obtain and install backup power sources at critical facilities.	N/A	All Hazards	4,5	Borough Emergency Management	Medium	Medium	Municipal Budget	Long Term	Medium	ES	New
PG10	Participate in local, county and/or state level projects and programs to develop improved structure and facility inventories and hazard datasets to support	N/A	All Hazards	6	Borough Emergency Management	Medium-High	Medium-High	FEMA Mitigation Grant Programs with local match	Long Term	Medium	PR	New



SECTION 9.16: BOROUGH OF PEAPACK AND GLADSTONE

Proposed Hazard Mitigation Initiatives

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2008 Action Status
	enhanced risk assessment efforts.											
PG11	Support ongoing updates of Comprehensive Emergency Management Plans at quarterly working group meetings.	New and Existing	All Hazards	5,11	Borough Emergency Management	Low	Low	Municipal Budget	On-going	High	PR	New
PG12	Create/Enhance/Maintain Mutual Aid agreements with neighboring communities for continuity of operations through quarterly working group meetings.	N/A	All Hazards	1,5	Borough Emergency Management	Medium	Low	Municipal Budget	Short Term	High	PR, ES	New/ Ongoing
PG13	Work to enhance damage assessment capabilities at the local level through ongoing emergency management activities.	N/A	All Hazards	1	Borough Emergency Management, Borough Engineers	Medium	Medium	Municipal Budget	Short-Long Term DOF	Medium	PR	Ongoing
PG14 (PG10)	Continue to support the implementation, monitoring, maintenance, and updating of this Plan (through participating in the 5 year Plan Update), as defined in Section 7.0	New and Existing	All Hazards	All	Borough Engineer	High	Low – High (for 5 year update)	Municipal Budget	On-going	High	PR	Complete/ Ongoing Municipality has supported this HMP by maintaining representation on the MPC, maintaining an updated mitigation strategy, submitting annual progress reporting forms on specific mitigation actions. Municipality has also participated fully in the 5 year update.
PG15 (PG9)	Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management through Borough master planning processes.	N/A	Flood, Severe Storm	1,2	Borough Engineer	High	Low-Medium	Municipal Budget	Ongoing	High	PR, PE	Ongoing - Completed NFIP-compliant activities include reviewing mutual aid agreements with neighboring communities, and an effort to identify and become knowledgeable of non-compliant



SECTION 9.16: BOROUGH OF PEAPACK AND GLADSTONE

Proposed Hazard Mitigation Initiatives												
Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2008 Action Status
												structures in the community.
PG16	Obtain and archive elevation certificates through floodplain administrator.	N/A	Flood, Severe Storm	6,7	Borough Engineer	Medium	Low	Municipal Budget	On-going	High	PR	New
PG17	Promote the participation of Floodplain Administrators within the planning process and other activities.	N/A	Flood	1,6	Borough Engineer	Medium	Medium	Municipal Budget	Short	Medium	PR	New/ Ongoing
PG18	Continue to encourage the use of undergrounding utilities in new developments.	N/A	Severe Storm	4,5	Borough Engineer	Medium	Low	Municipal Budget	Short	H	PR	New/ Ongoing

Notes:

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (N/A) is inserted if this does not apply.

Acronyms and Abbreviations:

- ARC American Red Cross
- DPW Department of Public Works
- FEMA Federal Emergency Management Agency
- HMA Hazard Mitigation Assistance
- HMP Hazard Mitigation Proposal
- N/A Not applicable
- NFIP National Flood Insurance Program
- NJOEM New Jersey Office of Emergency Management
- NOAA National Oceanic and Atmospheric Administration
- SCPD Somerset County Planning Department
- USACE U.S Army Corp of Engineers
- USGS U.S. Geological Survey

Costs:

Where actual project costs have been reasonably estimated:

- Low = < \$10,000
- Medium = \$10,000 to \$100,000
- High = > \$100,000

Where actual project costs cannot reasonably be established at this time:

- Low = Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program.



- Medium = Could budget for under existing work plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years.
- High = Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project.

Benefits:

Where possible, an estimate of project benefits (per FEMA’s benefit calculation methodology) has been evaluated against the project costs, and is presented as:

- Low = < \$10,000
Medium = \$10,000 to \$100,000
High = > \$100,000

Where numerical project benefits cannot reasonably be established at this time:

- Low = Long-term benefits of the project are difficult to quantify in the short term.
Medium = Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property.
High = Project will have an immediate impact on the reduction of risk exposure to life and property.

Potential FEMA HMA Funding Sources:

- FMA = Flood Mitigation Assistance Grant Program
HMGP = Hazard Mitigation Grant Program
PDM = Pre-Disaster Mitigation Grant Program
RFC = Repetitive Flood Claims Grant Program
SRL = Severe Repetitive Loss Grant Program

Timeline:

- Short = 1 to 5 years
Long Term = 5 years or greater
OG = On-going program
DOF = Depending on funding

Notes (for Mitigation Type):

1. PR = Prevention: Government, administrative or regulatory actions, or processes that influence the way land and buildings are developed and built. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.
2. PP = Property Protection: These actions include public activities to reduce hazard losses or actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.
3. PE = Public Education and Awareness: Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and educational programs for school-age children and adults.
4. NR = Natural Resource Protection: Actions that minimize hazard loss and also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
5. SP = Structural Projects: Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.
6. ES = Emergency Services: Actions that protect people and property during and immediately following a disaster or hazard event. Services include warning systems, emergency response services, and the protection of essential facilities.

9.16.8 PRIORITIZATION OF MITIGATION INITIATIVES

The table below summarizes the priority levels for each mitigation initiative, listed by number.

Prioritization of Mitigation Initiatives							
Initiative #	# of Objectives Met	Benefits	Costs	Do benefits equal or exceed costs? (Yes or No)	Is project Grant eligible? (Yes or No)	Can project be funded under existing programs/budgets? (Yes or No)	Priority (High, Med., Low)
PG1 (PG2)	2	H	M	Y	N	Y	M
PG2 (PG5)	2	L	L	Y	Y	Y	H
PG3 (PG6)	3	M	L	Y	N	Y	M
PG4 (PG7)	4	M	L	Y	Y	Y	H
PG5	3	M	M	Y	Y	Y	H
PG6	3	M	M	Y	N	Y	M
PG7	2	M	M	Y	N	Y	M
PG8	4	M	M	Y	N	Y	M
PG9	2	M	M	Y	N	Y	M
PG10	1	M	M	Y	N	Y	M
PG11	2	L	L	Y	N	Y	H
PG12	2	M	L	Y	N	Y	H
PG13	1	M	M	Y	N	Y	M
PG14 (PG10)	All	M	M	Y	N	Y	H
PG15 (PG9)	2	H	H	Y	Y	N	M
PG16	2	H	L-M	Y	N	Y	H
PG17	2	M	M	Y	N	Y	M
PG18	2	M	L	Y	N	Y	H

Notes:
H = High
L = Low
M = Medium
N/A = Not applicable
N = No
Y = Yes

9.16.8.1 Explanation of Priorities

Explanations of priority classifications used to assess the mitigation initiatives described in this annex are presented below:

High Priority = A project that meets multiple objectives (i.e., multiple hazards), where potential benefits exceed the costs. High-priority projects have funding secured or are on-going projects that meet eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation (PDM) Grant Program. High-priority projects can be completed in the short term (1 to 5 years).

Medium Priority = A project that meets goals and objectives, where the potential benefits outweigh the costs. Funding for medium-priority projects has not been secured but these projects are eligible for grants under HMGP, PDM, or other grant programs. These projects can be completed in the short term, once funding is completed. Medium-priority projects will become high-priority projects once funding is secured.

Low Priority = A project that will mitigate the risk of a hazard, where the potential benefits do not exceed the costs or have benefits that are difficult to quantify. Funding for low-priority projects has not been secured and these projects are not eligible for HMGP or PDM grant funding. The timeline for completion is considered long term (1 to 10 years). Low-priority projects may be eligible other sources of grant funding from other programs. A low-priority project could become a high-priority project once funding is secured as long as it could be completed in the short term.

Was prioritization of initiatives based on the above definitions? Yes

Was prioritization of initiatives based on parameters other than those stated above? Not applicable

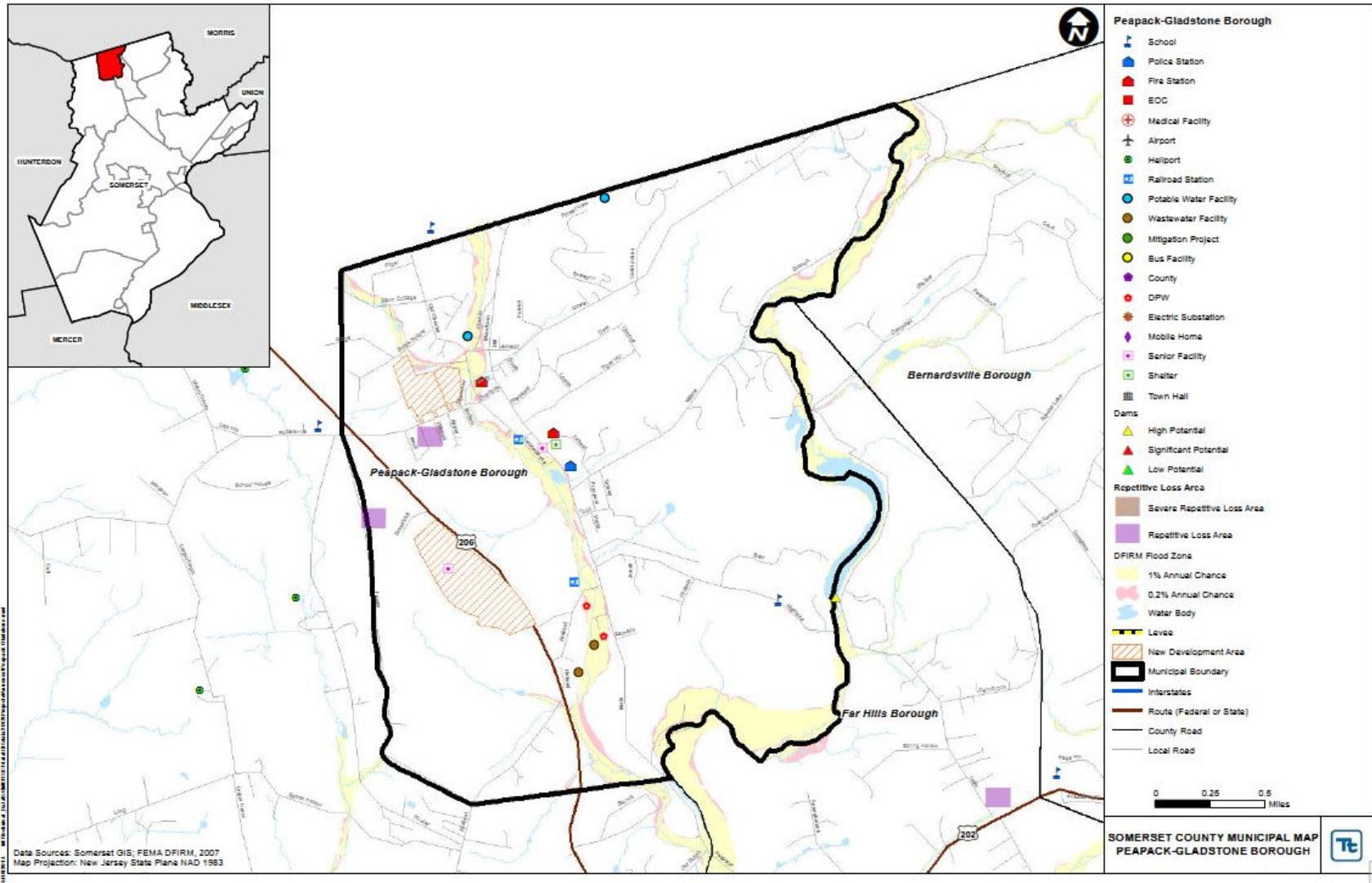
9.16.9 FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

Peapack-Gladstone has no additional risk vulnerabilities that need to be addressed at this time.

9.16.10 HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map illustrating the probable areas impacted within Peapack-Gladstone is provided on the following page. This map is based on the best data available at the time of the preparation of this plan, and is considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the Borough has significant exposure. The planning area maps are provided in the hazard profiles within Section 5.4, Volume I of this plan.

SECTION 9.16: BOROUGH OF PEAPACK AND GLADSTONE



9.16.11 STATUS OF INCORPORATION OF MITIGATION PLANNING INTO EXISTING AND FUTURE PLANNING MECHANISMS

It is the intention of Peapack-Gladstone to incorporate mitigation planning as an integral component of daily municipal operations. The following table contains a list of planning mechanisms that have been or will be incorporated into municipal procedures.

Status of Incorporation of Mitigation Planning into Existing and Future Planning Mechanisms		
Planning Mechanisms	Has Been Utilized	Will Be Utilized
Operating Budget When constructing upcoming budgets, hazard mitigation actions will be funded as budget allows. Construction projects will be evaluated to see if they meet the hazard mitigation goals and objectives.	-	-
Capital Improvement Budget When constructing upcoming budgets, hazard mitigation actions will be funded as budget allows. Construction projects will be evaluated to see if they meet the hazard mitigation goals and objectives.	-	X
Human Resource Manual Employee job descriptions may contain hazard mitigation actions.	-	-
Building and Zoning Ordinances Prior to land use, zoning changes, or development permitting, the municipality will review the hazard mitigation plan and other hazard analyses to ensure consistent and compatible land use.	-	-
Comprehensive Land Use Plan When applicable, the municipality will incorporate hazard mitigation actions in the development and extent of the regulations.	-	X
Grant Applications Data and maps will be used as supporting documentation in grant applications.	-	X
Municipal Ordinances When updating municipal ordinances, hazard mitigation will be a priority.	-	-
Fire Plan The Hazard Mitigation Plan will be used as a resource for the development of future Fire Plans.	-	-
Capital Improvement Planning The municipality will establish a protocol to review current and future projects for hazard vulnerability. The municipality will incorporate hazard-resistant construction standards into the design and location of projects.	-	-
Day-to-Day Operations The municipality will incorporate hazard mitigation actions in daily operations and all projects.	-	-
Local School Service Projects The municipality will work closely with the local school district and assist with community service projects for the service organizations. Several of the municipality's hazard mitigation actions can be implemented as a joint project with the school district.	-	-
Municipal Budget Adopted annually, the municipality will look at mitigation actions when allocating funding.	-	-
Economic Development The local economic development group will take into account information regarding identified hazard areas when assisting new businesses in finding a location.	-	-

9.16.12 ADDITIONAL COMMENTS

There are no additional comments at this time.



9.16.12 NFIP ADMINISTRATOR INPUT

9.16.12.1 Planning and Regulatory

Peapack and Gladstone joined the NFIP on 1/28/1972, and is currently an active member of the NFIP. Flood Insurance Rate Maps have been in effect for the community since 1972. The Borough is active in floodplain management with ordinances meeting minimum requirements. This has been certified by FEMA.

The Borough of Peapack and Gladstone has completed Community Assistance Visits (CAV), with the most recent completed on March 19, 2009. As of December 2012 there is no need for a CAV. The Borough of Peapack and Gladstone has no outstanding compliance issues.

9.16.12.2 Administrative and Technical Staff

The Borough of Peapack and Gladstone has identified personnel to manage and uphold Peapack and Gladstone's compliance with the NFIP. Dedicated staff include: Borough Engineer, DPW Manager, Police Chief, Floodplain Manager (Borough Administrator). Staff members (both dedicated and supplementary) complete numerous tasks in order for Peapack and Gladstone to be in compliance of NFIP standards. Tasks include permit reviews, building inspections, responses to complaints.

9.16.12.3 Financial

As of April 4, 2013 there is one policy enforced within the Borough. Of the one insurance policy, none are within the Special Flood Hazard Area (SFHA), and one is located outside the SFHA. Repetitive loss insurance claims have been reported in several areas within Peapack and Gladstone including Brook Street and West Avenue. As April 1, 2013 there have been no repetitive loss properties and two severe repetitive loss properties within the Borough of Peapack and Gladstone.

9.16.12.4 Educational

The Borough of Peapack and Gladstone conducts educational and/or outreach activities related to the NFIP. Activities include publication of information in the Borough Gazette and on the Borough website.

9.16.12.5 Actions to Strengthen the Program

No additional information at this time.